

PORTLAND INVESTS 23 MILLIONS IN NEW BUILDINGS IN 1922

Year.	Permits.	Value.	Year.	Permits.	Value.
1900	392...	\$ 994,985	1912	8224...	14,652,071
1901	745...	1,529,143	1913	6710...	12,956,143
1902	1244...	2,730,660	1914	5959...	8,334,075
1903	1628...	4,281,056	1915	4623...	4,895,345
1904	1720...	4,029,225	1916	4467...	6,301,360
1905	2318...	4,183,368	1917	8224...	14,652,071
1906	3307...	6,927,971	1918	5707...	6,172,154
1907	3912...	9,585,797	1919	8922...	9,840,725
1908	4849...	10,405,131	1920	10,196...	12,088,505
1909	4739...	13,481,380	1921	14,169...	17,225,576
1910	6523...	20,886,202	1922	14,184...	22,526,165
1911	7686...	19,152,370			

(* Figures to December 15 inclusive.)

All previous building records in the history of the city were broken in the construction campaign of the past year, both as to the number of permits granted and the value of buildings erected. As a reflection of the rapid development of a Greater Portland, the building construction movement of the past 12 months has added more than 3500 new dwellings to established residence districts; developed three new retail trade centers; erected a dozen or more high class business blocks and witnessed an important expansion of several industrial and commercial plants.

The revival in construction got fairly under way early in 1921, following marked recessions in material and labor costs from the inflation peak of 1920.

14,169 PERMITS ISSUED

Building permits granted in 1921 totaled 14,169, valued at \$17,225,576, compared with 14,184 permits valued at \$22,526,165 issued during 1922, up to and including December 15, a gain for the current year of approximately 30 per cent. The highest previous annual building record was established in 1910, when 6523 permits called for an expenditure of \$20,886,202.

Analysis of the report of the building permits division shows a preponderance of single and multiple dwelling construction during the past year, compared with other classes of buildings. The number of permits for the erection of residences and flats totaled 3233, with an aggregate value of \$11,726,870, or approximately 51 per cent of the total amount invested in building construction during the year. Permits also were issued for 32 apartment houses, with a total value of \$1,127,400 and aggregate housing capacity for 413 families.

6300 HOUSES BUILT

During the past two years more than 6300 residence permits have been granted in the city and this new construction, together with new apartment houses and more than 1000 new dwellings erected in near-by suburban districts, furnished accommodations for an increase of about 40,000 to the population of Portland. This estimate on the increase in population is amply verified in reports on the number of pupils in the schools of the city, records of the water bureau and the number of new installations made by gas, electric and telephone companies.

Out of 22 fireproof buildings erected, 11786 were of steel frame, while 19 were of reinforced concrete, with an aggregate value of \$1,349,250.

In the semi-fireproof class, 85 permits were granted calling for an investment of \$271,250.

Eleven mill-constructed buildings were authorized, at an aggregate cost of \$383,400.

Buildings of ordinary construction numbered 126 and were valued at \$2,421,650.

Frame constructed buildings totaled 7571, with an aggregate value of \$13,501,230.

Six new docks, costing \$117,950, and permits for alterations aggregating \$50,000 cover building activities along the waterfront.

The largest building operation of the year is the new Elks temple, a fireproof, steel frame structure covering 100 by 150 feet of ground space at the southeast corner of 11th and Alder streets. The building comprises four stories with unusually high ceilings, and will be used exclusively for lodge purposes, with the exception of a portion of the ground floor which is being equipped for retail shops. Architects' plans for the temple were furnished by Houghtaling & Dougan.

A group of three major structures designed by Sutton & Whitney are important additions to the west side business district. The J. K. Gill building, covering the quarter block at the southeast corner of Fifth and Stark streets, is an eight-story reinforced concrete structure costing in excess of \$300,000, and will be equipped to handle the retail and wholesale departments of the J. K. Gill company.

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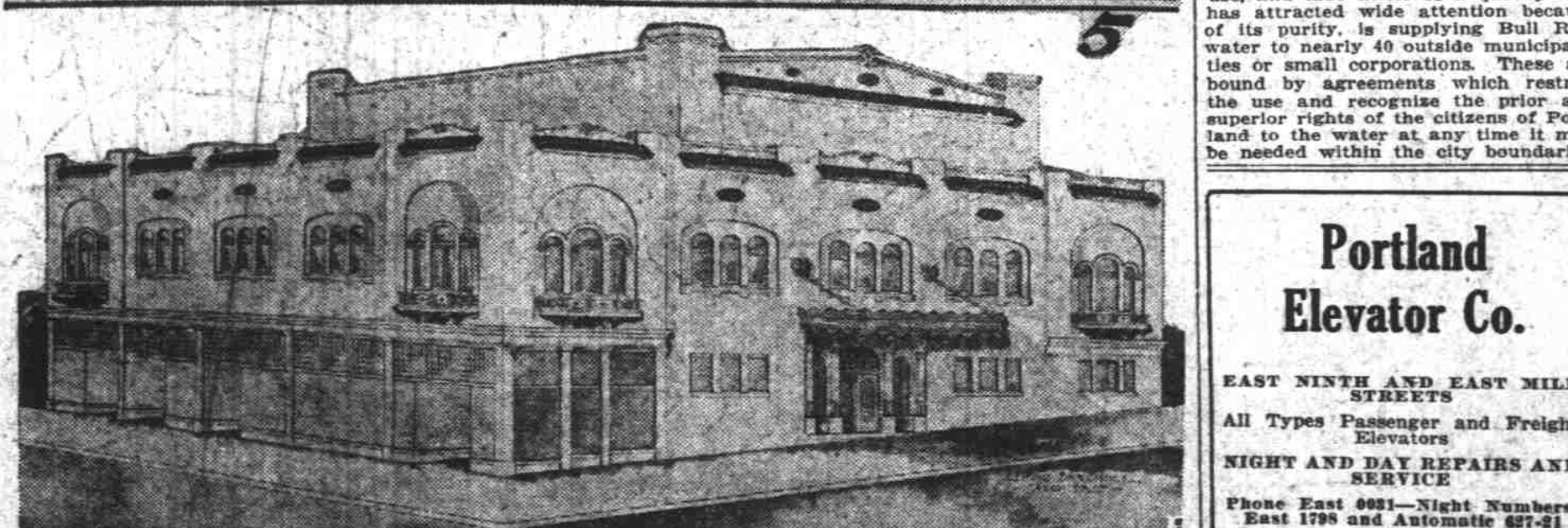
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PORTLAND FRATERNAL SOCIETIES BUILD NEW HOMES



1—Architect's drawing of new Shriners' hospital for crippled children, to be built at once. 2—Home of Kenton lodge A. F. and A. M. at Denver avenue and Kilpatrick street. 3—Odd-Fellows' temple under construction at 10th and Salmon, which will cost \$1,100,000. 4—New temple of Mount Hood lodge A. F. and A. M. at Emerson and Commercial streets. 5—Temple for Al Azar pyramid, United Artisans, to be built at Third and Columbia streets.

southern pine, the Long-Bell Lumber company, the largest of the manufacturers of pine from the south, came to the Columbia river and bought much of the timber between Kelso and Chehalis, Wash., together with 11,000 acres for the Longview townsite on the Columbia at the mouth of Cowitz river. A dyke a dozen miles long is being thrown around the property through the agency of Port of Portland dredges. A hotel is rising. Bank and business buildings will follow. Several hundred houses are being constructed simultaneously. Mills capable of sawing a million or more feet of lumber a day will be erected. Longview is announced as a city of 20,000 people within two years and a city of 50,000 in a probable 5-year period.

More than 40,000 acres of burned-over lands within the national forests of Oregon and Washington have been reforested by the United States forest service during the last 15 years.

REALTY TRANSFERS IN RECORD VOLUME MADE DURING YEAR

All classes of property participated in the real estate activity of the past year and records show a larger volume of transfers than during any previous 12 months period in the history of the city. In spite of the unusually active market, business property values have remained approximately at former levels. There has been a tendency toward steady increase in values in the district south of Morrison and west of Park street and a similar reaction is apparent along Broadway and in the district north of Washington and west of Broadway.

Appreciation in property values has kept pace with and been the result of building construction in the districts affected and has followed the steady growth in population of the city. There has been no effort on the part of local realtors to develop a speculative market, and the buying public has not been in a mood to participate in a gamble on future development of the city.

VALUES STABLE

Stability of real estate values in Portland has been recognized to a considerable extent by out of town investors. Purchase of the Wells-Fargo building by San Francisco realty operators for \$850,000 and its subsequent transfer to Porter Brothers for a consideration of \$1,110,000 was the most important transaction in business property recorded during the year. Sale of the property to Porter Brothers was handled by the F. E. Taylor company and this firm reported sales of downtown real estate aggregating more than \$2,100,000 during 1922.

Sale of the Norton hotel, covering the quarter block at the southwest corner of 11th and Stark streets to George Burt of San Francisco for \$480,000 was another important investment by outside capital. The hotel was owned by Joseph Healy and the transaction was handled by Fred Revorman of the Reverman Investment company. Several apartment houses have been purchased by out of town buyers, among them being the Elbridge apartments at the southwest corner of 21st and Overton streets, sold by the F. E. Taylor company to John W. Orr, sheriff of Multnomah county, for \$60,000, and the Hartford apartments at the northwest corner of 21st and Flinders, sold by the same realty firm to H. Hirschberg, president of the State Bank of Independence, for \$38,000.

TEMPLE SITE ACQUIRED

Another realty sale announced in May which attracted unusual public interest was the transfer of the St. Helens hall property, with a frontage of 200 feet on the east side of Vista avenue between Park and Main streets, from the Episcopal diocese of Oregon to the Scottish Rite Masonic bodies of the Oregon district. Consideration was \$65,000 and it was announced that the tract would be used as the site for a \$1,000,000 Scottish Rite temple planned by Sutton & Whitney.

Sale of property for improvement has been an important factor in the market. Erection of the Paramount apartment house on property at the north-west corner of East Broadway and Wheeler streets by Herbert Gordon reacted favorably on other holdings in the neighborhood and was followed by the purchase of a quarter block at the southeast corner of this street intersection by the Hazelwood company as a site for a manufacturing and retail confectionery establishment.

Gordon afterward sold the Paramount apartments to L. A. Brix for \$200,000. During the year he purchased four other sites for improvement with apartments and hotels, one of the most important being a tract with 150-foot frontage on Main and 100 feet on 11th street for the new Campbell hotel. Sale of the Gordon building at the northwest corner of Fourth and Stark streets to Grant Phogley by the Gordon Investment company involved a consideration of \$85,000.

OTHER TRANSFERS

Purchase of the 50 by 100-foot parcel at the northeast corner of Sixth and Stark streets from the Ellys estate for \$225,000 and transfer of the 50 by 100 site at the northeast corner of this intersection from Philip Gordon to the Security Savings & Trust company for \$75,000 figure in an important development of the financial district. The Security Savings & Trust company, affiliated with the First National bank, will erect a building on the corner during 1923 and the Bank of California proposes to build on its site the following year.

Sale of the Couch building, an 8-story concrete structure on the west side of Fourth street between Washington and Stark streets, by the Lewis Investment company, to the Portland Realty Associates for \$235,000 was one of the latest transactions recorded.

REVAL INTEREST

Reval interest in east side business property began with the real-estate building campaign of 1921 and has increased steadily through the past year. The movement received a strong impetus following the purchase of approximately \$2,000,000 worth of property along East First street by the Southern Pacific company for right of way.

Wholesale grocery and commission merchants have been quick to respond to the increase in the number of east side retail stores, resulting from the addition of thousands of new homes to the residence districts of that section of the city. Purchase of the Mitchell, Lewis & Staver building at East Second and Morrison streets by Wadhams & Co. added the fourth member to the group of wholesale grocers on the east side of the Williams-ette and inquiries among realty brokers point to further increase in the number during 1923.

IMPROVEMENTS EXCEED MILLION

The total cost of public improvement work in the southeastern district of Portland, now in progress or only recently completed, including the Foster road sewer, the hard surfacing of Foster road and the construction of the Lents trunk sewer, is \$1,200,000.

Retiring County Commission Makes Record in Office

The present county commission, which is dissolved tomorrow when two commissioners retire, has a record for exceptional activity toward public improvement.

Although the plans for the new Multnomah county hospital were conceived before the present commission was formed, two of its members were a part of the commission which first began to push the enterprise, and it was mainly during the regime of the present commission that the actual work of erecting the hospital was carried forward.

The commission which first began this work was composed of Rufus Holman, Ralph W. Hoyt, commissioners who retire the first of the year, and A. Muck, who has succeeded for three years ago by Commissioner Rudeen, the only member of the present commission who will continue in office as the colleague of Commissioners-elect Rankin and Walker.

To this present commission is due much of the credit for the indorsement of the two bridge bond issues, which call for \$3,000,000 for a new Burnside bridge and \$1,500,000 for a bridge across the Willamette at Ross island.

Greely street, long a source of much contention, was paved and improved half of its length during the regime of the present commission. Many other streets and highways in the county also have been improved and paved.

The plan for utilizing the site of the old county poor farm for a place of public interest and general good was begun by this present commission. Under its planning, a part of the farm has been transferred to the city for the purpose of establishing a golf course and a part of the remainder given to the school board as a site for an industrial school. This park when it is completed will be called Hoyt park in honor of Commissioner Hoyt.

Columbia Narrowest At Five-Mile Rapids

Although the Columbia river drains an area exceeding a quarter of a million square miles in Montana, Wyoming, Idaho, British Columbia, Washington and Oregon there is a point at Five Mile Rapids, near Celilo, where the whole great current is narrowed to a width of only about 160 feet. Needless to say the depth of the swift waters is almost equal to the width. The story is told that when President Hayes was making a visit to the West he stopped at this point and demonstrated both the narrowness of the gorge and the strength of his arm by throwing a stone clear across to the opposite shore. There is a similar gorge where the river is but a trifle wider at Ten Mile Rapids in the same vicinity. But at no other points do Oregon and Washington get so close together.

40 Outside Towns Are Supplied Water

The city of Portland, besides having an abundance of water for domestic use, and the water of a quality that has attracted wide attention because of its purity, is supplying Bull Run water to nearly 40 outside municipalities or small corporations. These are bound by agreements which restrict the use and recognize the prior and superior rights of the citizens of Portland to the water at any time it may be needed within the city boundaries.

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