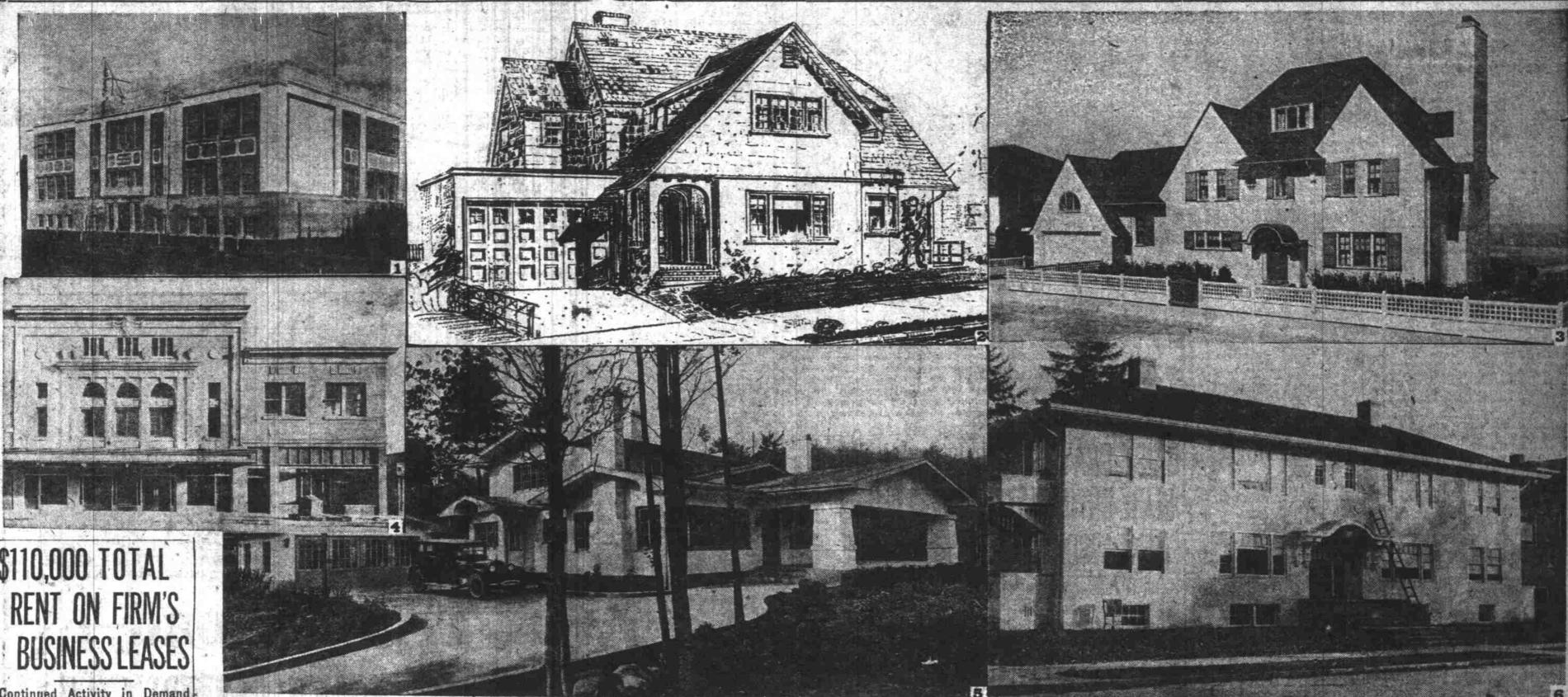
PORTLAND, OREGON, SUNDAY MORNING, NOVEMBER 12, 1922.

### WESTOVER TERRACES HOME LURES FINANCIER AFTER 31 YEARS RESIDENCE AT LEADING HOTEL

DETTER CLASS RESIDENCE construction features Portland's building campaign and plans now maturing indicate strong activity in this field during the coming year. No. 1—Amos M. Davis Memorial High School building recently completed at Aumsville at a cost of \$30,000. No. 2-House planned by DeYoung & Roald for Dr. F. M. Brooks, to be erected on a site at No. 258 Albemarle Terrace. The site is one of the most attractive in Westover Terraces and construction cost of the house is estimated at \$12,000. No. 3—Home recently completed for Mr. and Mrs. F. O. Downing at No. 300 Fairfax Terrace. The Downings have lived for the past 31 years at the Portland hotel. No. 4—Pine Tree theatre and store building adjoining recently completed at Klamath Falls at a cost of \$165,000. An organ costing \$25,000 will be installed in the theatre. No. 5—Residence just completed at a cost of \$30,000 on Terwilliger Heights, overlooking the city and the Willamette river. The house was erected by J. W. McFadden for Coe A. McKenna. No. 6-Apartment house, containing four five-room suites, recently completed at the southeast corner of East 14th and Thompson streets for Mrs. Marie Price Taylor. The building was designed by Charles W. Ertz and cost was approximately \$20,000.



Continued Activity in Demand for Downtown Locations Reflected in Record of Week.

Public interest in the general elec-tion, music week and the livestock exposition apparently served as a stimulus rather than a retarding influence in the local realty market. Continued demand for locations in the west side business district is reflected in leases aggregating \$110,000 in rentals reports ed during the past week by B. L. Metz-ger of the Metzger-Parker company. Assuming that a strong demand for retail shop space is a sound basis for larger realty transactions, Metzger predicted increasing activity in business property during the coming year. A five year lease on 2500 square feet of space in the Fitzpatrick building at Ninth, Oak and Burnside streets to the Royal Typewriter company of New York was one of the most important of the firm's transactions for the week. According to Manager Russ and Gen-eral Sales Manager Clausen of the Royal Typewriter company, the location was chosen as being in the path of the westward trend of the west side business district. In the same building leases were closed with the Patterson Auto Accessory company, and with the Wagner Tile company, which has been located at Ninth and Stark streets

for the past 10 years.
A lease on 3006 square feet of space in the new one story building under construction for Samuel Gellert at the northwest corner of Ninth and Everett streets, was taken through the Metzger-Parker company by the Air Compressor & Equipment company, which has been located for a number of years at Broadway and Couch streets. A five year lease also was taken in this building by the Wolfe Electric company. Signing of leases by the Pacific Automotive Service company and the Auto Triniming & Top Shop completed the rental of space in the Gellert building, though ground has not yet been broken for its construc-

A. Altman, former Spokane business man, leased 2500 square feet in the Park and Yamhill building. Altman represents a number of Eastern lines of men's clothing, and will operate a retail store at the new location. Mets-ger also reported a lease to the P. J. Cunningham Stationery company by the Equitable Insurance company of New York, covering 2000 square feet on the ground floor of the Commercial block, at 248 Washington street.

### Student Architects Given High Honors

University of Oregon, Eugene, Nov. IL—Five students in the university school of architecture were granted first awards in the special awards Priday, according to Dean E. F. Law-rence. Joseph Jacobberger and Charles James, Portland architects, were judges. Those included in the awards are: George Wolff and T. Phillips, both of Portland; C. Irwin, James Bradway, both of Eugene, and C. Wilon, Woodland, Wash,

Reiso, Wash. Nov. 11.—Dr. E. C. Rackett is rushing remodeling and entarging of his hospital on Second street with all possible speed. The building a frame structure and the capacity of the hospital will be almost irebled by the swargement. A modern oper-ating room will be built.

### **4000 NEW HOMES** SERVED WITH GAS RECORD FOR YEAR

Home Building Campaign Results in Many Important Extensions of Company's Mains.

Steady increase in the population of the city is indicated by the addition of more than 4000 new accounts to the domestic business of the Portland Gas & Coke company during the past year. A survey just issued by the company showed a total of 52,581 miles of gas mains and an increase from 68,757 to 72,845 in the number of accounts during the past 12 months, and it was estimated that an aggregate of approximately 20,000 people are being served by the new gas connections. On account of the large volume of residence building during the year, the gas company has been obliged to invest a large amount of money in extension of its mains. The first and largest district extension was to Wil-shire addition, lying north of Fremont and east of 33d street. This main was extended to include the territory adjacent to Killingsworth avenue and a arge number of new customers were secured. Another important extension was made to Community Acres, lying east of Wilshire along Cully road. The first district where high pressure was necessary in the extension main was in the Bellrose district. From this addition operations were shifted to the Darlington tract, directly east of Errol Heights. Extension of mains to North Parkrose was of major importance, and extension to Fairview came naturally as a result of gas service to the Cedars and the unty poor farm. Mains also were Osborn Acres, lying along Sandy boulevard west of Fairview, and to Plympton Acres, located between Powell Valley and Section Line roads

One of the most attractive districts for the gas company to enter, according to its officials, was Lake Grove, which lies on the north bank of Oswego lake about three miles west of Oswego. This district has a large umber of high-class homes. Extension of mains along Progress lane puts the company well on the way to Metzger and it is planned to serve this nunity with gas next year.

SCHOOL COSTS \$35,000 Montesano, Wash., Nov. 11.—Plans for an addition to the Montesano school building to cost between \$30,000 are under consideration by the school board. At present according to Ekkridge Wheeler, superintendent of schools, the building is so crowded that more than 75 children have to be housed in churches and elsewher. Vernon & Vernon of Aberdeen, who drew the plans for the original building, are preparing plans for this building, are preparing plans for the school board and \$35,000 are under consideration. About 10,000 pleces will be loaded into cars for shipment for the Union Pacific system, to be distributed at various points. The railroad ties are cut by mills on the same company, with reference to certain features that are to be incorporated in the new building, says the river into large booms near here, rafted and towed here. The run will last for about two weeks and furnishes new west wing.

MEDFORD ARMORY

R. F. Thompson, general manager of the Howard Automobile company, of the Howard Automobile company,

### Aumsville School House Dedicated to Pioneer A. M. Davis

Aumsville, Nov. 11.-The Amos M. Davis memorial high school was dedicated last week at a public meeting which filled the school auditorium to capacity. Cost of the building was approximately \$30,000 and was shared amos M. Davis, who contributed about two-thirds of the construction cost. The building was dedicated in memory or Amos M. Davis, who passed away about 60 years ago. State Superin-tendent Churchill, County Superintendent Mary L. Fulkerson, Mrs. A. M. Davis and Mrs. A. P. Speer, chairman of the board of directors, were the principal speakers at the dedication. The new high school is a two-story and basement concrete structure, 60 by 100 feet in dimensions, equipped with steam heating system, a cafeteria, shower baths, radio apparatus and motion picture machine. There are 10 classrooms and two large assembly rooms, besides an auditorium which will seat 300 people.

#### New Building at Prineville Started April

Prineville, Nov. 11.-Work on Prine fille's seventh new building in the business district was begun Monday when contractors started to haul materials for the Robinson & Clifton building. The building will stand north of the Prineville Drug company on a lot which has been vacant since the frame structure on it was destroyed and the second being devoted to 16 office rooms. It will be of mission style architecture and brick construc-tion, Plans were drawn by Ormand of Portland.

# Manufacturer Moves

bers of the firm are E. A. Sandberg, formerly with the Northwestern Hardware & Steel company, and H. J. Sand-Metal works.

TIE PLANT OPERATES. Ridgefield, Wash., Nov. 11.—The Lewis River Boom & Logging company's tie loader on Lake river at this PLANS ARE INDORSED

## HOWARD AUTO CO. LEASES SITE FOR SALES BUILDING

by school district No. 11 and Mrs. Structure to Cost \$110,000 to Rise at Northwest Corner of 13th and Burnside Streets.

> What is believed to be the largest ease transaction ever negotiated in Portland for automobile sales and week when the finishing touches were given the deal which has been pending for some time between the Howard Automobile company of San Francisc and the Henry Weinhard estate, callthe erection of an \$110,000 building at the northwest corner of 13th and Burnside streets. Construction activity has already begun and it is estimated that the new building which will be a four-story reinforced concrete structure covering a corner 125 by 110 feet, will be completed in

> The lease, which is said to call for entals of approximately \$250,600 over a 10-year period, was negotiated by Chester A. Moores and the F. E. Taylor company, in cooperation with Strong & McNaughton, under whose direction the new building will be erected

SPACE IS EXTENSIVE The Howard Automobile company is by fire in the summer of 1916. The automobiles in the world, having sell-building will consist of two stories, ing privileges on the Buick car for year over 500 feet of water pipe do the building will consist of two stories. practically all of the Pacific coast territory. Its new Portland home is to be the largest building north of San placed on the State street side of the marketing of one make of motor car. The total area of the building will be The total area of the building will be over 2000 rosebushes were planted and 55,000 square feet. The salesroom is to be 125 by 50 ed for lawn. feet in area, with all modern appoint-

To Larger Quarters ments, while the service department, also on the ground floor, will have the same area, entirely devoid of pillars.

deally situated with relation to the notor row along Burnside street. During the past few years the How-ard Automobile company has utilized two buildings, one at 12th and Alder for its sales activities and its offices and another at 14th and Davis streets for service and storage. The new building at 13th and Burnside, which s to house all of its departments, will provide more than three times the floor space in the present establishments.

#### University Grounds To Be Parked With Flowers and Shrubs

Willamette University, Salem, Nov

11.—Beautiffcation of the Willamette university campus so that it will compare favorably with the Capito grounds and the State hospital garservice quarters was concluded last Carl Gregg Doney and a committee of dens, has been provided by President three has been appointed to look after the work. Paul Wallace and Mrs. Aschel Bush are to superintend the andscaping while Mrs. John Winkle, former superintendent of the Oregon state penitentiary, has charge of the artistic decorations. The plans call for the removal of the rosebushes and ferns around Eaton and Waller hall and shrubbery of various kinds will be substituted. The lawn has been reseeded and resodded where the stindents have worn the grass away. Much of the beautiful shrubbery has been secured, as donation, from the Washington nursery company at Topecutives are alumni of Willamette university. The remainder has been purchased by the trustees, at cost or donated by members of the alumni. With the installment and completion of these improvements Willamette university aid to be the largest distributors of campus will compare favorably with any campus on the Pacific coast. Last nated by Paul Wallace, head of the the intervening space sodded and seed-

\$40,000 PAID FOR LOT

Aberdeen, Wash., Nov. 11.-Sale of The Metal Specialty company has block onto 14th street, as well as one in the business heart of the city to moved into new quarters at No. 285 on the 18th street side of the building. Hawthorne avenue, where their plant has been equipped to handle a general sheet metal and thinning business. Memparts department, the third floor for sheet metal and thinning business. Memparts department, the third floor for sheet metal and thinning business. parts department, the third floor for months. Wade is a young capitalist of storage and the fourth floor for the Tacona who came here recently to look over the port improvement, be-There will be a passenger elevator came convinced that the harbor has a and two small parcel elevators in addition to an 8000-pound freight elevator. ed. There is a prospect of building a tion to an 8000-pound freight elevator.

One feature unique on automobile row will be railroad trackage on 13th street, where carload shipments may be un-

## MATERIAL COSTS AND WAGE SCALES ADVANCE SHARP

Nationwide Building Construction Campaign With Easy Money Market Responsible.

Increasing activity in the nationwide building construction campaign of the past year, accompanied by wage advances in the steel industry and other basic industries, has given a decided upward trend to the price of building materials and the general level is now approximately 17 per cent higher than in March, 1922. Metal roofing has increased 40 per cent in cost during the past 90 days, Electrical fixtures have taken a sharp rise during the same period, and many other materials have been similarly affected The building program of Portland

and the Northwest will not suffer a setback on account of higher price levels, according to representative eads of the construction industry. On the contrary, those in close touch A. Whitney predicted last week that 1923 and 1924 would equal or surpass the current year in the volume of new construction. The new upward trend of construction costs would probably continue for several months and take a drop to lower levels in 1924, Whitney stated. Conferences between representa-tives of the building trades unions and contractors' associations have been set for this week to consider proposed ad-vances in wage scales. It is under-

stood that plasterers and brickmasons are asking for an increase of approxi-mately 10 per cent, and that other trades will ask increases at the ex-piration of existing contracts. Scarcity of skilled mechanics has proved a handicap to the industry in many sec-tions of the Northwest including Porions of the Northwest, including Portland, and modification of rules governing apprenticeships is proposed by the Association of Building and Construction to remedy the situation, Improvement in credit condition throughout the country during the past six months offsets in a measure the effect of increased costs in the building industry. In prosper-ous communities of the Pacific Coast money is available on easy terms for new construction, and loans throughout the country are rapidly appring the peak period of 1920.

INDIAN LANDS ALLOTED of the original government farm at the Oakville Indian reservation have been alloted in 10 acre parcels to a number of the younger indians. Those who served in the World war received first consideration, W. B. Sams, Indian superintendent, made the allotments.

Portland hotel, Mr. and Mrs. F. O. Downing recently moved to their new home at 300 Fairfax terrace. Downing moved into the Portland hotel ten days before the official opening in 1891, and was married there shortly afterward. The new home is one of the most attractive on Westover Terraces.
The house is of picturesque design, executed in stucce on metal lath. The home was designed by Wade Pipes and its site commands view of the city, rivers and mountains.

Downing gave proof of his faith in he growth of Portland and the value of its real estate as an investment then he purchased the quarter block at the northeast corner of Park and Alder streets in 1906 and two years later erected the Medical building.

### Conveys Titles to Washington State

Olympia, Wash., Nov. 11.—Governor Louis F. Hart has transmitted to State Land Commissioner Clark V. Savidge selection list No. 45 received from the general land office at Washington, which conveys title to the state to 6050 acres of land which had been selected by the state land department with the situation are decidedly opti-mistic as to the future, and Harrison grant of this state. The lands are located in Jefferson, Whatcom and Kittitas counties, some being valuable timber lands. This leaves less than 7000 acres unapproved out of 125,000 acres that were pending three years ago when Attorney General Thompson and Commissioner Savidge secured a and Commissioner Savidge secured a decision in the supreme court of this state which removed objections to the further clear listing of lands on the part of the general land office at Washington. Some of the lands clear listed since that decision had been pending since 1900.

#### Klamath Building Projects Finished

Klamath Falls, Nov. 11.—The Pine Tree theatre and the Hart building, adjoining it, have just been completed by Klamath Falls and Sacramento capitalists at an approximate cost of auditorium the grounds about the state of the handled by Parker a Banfield of Port-iand and practically all of the work was handled by Portland firms. Total area covered by the two buildings is 65x114 feet. The office structure has five stores on main floor and eight office suites on second floor. The theatre seats 750 people and an organ costing \$25,000 has been installed.

## Downing Home Built SCHOOL OF MUSIC On Westover After 31 Years at Hotel TO USE \$25,000 FOR AUDITORIUM

Lack of Funds Prevents Completion of Concert Room in New Building on Campus.

University of Oregon, Eugene, Nov. 11.-Completion of the interior of the assembly room of the new music building is essential to the proper function a proper avenue for the expenditure of funds accruing from the \$10,000,000 endowment campaign. Lack of money prevented finishing the assembly room when the balance of the building was completed and approximately \$25,000 must be raised to make the room available for concert purposes, according to Dean John J. Landsbury of the

school of music. There is no adequate auditorium on the campus for concerts, recitais or laboratory work, and as a consequence a music center of any sort is lacking. Villard Hall, the Methodist church and the Woman's building may be used for concert purposes, but the use of either of these auditoriums requires moving a piano and the moving charge puts a needless expense upon the music de-

The auditorium building auditori has a seating capacity of 700 and the balcony is so planned that it will not The main entrance is on the west side of the auditorium and opens from the foyer. Dressing rooms will be improvised from the space allotted for the lounge, from which a glass enclosed porch leads directly to the stage. Color scheme and furnishings of the auditorium have not been chosen.

Dr. Landsbury proposes, that the building shall become an open musical forum for the state and that its use shall not be limited to the university or to the city of Eugene. Following the completion of the interior of the

entrance. Winlock, Wash., Nov. 11.-Mr. and Mrs. N. C. Sears have bought the A.

five stores on main floor and eight office suites on second floor. The theatre seats 750 people and an organ costing \$25,000 has been installed.

Strandos farm and will take possession immediately. The farm contains 10 acres and some small buildings which will be torn down to make place for a modern residence, dairy barn and several sheds and outhouses. This tract of land adjoins another 40 acres and some small buildings which will be torn down to make place for a modern residence, dairy barn and several sheds and outhouses. This tract of land adjoins another 40 acres on the west, which is also owned by Mr. and Mrs. Scars, and it is their intention to make this ranch one of the show farms of Winlock and they will establish their residence and move the Midfields hard to this farm.