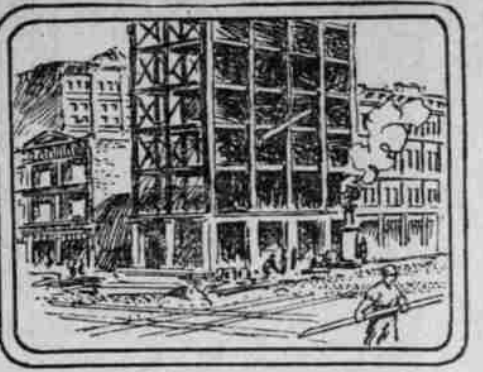




REAL ESTATE AND BUILDING NEWS



TOTALS GIVE FACTS

No Halt in Building Permits Being Issued.

MANY NEW HOMES GO UP

Numbers of High-Class Residences Figure in Recent Undertakings, but Majority of Builders Erect Moderately-Priced Houses.

Last week the number of buildings and total of cost kept up to the weekly average maintained since the beginning of

for the eight-flat building to be erected for O. F. Brandes at Tenth and Clay streets. The plans were drawn by H. J. Hefty.

Two schoolhouses to cost \$5000 each and six one-room houses for Clark County, Washington, were recently voted for by the Board at Vancouver.

The building to be put up on Fourth street, near Flanders, by A. Flesham is to be three stories and will cost \$20,000. The building is to be arranged for stores and living rooms and will be of brick.

Two bungalows are to be built at Rose City Park, by William Kayath to cost about \$3000 each. Goodrich & Goodrich are the architects.

Plans have been completed for a four-flat building, 8354, to be erected at Second and Lincoln streets, for S. A. Stansberry. The cost is estimated at \$5000. Clausen & Clausen are the architects.

Bonnes, Hendricks & Tobey will have plans ready for receiving bids this week for the \$40,000 stone and concrete domestic science building at the Oregon Agricultural College.

The new officers of the Architects' Club, elected at the last meeting are: President, Joseph Jacobberger; vice-president,

MANY SALES MADE

Realty Dealers Handle Record Business.

LOT-BUYERS VISIT TRACTS

Transfers Show Average of \$50,000 Per Day, with Few Sales of Over \$5000 in Week's Business.

Real property to the recorded value of something over \$50,000 a day changed hands last week, or a total of about

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THE GERLINGER BUILDING AT SECOND AND ALDER STREETS, WHICH WILL BE READY FOR TENANTS JUNE 1.

the year, with good indications that the month's totals will run over those of the past four months. On every side, new buildings are going up at a rate that would seem to indicate Portland is to keep up its growth indefinitely. The owners of unimproved or poorly improved lots in the older parts of the city, while indifferent to the opportunities offered them for many years to obtain greatly increased revenue, at last have awakened to the fact with the result that today the city is being metamorphosed into a modern metropolis.

As rapidly as completed, the big office buildings are being tenanted and those nearing completion already have most of their space engaged. The next most important buildings to be ready are the Board of Trade and Beck, both of which are about ready. Three new hotels recently have been added to the city's accommodations—the Norton, the Corvallis and Heysler—and among the ones remodeled and modernized is the Danmore, while extensive alterations are progressing on the Perkins Hotel.

Work on the annex to the Oregon Hotel is progressing as rapidly as possible, with concrete construction and the excavation for the Rosenblatt, at Tenth and Alder streets, is being rushed.

Several residences are being erected on the Heights, of a character to place them under the classification of mansions. In the North End several other high-class dwellings are also going up and plans are being made for other of the same class. Around Mount Tabor there are numbers of expensive residences being erected and scattered through the new additions are many that will be ornaments to the city.

Work is started on the second story of the Y. W. C. A. building at Seventh and Taylor streets. A good idea of what the building will be when completed is now to be had by an inspection of the portion built.

Z. P. Spaulding, owner of the Perkins Hotel property, is soon to have work started on the construction of a six-story office building at the northwest corner of Second and Alder streets, a site formerly occupied by Chinese tenants.

Mrs. Edna Hatfield is to erect four flats at Quimby and Nineteenth streets, at a cost of \$5000. Emil Schaech is making the plans.

The contract for the erection of a \$25,000 schoolhouse at Hood River has been awarded to Strahan & Slavers. Details of the plans and specifications are being completed.

Separate contracts have been awarded

O. L. Brown is to build a \$2000 dwelling at Overlook, Wilson & Nelson being the contractors.

E. M. Lazarus, secretary, R. M. Grace, and treasurer, John Wilson.

Building Inspector Spencer returned last week from a six weeks' tour of Eastern cities. He says the East needs a reduction in the price of building materials before normal conditions return.

Brickmakers are beginning to feel the effects of concrete construction and in the case of recent building projects, it is said they were inclined to shade ruling prices in order to meet the difference between brick and concrete bids. The price of brick in large lots has already been lowered to \$8.

TO BUILD UP SCHOOL FUND

Committee of Educators Considers Ways and Means.

For several months a committee of the State Teachers' Association has been busy gathering statistics relative to the sources of revenue for school purposes in the Pacific Coast and Mississippi Valley States. A meeting of this committee was held in the office of County Superintendent Robinson, Saturday. Those present were: H. D. Sheldon, of Eugene; E. T. Marlette and E. T. Moore, of Salem; C. M. Kiggins, of Portland; and L. A. Wiley, secretary, and R. F. Robinson, president, of the association. L. R. Traver, of Monmouth, a member of the committee, could not be present.

The association is making a careful study of school finances, looking for some feasible plan for building up the state school fund. The committee will recommend two remedies in its report—one for gradual increase of the irreducible state fund, on which the interest only is used for the support of schools; the other, a plan for immediate but temporary relief. The committee is also preparing statistics to show the unequal distribution of the support of schools in the various school districts of typical Oregon counties, as compared with the school census. For this purpose Josephine, Lane, Tillamook and Marion Counties have been selected. The report, when ready, will be printed for general distribution and will bring to the attention of the public valuable data.

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\$225,000. Of this total, 25 transfers of an average of \$5000 each, or \$125,000, figured in the records, leaving \$200,000 as the reported value of the other 175 transfers, 25 of which had an average value of \$2000, and the balance less than \$500, or merely nominal.

Three hundred transfers for the week indicate a fairly good amount of business in the county in the way of realty. In this total is represented what has been done through agents and dealers, as well as sales effected outside these agencies. Just what proportion belongs to each is not apparent on the face of the records, but probably more than 80 per cent would be handled through dealers and agents. On that basis there is, of course, no great sum represented in commissions, but when it is considered that many real estate agents have absolutely no capital invested in a majority of their transactions, the returns should be satisfactory to them, at least.

One of the principal sales reported was that of the northeast corner of Twenty-third and Thurman streets, 60x100, from R. A. Preston to H. Gerson, at a consideration of \$12,500. Property in that locality is in good inquiry at present.

An improved piece in Holiday Addition changed hands at \$16,000. Agents for lots in that district report an excellent business both in vacant and improved property.

Hundreds of prospective buyers of lots in East Side additions and in other sections of the city visited new tracts yesterday. The Heights also had numbers of people out examining sites, and this week should find more than the usual number of sales closed up as a result of these trips.

Visitors this week to Waverleigh will be interested in the work being done by powerful automatic graders. These machines do the work of a host of workmen and accomplish the grading in less time than would be possible by hand labor.

When the excursionists returned from their trip to Hood River Saturday night they were loud in their praise of the great apple valley and of the marvelous manner the favored locality has been improved. While much advertising has been done by the progressive residents and fruitgrowers of Hood River, many of the visiting realty men said they were amazed at the extent and excellence of the cultivation and results attained in so few years.

As an indication of what was done last week, the following report, made by the

Dunn-Lawrence Company, is a fair sample: Ada Cosgriff sold to Carl Kusch her eight-acre place at Oak Grove for \$8700; George Drabbs sold to Ada Cosgriff an acre place on Courtney avenue, Oak Grove, for \$3000; John A. Loquist sold to M. A. Pearson, recently from Minneapolis, a house and lot, No. 948 East Tenth street north, for \$1200; R. H. Dunn sold to O. O. Walling a place on East Thirty-third street near Alberta for \$2500; Anna B. and Nellie M. Farmenter sold to John A. Lee lot 19, block 43, Vernon, for \$600; May Jordan and husband sold to William Talor a house and lot on Eby street, Montavilla, for \$1900; Norman M. Lewton sold to George S. Barrett house and lot on East Salmon, near Twentieth, for \$1750; Margaret J. Norton sold to E. E. Farnsworth an 80-acre place in Blodgett Valley, Benton County, \$2400; C. L. Rotermund sold to John A. Huffstutter lot 2, block 84, Woodstock, with six-room Queen Anne cottage, for \$1900; Thomas C. Shea sold to Frank Cunningham, a lot at East Sixth and Beach streets, for \$750.

PROGRESS MADE IN ST. JOHN

Building Permits and Transfers Exceeded Usual Records.

St. John hardly felt the effect of hard times. This is plainly shown by the building permits taken out. During March, permits to the amount of \$14,000 were issued by City Recorder A. M. Eason, and in April the amount ran up to \$14,500. Included in this amount is a \$2000 factory building for N. J. Bailey and a temporary building for the Christian Church.

Schoolhouse Contract Let. E. C. Lindsey has secured the contract to erect the five-room annex to the Graham school building. His price was \$880. The heating and plumbing was covered by a separate contract. With the present four rooms, Graham will have a nine-

A barn and alteration permits amounting in all to \$3000 for four permits, leaves 19 dwelling permits aggregating \$11,800, or an average of \$1180 each. Dickner Brothers will soon begin the erection of another building that will connect the building now owned by them with the Sherman & Stine building. This will do away with the entire row of shacks on that side of Jersey street, and will greatly improve the appearance of the street.

Real estate men, while they have no large sales to report, say there is a steady demand for lots for residence purposes. The City Hall lot has been seeded and the fountain donated by citizens has been installed.

Lots across the river in Whitwood are finding ready sale at good prices. Property-owners there expect a straggler line from Portland this Summer. They also expect the location of the North Bank shops at the west end of the new bridge and the erection of docks, both above and below the bridge. The dredge Columbia is now at work excavating two basins and filling in the lowland between the river and the Linton road.

Work on the draw span of the bridge is progressing satisfactorily, and trains are expected to be running over it by June 1.



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