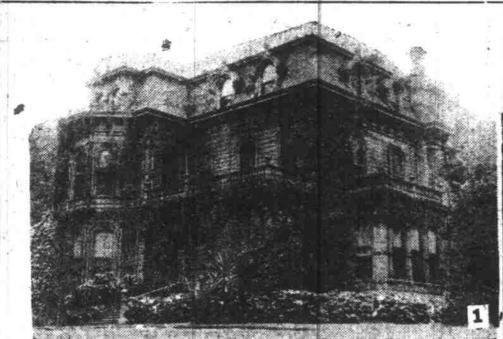
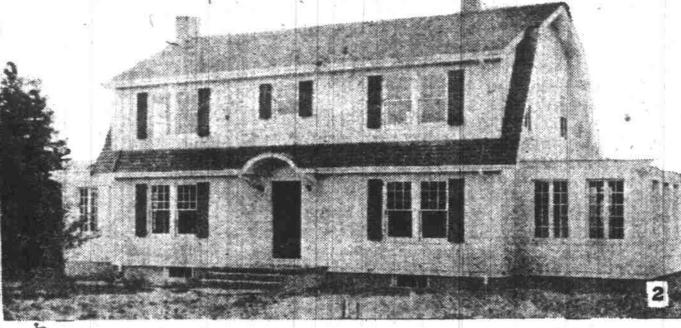
TWELVE PAGES WANT ADS

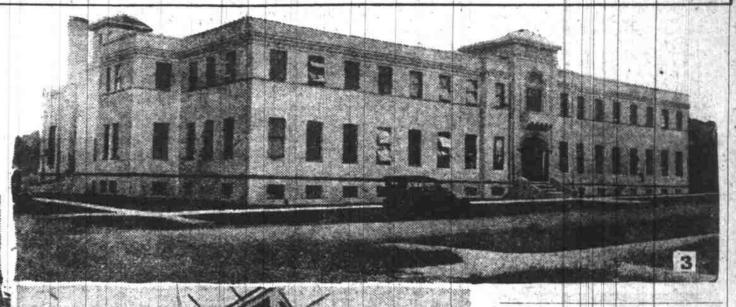
PORTLAND, OREGON, SUNDAY MORNING, SEPTEMBER 3, 1922.

## RESIDENCE AND APARTMENT HOUSE CONSTRUCTION STRONG FACTOR IN EIGHT MONTHS' BUILDING CAMPAIGN IN

ORE THAN \$17,000,000 in building permits were issued in Portland during the first eight months of 1922 and of this amount \$9,198,215 goes to finance the construction of 2538 dwellings. No. 1—Old Failing home, located on the block bounded by Fifth, Sixth, Taylor and Salmon streets, scheduled to be torn down to make way for a business building. No. 2—Dutch colonial house erected by the Aladdin company for Mrs. M. Carlson on a quarter acre site at Risley station. The new home is valued at \$10,000. No. 3-Armory building just completed at Aberdeen, Wash. No. 4-Warehouse buildings under construction for the Howard Cooper corporation and the James A. C. Tait company on the half block on the east side of East Third street between East Madison and Hawthorne avenue. Plans were prepared by W. W. Lucius and aggregate cost of the buildings is estimated at \$65,000. No. 5—Nine story reinforced concrete structure being erected on the quarter block at the southwest corner of Broadway and Madison streets by the Sovereign Hotel company, at a cost of approximately \$500,000.







# ICITY PROPOSES LIQUIDATION OF LAND HOLDINGS

More Than 3000 Sites Held on Tax and Assessment Liens to Be Offered Home Builders.

tes, valued at approximately \$2,000. offered to home builders at an early date, according to plans utlined by the delinquent tax comnittee of the city council. The proprty is located on Kings Heights, Arlngton Heights and Council Crest park and is a portion of more than 3000 marcels of unimproved residence proprty taken over by the city to satisfy elinquent tax and assessment liens. Negotiations for the sale of the city's oldings through a real estate firm have been under way for several onths, according to Commissioner eler, and it was announced Saturday hat terms submitted by Dor E. Kea-

than \$1,000,000. The city holds 440 public, the Veterans of Foreign Wars parcels in this addition and it is proposed to offer these at bargain prices to home builders. Arlington Heights also was platted in 1911 and the city's the finest in the state. In the basegas and electrical service were in- of Tacoma officiating. stalled at the time of platting and approximately five miles of rubble stone retaining walls were constructed. Both Kings Heights and Arlington

Heights were platted as high class residence districts. The sites are for the most part covered with a light growth of fir, maple, dogwood and other native flora. Platting of the sites provided unrivalled view of the city, rivers and mountains and all sec-

heavy expense to the city and a handi- mittee. cap to individual property owners in will be sold to bonafide home builders. Restrictions placed on the two addion cost of \$2500 on residences. A cent between the present cost of paving and other improvements and the

cest at the time the additions were platted offers a material advantage to purchasers. Council Crest Park was platted in 1910 and a total of 200 view sites

insestment advantages equal to those of property, it was announced. According to Keasey the agrangement with the delinquent tax commit-

would provide for the sale of heights property in advance of other other sections of the city would be expiration of a lease on its present offered for sale. The arrangement quarters at No. 68 Front street, acprovides for supervision of heights coording to W. S. Babson, head of the property sales by Keasey, while Humason will look after the disposal of was handled by J. Fred Staver. east side holdings.

NEW BUSINESS BLOCK PLANNED Centralia, Wash., Sept. 3-Construction of a new business block by Abe Plewelling on property recently pur-chased by him at the corner of Tower ayenue and Maple street will be started as soon as the plans are completed. The building will be two stories in

## Aberdeen's Armory, Recently Finished, Is Credit to State

Aberdeen. Wash., Sept. 2 .- The state armory, recently completed in this city and accepted, is regarded as the last sey and Ivan Humason had met with the indorsement of the committee and would be submitted to the council for approval this week. The property in the three heights additions already has been listed and appraised, it was stated, and would be the first to be stated. The market Kings Heights was platted in 1911 hall, retiring rooms, rooms for mem-

oldings in this addition comprise 160 ment is a rifle range and heating and home sites. There are more than five lighting equipment. Goodbar Jones, an miles of paved streets in the two ad- overseas veteran, has been named ditions. Streetcar lines offer access to caretaker. The dedication was in the two tracts. Water mains, sewers, charge of the Masons, Bishop Kater

## Beckwith Succeeds Ritter as Head of Portland Realtors

Harry G. Beckwith was elected prestions of the two additions may be ident of the Portland Realty board at reached by a 20-minute ride from a meeting of the organization in the assembly room of the Multnomah hotel Business depression due to the World Friday noon John H. Mariels was war interfered with the plans of the chosen first vice president, J. Logie promotors of Kings Heights and Ari- Richardson second vice president, and ington Heights additions and the property was finally taken over by the city of the board. Ritter was appointed a to satisfy tax liens and improvement member of the executive committee assessments. Removal of the prop- and Mariels took Beckwith's place as gross income is nearly constant, rangerty from the tax rolls resulted in a chairman of the entertainment com-

At the last annual meeting of the the vicinity. According to Commissioner Pier it has been agreed by Keasey and Humason that the sites Ritter was elected president of that organization and resigned his posi-tion as president of the local board to take up the duties of his new office.

# Sold for \$100,000

One of the most important real estate sales reported during the past listed for sale in this addition possess week involved the transfer of the Unof Kings Heights and Arlington ing located on the north side of Stark given by the city to all purchasers from the Failing estate to the Peerless Pacific company for a consideration of \$100.000. The property has a frontage of 50 feet on First street, 200 feet on Stark and 75 feet on Second buildings and when appraisement had street. The Peerless Pacific company been completed the city's holdings in will occupy the building following the

# Realty Sales Break

The real estate market for August was somewhat spotted, with a strong was somewhat spotted, with a strong obsolescence in an office building are: trend toward investment in vacant. The normal growth of the business dis-The building will be two stories in height.

BUY STUART HOUSE

Jefferson, Sept. 2—Mr. and Mrs. Harry Price have purchased the Stuart house, which was recently traded to Jim Kellar and then sold to Mrs. Fannie Phelps. Mr. and Mrs. Price and their children are with her mother, Mrs. Wied, awaiting the arrival of their children are with her mother, Mrs. Wied, awaiting the arrival of their household goods, when they will occupy their new home.

# BULDING OWNER the growth of the city, is an esting feature of Suyer's report. The city of Portland started in 1845 at the edge of the Williamstreets.

Obsolesence is the particular bane of the office building owner and its encroachment limits the average profitable life of the best class of American skyscraper to 28 years, according to investigations made by the National Association of Building Owners and Managers. During this period the true net earnings of the office building are shown to average less than 5 per cent the retail and banking district weston its market value, with a constant decline after the 18th year.

In broad definition, "obsolesence is that which causes the useful and profitable life of anything to be shorter than its possible physical existence." Application of the term to buildings, in the report cited, is based upon data obtained from 155 office buildings with an aggregate value of nearly \$200,000,-000, located in 40 American cities. The list includes nine Portland buildings, lar depreciation is shown in the value M in Seattle and 10 in San Francisco. The report divides the life of the office building into two periods, the first even to suppose that the shifting of extending from its erection to about business centers can be stopped, or that extending from its erection to about business centers can be stopped, or that the 28th year. During this period the the swelling flood of city business can ing from 16 per cent to a maximum of 17% per cent. Expenses, covering operation, repairs, insurance, taxes and depreciation, are shown to rise concause and guide to the shifting of the course and guide to the shifting of the course and guide to the shifting of the course are content in the centil district of tinuously with a corresponding falling off in the net return and the average net return is less than 5 per cent on brings the greatest number of people the market value of the property.

The second period extends from the 28th year to the and of the life of the building. During this period the gross income falls rapidly, as does also the operating expense, while the net income continues to decline at a somewhat faster rate than during the first period. At the beginning of this period it is found that though the action of obsolesence the building is losing its

the previous level. Because of the falling off in income. operating expenses are reduced by giv-ing a cheaper grade of service and the building is rated as second class. The ever increasing amount of repairs and replacements necessary, in an old building serve to increase expenses with the result that if the building continues in existence it soon becomes a non-pro ducer and is often operated at a loss. When a building has arrived at the second period of its life and it is only a question of time when it will have to be torn down, its investment value declines rapidly and fiten is extinguished entirely, not being considered to add any value to the land on which it stands. As a consequence, while a Firm's Old Records building in its second period of life may be under favorable conditions, operated at a small margin of profit. obsolescence will have largely or wholly

Among the causes which bring about

destroyed its sale value.

James J. Sayer, secretary of the Portland Building Owners and Managers association, showing the location and ngs. The effect in obsolesence on a number of these buildings through the shifting of the business district with the growth of the city, is an inter-

LASTER II (FR. MATE)

tween Washington and Alder streets Average Age of Office Building From 1845 to 1871 the principal street John C. Ainsworth Plans Erecwas the first street back from the Shown 28 Years and Net Re- river. From 1871 to 1894 the business center had moved back another block turns less Than 5 Per Cent, In 1894 it shifted back to Third street which remained for 15 years the principal business thoroughfare. In 1909 the business district chifted its axis to right angles and since that time has been along Washington street. Since 1894 the center of the business district has moved approximately six blocks, or at the rate of one block in less than five years.

According to reports on property review, the shifting of the center of ward has depreciated the value of the ground at the northwest corner of Third and Washington streets, covered by the Spalding building, from its pur-chase price of \$400,000 to \$250,000. The value of the land covered by the Railway Exchange building on the south side of Stark between Third and Fourth streets is shown to have depreciated 35 per cent since 1909 as a result of the westward trend and simi-

of other property in the district. "It is not only 'mpossible but absurd be dammed up and contained in one spot," Sayer averred. "It no sooner fills up one locality than it must needs business centers is the retail district of the city. It is the retail district that and business is most profitable where traffic is greatest. Office building rents are, in the last analysis, determined by the building's strategic location with regard to the center of traf-

Among the 18 members of the committee which supervised the report are R. A. Strong of Portland and A. H. it is found that though the action of obsolesence the building is losing its better class of tenants and that it is given to James J. Sayer of Portland, impossible to maintain its income at J. T. Curran and C. F. Clise of Seattle. E. M. Applegarth of San Francisco and secretaries of building owners and managers associations in a number of other cities.

# School Dormitory

tion of a new dormitory this fall to street. Spokane bond men on the financing plan and was assured their active cooperation, although the school will finish the job of raising the money.

SCHOOL IN NEW BUILDING Oregon Agricultural College, Corvallis, Sept. 2.—Preparations to move the department of industrial journalism to Banker to Erect the new commerce building are being made by Frank L. Snow, who is on the campus after a month at New-port. The industrial journalism department will be thoroughly equipped after the fashion of a modern newspaper office and will be housed in six rooms. Private office rooms have been provided for all instructors on the industrial journalism staff.

tion of a 5-Story Office Build-

ficient strength to bear the weight of a retail store at the new location.

floor will be used as a sales room for The school will be open after Septhe gas company and the upper floors tember 15. are especially planned to meet the needs of the two leasing corporations for a number of years. Both corpora- east corner of Third and Burnside tions now are housed in the Gasco streets was taken by the West Coast

and Yamhill was formerly the site of its capacity at the new location. the Ainsworth home and was purchased some 50 years ago by Captain John a one-year lease on 2000 square feet C. Ainsworth for \$2500. The quarter on the second floor of the Park and block is now valued at \$250,000 and Yamhili building. The firm is enhas been occupied the past year by an gaged in the manufacture of custom Associated Oil company filling station. made shirts.

The lease of the oil company has expired and it was announced that construction work on the new building lars would be spent in alterations to would begin in about 90 days.

## Permits Granted for New Apartment

Permits issued last week for the erection of three new apartment house buildings call for the expenditure of \$210,000. Jason C. Moore will erect a \$95,000 structure at No. 1391 Hawthorne avenue. The Peters Construction company proposes to build a \$70,-To Cost \$100,000 between Hall and College, and Wil-000 apartment house on Tenth street liam Isensee has had plans prepared by Claussen & Claussen for a \$50,000 apartment building at No. 414 Fifth

The city council last week approved Cheney Normal school, is virtually as- plans for the reconstruction of Elton sured through the pledges of Cheney Court apartments at the southeast business men to raise \$70,000 of the corner of Eleventh and Yamhill streets. Court apartments at the southeast amount, according to N. D. Showalter, owned by H. B. Moore. The building principal, a business visitor in Spowas partially destroyed by fire about kane yesterday. He conferred with two years ago. It is understood that negotiations for the transfer of the Elton court property to Herbert Gordon were contingent upon the issue of the permit granted by the council. The

# \$35,000 Residence

Plans have been prepared by A. E. Doyle for the erection of a residence estimated to cost \$35,000 for Emery Olmstead, president of the Northwestern National bank. The site chosen for the residence at No. 542 Knott street

Continued activity in the demand for floor space in the west side business Plans practically have been com- section is reflected in leases aggrepleted for the erection of a five story gating more than \$50,000 reported by

building at the southeast corner of Shoe company. The firm has been Fifth and Alder streets. The ground at the corner of Sixth Kay building and proposes to enlarge The Maxim Shirt company secured

> announced that several thousand dolthe one story brick building at the northwest corner of Broadway and Flanders streets, belonging to the Stone estate. The building will be divided into space for a number of storerooms facing on Broadway and Delinquent Realty

## NEW PRESIDENT OF THE PORTLAND REALTY BOARD



Oswego, Sept. 2.-Following a movement originated by prominent sawmill interests in Portland to utilize a small portion of Oswego lake for storing logs steel structure costing approximately gating more than \$50,000 reported by from Nehalem district. the Oregon \$300,000 on the quarter block at the the Metzger-Parker company for the Iron & Steel company has withdrawn southwest corner of Sixth and Yamhill last two weeks in August. Among the from sale some 30 waterfront lots on with a total of \$244 permits valued at streets to be used as general offices important transactions handled by the the south shore of Oswego lake. Be- \$11.265,201 for the first eight months and salesrooms by the Portland Gas & firm was a lease on the storeroom at cause of the lack of facilities for dumpoke company and the Pacific Power No. 184 10th street to the B. H. Gil- ing and storing logs on the Willamette along Third stree, contained in Sayer's & Light company, according to anreview, the shifting of the center of nouncement Saturday by John C. Ainsers. The Gilman company has been further fact that the Southern Pacific worth, owner of the property. The engaged in a wholesale business for will not permit log trains to go through frame of the structure would be of sufeliminate the travel by log trains over six additional stories to be built at a later date, Alnsworth stated.

Exterior of the new building is to be of terra cotta with abundance of window space on all floors. The ground Glisan street and a depth of 100 feet.

The Hemphill Trade school took a lits steel bridge across the Willamette, the sawmill interests are compelled to 227 Glisan street. The new quarters look to other localities for log storage, and Oswego lake is the closest advantage of 50 feet.

Glisan street and a depth of 100 feet. Lageous point to unload from the Southern Pacific and then get the logs into the Willamette for towing to the

mills in Portland. While no definite plans have been formulated, it is understood that the Oregon Iron & Steel company has the matter under consideration. The idea is to use the bay on the north shore of the lake at the east end, and the Southern Pacific will dump the logs into this bay from its line which tuns close to the bay. This, it is declared, will not interfere with pavigation of the lake as the logs would be retained along the north shore. From there they would be run in a flume to the The Metzger-Parker company also Willamette river. The parties interested in the proposed movement have in mind the idea of using the duck fluming them from this point into the

Montesano, Wash., Sept. 2—Grays Harbor county will hold its annual sale of delinquent real estate November 18, according to Mrs. Olive Dun-ning, county treasurer. This year's sale of land upon which the taxes have not been paid for five years will include thousands of descriptions. For the most part the land to be sold is lown lots and about half the offerings will be in Ocosta and Westport. boom cities of an earlier day. These lots are owned by the Pacific Investment company and Semihoo Realty company. In hundreds of instances the total delinquent tax for the fiveyear period is less than 50 cents. It is noticeable that the Aberdeen lots included in the sale have heavy local improvement assessments standing against them. Honulam, as usual, is hard!y represented in the sale, . The great bulk of the land to be offered is of little value.

### DOUBLE SHIFT WORKING Lewiston, Idaho, Sept. 2.-The Craig Mountain Lumber company of Win-

chester has been operating on a double shift basis since August 1, employing 400 men, with shipments of rough and planed lumber averaging five cars daily. Most of this product is sold to Middle Western dealers,

# GAIN FEATURES

Permits Issued During the Past Month Include 355 Dwellings With Value of \$1,222,050

Increasing momentum of the ho uilding movement characterized Port and's construction program for August and the record of 13 residence permits issued Friday would indicate a continuance of the campaign during the autumn. Apartment house and hotel construction ranks next in im-portance to residence construction and plans in preparation call for the erection of several more multiple dwellings during the fall and winter months.

A number of important improvements on business property were an nounced during the month and these include two major office buildings in the west side business district, for which plans are at a tentative stage poration, under construction on an eight acre tract at Mississippi avenue and Columbia boulevard, is the most important industrial development of

ON YAMHILL ST.

August Sees Brisk
In C. Ainsworth Plans Erection of a 5-Story Office Building at Sixth and Yamhill.

Logging Companies

Logging Companies

Logging Companies

Logging Companies

Logging Companies

Logging Companies

Invade Oswego Lake

For Storage of Logs

Side Locations

Continued activity in the demand for Oswego, Sept. 2—Following a move
Continued activity in the demand for Oswego, Sept. 2—Following a move
Continued activity in the demand for Oswego, Sept. 2—Following a move
Continued activity in the demand for Oswego, Sept. 2—Following a move
Continued activity in the demand for Oswego, Sept. 2—Following a move
Continued activity in the demand for Oswego, Sept. 2—Following a move
Continued activity in the demand for Oswego, Sept. 2—Following a move
Continued activity in the demand for Oswego, Sept. 2—Following a move
Continued activity in the demand for Oswego, Sept. 2—Following a move
Continued activity in the demand for Oswego, Sept. 2—Following a move
Continued activity in the demand for Oswego, Sept. 2—Following a move
Continued activity in the demand for Oswego, Sept. 2—Following a move
Continued activity in the demand for Oswego, Sept. 2—Following a move
Continued activity in the demand for Oswego, Sept. 2—Following a move
Continued activity in the demand for Oswego, Sept. 2—Following a move
Continued activity in the demand for Oswego, Sept. 2—Following a move
Continued activity in the demand for Oswego, Sept. 2—Following a move
Continued activity in the demand for Oswego, Sept. 2—Following a move
Continued activity in the demand for Oswego In the Albina industrial tract.

Continued activity in the demand for Oswego In the Albina industrial tract.

Continued activity in the demand for Oswego In the Albina industrial tract.

Continued activity in the demand for Oswego In the Continued activity in the demand for Oswego In the Continued In the Continue were residence permits with a total valuation of \$895,725.

valuation of \$895,725.

For the eight months ending August 31 a total of 10,151 building permits with an aggregate valuation of \$17,014,135 were granted, compared with a total of \$344 permits valued at of 1921. Residence permits issued dur-ing the first eight months of 1922 totaled 2538 with a valuation of \$9,198,-215, compared with 1976 residence pergranted during the first eight months of last year.

A marked feature of the recent de velopment in residence construction is an increasing number of dwellings costing in excess of \$10,000. Plans for a large number of houses of this type are being prepared for builders in Eastmoreland and other east side districts. Another important feature of the eight months building campaign is the development of new additions on electric lines and paved highways outside the city limits.

## Rapid Progress in Building New Town

Kelso, Wash. Sept. 2.—The United Contract company which has the con-tract for grading the streets of the Long-Bell Lumber company's indus-trial town south of Fowlers lake, is making rapid progress with the work More than 150 teams are being used in the work and grading of one street or more is completed each day. The work is being done in a thorough man ner and when the grading is completed the industrial town will be one of the Offered to Public streets will be 60 feet in width. The Long-Bell company is planning to erect 300 residences in this town with in the next year. They will not be the ordinary mill town structures but will be real homes.

> LABOR SCARCE AT ABERDEEN Aberdeen, Wash, Sept. 2.—Building projects of all kinds under way in the Grays Harbor country are more or less delayed by lack of help. Some delay has been caused by shortage of materials. The housing situation is still a problem sot that and ing a considerable amount of building in the line of dwellings which has been carried on during the spring, summer and fall months.

> PARM TRANSPERRED
>
> Eugene, Sept. 2.—J. H. Vannice of
> Lewiston, Idaho, who has been looking

over the Willamette valley the past few days has decided to locate in Oregon. He has sold his half section of land near Lewiston for \$35,000, taking as part payment on the Idaho farm an 80-acre farm near Browns-ville. T. A. Stivers, local realtor, made the deal.

CALL FOR BIDS

Centralia. Wash., Sept. 2.—Call for bids has been issued for the erection of a brick and concrete two-story The opening in a new fountain pen company at the corner of Tower and walnut streets. It is estimated that the building will cost in the neighborhood of \$7500.