

LOCAL FIRM WINS SCHOOL CONTRACT

Montana Company's Bid, Although Lower, Not Taken for Shattuck Building.

FRANKLIN UNIT ASKED

County Hospital Capable of Caring for 200 Patients Soon May Be Started—Coach Permit Out. Many Homes Under Way.

After a stormy session, marked by heated arguments for and against the advisability of awarding building contracts to local rather than outside bidders, the School Board Thursday gave the local firm of Boyo-John-Arnold the award for the construction of the new Shattuck School on the block bounded by Hall, College and Park streets and Broadway.

While the Boyo-John-Arnold bid of \$121,575 was about \$5000 higher than the lowest bid entered by the Olson & Johnson Company of Missoula, Montana, there were certain irregularities connected with the Montana bid that required its rejection irrespective of the sentiment attached to the general desire to spend all public money at home.

The plumbing contract was awarded to the firm of Stunges & Stunges, of Portland, for \$10,842, the low bid. The heating and ventilating work was not awarded, due to a disagreement among the directors as to the responsibility of the low bidder, the Alaska Plumbing Company.

The Shattuck School is to be two stories and basement, of reinforced concrete construction. It has a basement of face brick with terra cotta trimmings. In addition to 24 classrooms there will be a swimming pool, gymnasium and various auxiliary rooms. The Boyo-John-Arnold Company also has the contract for the construction of the Couch building, which is to be similar to the Shattuck School. Both designs were drawn by F. A. Naramore, the school architect.

\$100,000 High School Elected. If the recommendations of the School Board are indorsed at the annual taxpayers' meeting Tuesday, \$100,000 will be set aside in the 1915 budget for the erection of the first unit of a proposed high school tract at East Fifty-second and Division streets.

The Board last week directed its architect, F. A. Naramore, to complete plans for the erection of a \$40,000 Kennedy School unit on Jessup street, between East Thirty-third and East Thirty-fourth streets.

County Physicians Geary and Cliff last week recommended the immediate construction of the first unit of a proposed County Hospital building. They suggest the erection of a building large enough to accommodate 200 patients. It is suggested that the accommodations in the present hospital are entirely inadequate. Sketches prepared by Bridges & Webber, Portland architects, were submitted several years ago.

\$100,000 Permit Is Out. By far the largest building authorization of the week was issued Monday, when School Director E. H. Johnson gave permission to erect the two-story fireproof Couch School building on Twentieth street, between East Fifty-first and Fifty-second streets.

The Hallock Company Starts Five Homes. The Hallock Building Company has made preparations for the construction of four \$1500 residences on East Sixteenth street. Three will be built for C. R. Thorpe on East Seventy-sixth street, between Forty-second and Forty-fourth avenues. Southern will be built on Morgan street, between East Fifteenth and East Seventeenth streets, in Lowell Addition, while the fifth will be erected for William Johnson on Sixth avenue, near Fifteenth avenue, in Diehl's Addition.

Corbett Residence to Be Repaired. Harry L. Corbett obtained a building permit last week for repairs to be made to his two-story frame residence at 233 West Park street. Architects Doyle & Patterson have let the contract to R. E. Stewart. The work will cost about \$1000.

Homes Will Cost \$2000 and \$3000. T. G. Anderson has commenced the erection of a story and a half frame residence on East Fifty-sixth street, between Braze and Wisteria streets, in Rose City Park, at an approximate cost of \$2000. W. L. Nash has obtained a permit for the erection of a two-story and a half home on Taber Court, between East Forty-ninth and East Fiftieth streets at a cost of \$3000.

\$2000 Repairs Permitted. The City of Portland took out a building permit last week for the alteration and repair of the two-story station and shop at the foot of East Washington street. The estimated cost of the improvement is \$2000.

\$10,000 Permit Let. The building inspector last week issued a permit authorizing the construction of a two-story frame store and apartment building on Larrabee street, between East Broadway and Cherry street, according to plans submitted by Earl A. Roberts. Mrs. C. Backstrom is owner of the prospective building and John Hedstrom has the contract for the work.

Sewer Bids Come In. Bids will be received at the City Hall until 3:30 P. M. tomorrow for the construction of the proposed Willow street and East Eighty-second street trunk sewer. The estimated cost of the work is \$187,816. Alternate bids for reinforced concrete pipe and reinforced monolithic construction are being entertained.

Realty Firm Moves. The real estate firm of Embdenstock & Larson, which has been in the Heine building for four years, will move this week to leased quarters in the new Orpheum Theater building on the southwest corner of Stark street and Broadway. Several rooms on the second floor in the corner of the building are being fitted up for occupancy.

New Home Started. For Mrs. Sophie Edelson, G. Eastman has commenced the construction of a one story and a half residence at 1122 East Thirty-fifth street North, at a probable cost of \$2000. Another Market Planned. The permanence of Tamhill street as the market center of Portland was in-

dicated further last week when Frye & Company, of Seattle, wholesale and retail meat dealers, who have a branch in this city, leased the southwest corner of Third and Yamhill streets for the erection of a retail meat market. It is understood that the building will be similar in type to the New Central Market just west of that location. Work will be initiated on the structure, which is to be used exclusively for market purposes, about the first of the year. The property at Third and Yamhill streets is owned by the E. E. Wray estate.

REALTY MAN IS OPTIMISTIC

Vice-President of Laurelhurst Company Tells of Improvements. Paul C. Murphy, vice-president of the Laurelhurst Company, reports a marked improvement in the inquiries for residence property and says that the optimistic feeling has increased wonderfully during the past couple of weeks. He believes, to the greatly encouraging improvement in the financial situation throughout the United States. "We are so encouraged over the prospects for an active real estate business this winter that we have expended considerable money in securing plans for some of the most attractive bungalows built in Southern California, and have had block 102, Laurelhurst, specially designed by one of the best landscape gardeners in the city," said Mr. Murphy yesterday. "Some few months ago we improved

ELECTION OVER, ALL REALTY WAKENS

Market Revived and Many Sales, Large and Small, Are Closed in Week.

ADDITIONS SHOW NEW LIFE

Shots and Blocks Change Title in Short Time, Some Including Modern Improvements—Reports Involve Farms.

A brisk movement in residence property sites and residences on the East Side has been manifested in Portland since the election. One of the most im-

portant sales was that of two lots on the corner of Hawthorne avenue and East Forty-second street, in Hawthorne Avenue Addition, by Lizette Bailey to Emma A. Abrey, for \$10,750. The property includes lots 1 and 2, in block 2, of that addition, and a building which is in good condition. In Clemens Addition W. A. Hall took title to the half interest in lots 6, 7, 8, and 9, in block 2, the consideration being \$8000. R. W. Hall sold the property in Northern Hill Addition, on the Peninsula, a half of block 5, which was purchased by Mrs. J. E. Lounsbury for \$4000. A half block in Grand View Addition in the Rose City Park district was purchased by Millie E. Turner for \$1000. Two lots in Arietta Park No. 4, South East Side, were purchased by Bert E. Boice from Samuel Boice for \$2100.

Home Brings \$2500. At Creston J. C. Prigmore purchased of H. E. Noble a house and lot for \$2500. The property is a lot in block 4, Creston. Annie Le Comte purchased lots 4 and 7, in block 6, City View Park, Sellwood, of Sadie L. Le Comte, the price being \$2000. The property, which includes a house, is located on Rex and East Eleventh streets. A house and lot in Arcadia were purchased by Lydia Swanson for \$2740. Block 10, in City Park, in block 10, 6, Diehl's Addition, from H. G. Utley, for \$1000. Francis Suttie purchased lots 47 and 48, Mount Taber Place, of W. E. Thresholt, consideration nominal.

Arbor Lodge Sale Reported. In Arbor Lodge on the Peninsula, Graham Lardner purchased a lot 50x125 feet, in block 23, from Ole Nelson Horsefield, for \$5000. The sale includes a house, lot 23, in block 23, from Ole Nelson Horsefield, for \$5000. The sale includes a house, lot 23, in block 23, from Ole Nelson Horsefield, for \$5000. The sale includes a house, lot 23, in block 23, from Ole Nelson Horsefield, for \$5000.

Home Sells for \$2050. The Wallesey Land Company has sold to Elmel O'Brien lots 1 and 2, in block 17, Montclair, the price being \$2050. A house was included in the sale.

Tremont two lots were sold by Elizabeth Meserve to Ansalvia Hanson for \$3000. Anthon Ehorn purchased two lots in the Peninsula, from Alma Mueller, consideration nominal. In Laurelhurst Rudolph Franzel purchased two lots of E. G. Alfredson for \$857, and 9, in block 7, the consideration being \$1000. John D. Donnelly purchased in Arietta from Mr. Wharton a lot for \$500. The Fred A. Jacobs Company sold to Margaret Larson a lot in Euclid Heights, the consideration being \$1200, including a home.

Rossmere Price Nominal. Maria D. Bodura took title to lot 13, in block 9, Riverside Addition, from Karl Koberstein, for \$1200. The property is on East Thirtieth street, between Elm and Division streets, in Rossmere. The Homebuilders' Association took title to a lot in block 14, in Rossmere, from John F. Mueller, consideration being nominal.

In Parkhurst Matilda M. Wynne purchased lot 17, in block 5, of Eva M. Purcell, for \$1800. The property is in block 55, Holladay Addition, by Lizette Bailey to Emma A. Abrey, for \$10,750. The property includes lots 1 and 2, in block 2, of that addition, and a building which is in good condition.

Trade of Farm Made. Victor Brunell took title to lot 11, in block 35, Albina, from Clarence H. Snider, in part payment for his farm near the Twelve-Mile House, from Samuel Weiss. This property is on Thillamook street, near Union avenue.

Center Addition Property Sold. A house and lot in Center Addition in the Peninsula, was purchased by Harvey C. James from Mary A. Cook for \$2500. W. D. Smith sold to Ben Dickman two lots in Brainerd Addition for \$1200. In Benedict Heights Margaret O'Brien took title to lot 1, in block 12, from the Riverside Homestead Company.

Lath Company Makes Sale. Lath Company, of Eastmoreland, was purchased of the Lath Estate Company by Amelia Adams for \$1600. The lot is on Lath avenue, near Center street. The Lath Estate Company sold four lots in Aryle Park, block 11, northeastern district, to Katie R. Dunsmore, for \$900.

CROOK FARM IS SOLD. BONNYVIEW PROPERTY SAID TO HAVE BROUGHT \$100,000. Several Thousand Acres of Leased Land and 500 Hereford Cows Are Included in Deal.

What is said to be one of the largest real estate deals closed in Cook County, Ill., was concluded recently when J. H. Gray & Son sold the Bonnyview Stock Farm on Horsehaven and Crooked River, several thousand acres of leased land and 500 Hereford cows to a Mr. Donovan, for a figure reported to be \$100,000. As part payment, Mr. Gray accepted the Oregon lot in block 16, Eastmoreland, which was purchased of the Lath Estate Company by Amelia Adams for \$1600. The sale was made by R. C. Hillman, Calver, Atrey & Smith and the Lueddemann-Lacey Company, of Portland.

Edgar Hafer, a Medford timberman, last week paid \$15,000 for the 104-acre Ed. Reinshaw alfalfa farm, located one mile south of Medford on Bear Creek. Mr. Reinshaw accepted three residence lots in Medford as part of the consideration.

Brothers Make Purchase. Glenn Jones and Alva Jones, residents of the Rhea Creek country, have purchased from H. S. Mickleby an 80-acre grain land and 1000 acres of range land six miles south of Heppner. They paid approximately \$50 an acre for the farm, and \$5 an acre for the range.

H. F. Laylor, who recently returned from Portland from Alaska, last week purchased from H. S. Mickleby an 80-acre improved farm, including stock and implements, located two miles from Cape Horn, Wash., for \$6000. Half cash was paid for the property, a mortgage being issued for the balance. Joseph C. Gibson, of Portland, handled the deal.

W. C. Mulier is selling his 95-acre farm near the Price schoolhouse, one mile from Albany, for \$140 an acre. Albany real estate men report that the property is receiving frequent inquiries from farmers in the East who are planning on coming to the Willamette Valley to locate.

Ten Bar Ranch to Be Cut Up. Dr. Finn is planning to divide the famous 840-acre Ten Bar ranch, located eight miles east of Bend, into 40 and 80-acre tracts. He will build barns and houses on the tracts and sell them on terms.

Couch Corner Transferred. Two lots located on the northeast corner of Twentieth and Johnson streets, in Couch's Addition, have been transferred by Emily W. Snow to the Nedra Company for the nominal consideration of \$10.

Robert Kempt Plans Residence. Robert Kempt has contracted with C. C. Green and Miss Little, Craig, to build a two-story frame residence on East Fifty-sixth street, between Twentieth and Thirty-first avenues. It will cost about \$10,000.

CROSS FORECAST

Seattle Realty Agents Not Worried by Prohibition.

OPTIMISTIC NOTE STRUCK

Increase in Other Manufactures Thought Likely and Addition of Many Residents Who Are Opposed to Liquor.

Evidently the real estate men of Seattle and Spokane are interested in the probable effect prohibition will have upon their business, just as Portland brokers are, for the Seattle Post-Intelligencer last Sunday not only printed the column of interviews from prominent Portland realty brokers which appeared in The Oregonian the Sunday preceding and a story of like vein which appeared in the Spokesman-Review, of Spokane, but it published a comprehensive article written by R. W. Hill upon the "Probable Effect of Prohibition Law Upon Real Estate Values in Seattle."

The prevailing opinion among Portland realty men that prohibition will not depress business is held also by Mr. Hill, who says, in part: "It is a well-known fact, among real estate men and other observers, that a large percentage, perhaps more than half, of all property owners in the business section absolutely refuse, for any consideration, to lease any part of their property for the sale of liquor. This objection on the part of some is based upon moral grounds. However, many of them, for purely economic reasons, consider it unwise to let their property for that purpose.

Values of Residences Untouched. "Extending our observations to the residence sections, the only possible objection to the sale of liquor would be on the ground of a general depreciation of business and shrinkage of population. "However, the number of people in this country who favor the extermination of the liquor traffic is great and is constantly increasing, and I think any fair-minded man will admit that more people will be attracted to the city purely as a place of residence than will be driven away. So there will be no depreciation or loss of tenants in residence sections.

So-called real estate owners take courage and await developments before showing on their inventories a depreciation in their holdings, and let prospective investors know the sides of the question before being deterred from any intended investments.

No Depression in Manufacture. "The value of the manufacture of liquor in this state is only 2 per cent of the total value of all manufactured products, at the present time. If the two-story building at Latham were stimulating influence should increase the manufacture of liquor by 10 per cent, it would make up for all the loss which would be sustained by the slight increase in half a dozen other leading manufacturing industries which also make up for the loss incidental to the stopping of the manufacture of liquor.

"Undoubtedly the general development of this state, immigration coming through the canal and resulting from the war in Europe and the general improvement of business conditions will result in such marked improvement in the general business that we will feel no depression whatever from the prohibition legislation."

LATHAM LANDMARK GOES Razing of J. C. Sharp Store Takes Building of 1872.

COTTAGE GROVE, Or., Nov. 21.—(Special.) The tearing down of the J. H. Sharp store building at Latham removes one of the oldest and best-known landmarks of the Cottage Grove country. The building, erected in 1872 and was used until a year or so ago. The work was completed this week. Mr. Sharp's widow did not continue in business after the death of her husband.

Mr. Sharp was one of the best-known characters of Cottage Grove. When Mr. Sharp first established a store at Cottage Grove freight and mail were unloaded at Latham and from there by wagon to the old Cottage Grove on the west side of the river. Mr. Sharp was for many years postmaster at Latham.

BUILDERS LESS ACTIVE 80 LEADING CITIES EXPEND ONLY \$8,142,306 IN OCTOBER. Greater New York, However, Shows Increase Over 1913, With Total of \$8,301,192 to Credit.

In spite of generally favorable weather conditions, there was a continued restriction of building activity during October, permits issued for new work according to reports received by Dunn's Review from 80 leading centers of the United States, calling for the expenditure of \$8,142,306, a decrease of about 1 per cent as compared with a year ago.

The total for Greater New York again showed an increase over 1913. In other hands there was a sharp falling off at a number of important centers, including Detroit, Kansas City, Baltimore, Boston and Buffalo. The October figures, with comparisons for earlier dates, follow:

Table with 4 columns: City, 1914, 1913, and 1912. Rows include October, September, August, July, June, May, April, March, February, and January.

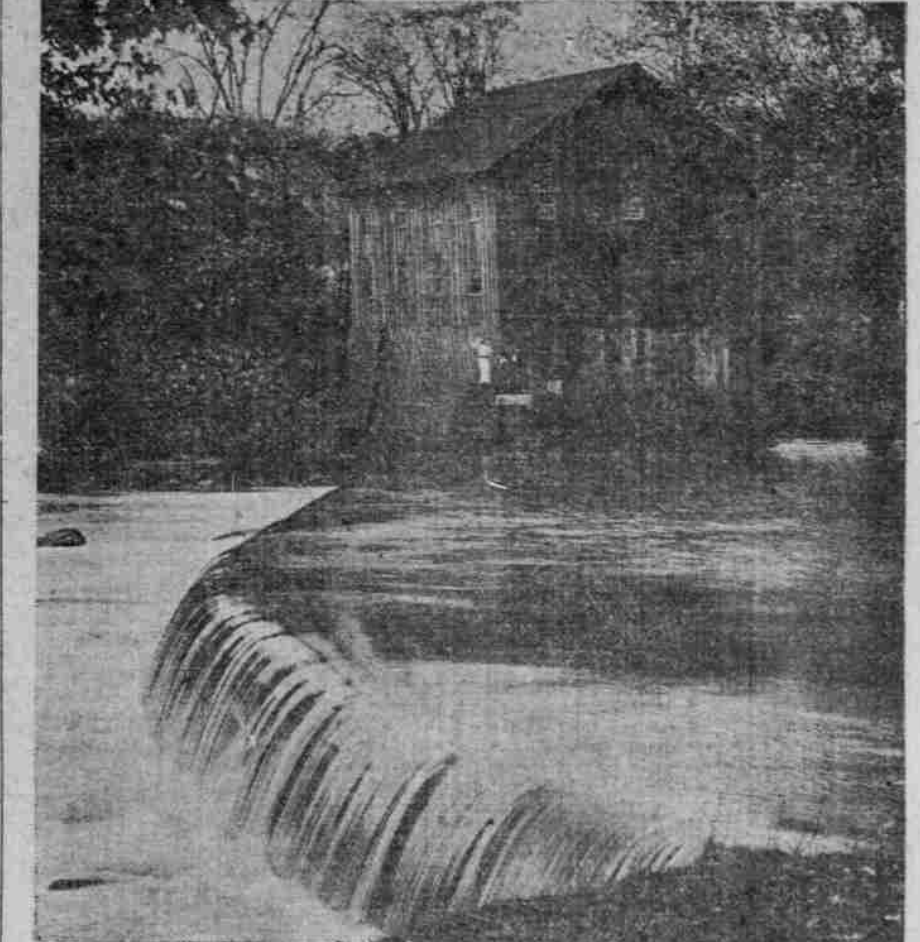
75 Cities Outside of New York. It reported more or less improvement in comparison with October a year ago. On the other hand there was a sharp falling off at a number of important centers, including Detroit, Kansas City, Baltimore, Boston and Buffalo.

\$2000 Residence Planned. A story and a half frame residence is being built by James T. Butcher on East Thirty-third street, between Gladstone avenue and Cora street, the cost to be \$2000.

Repairs to Cost \$700. Repairs are to be made to a warehouse on East Forty-fourth, Halsey street, and the driveway track for E. J. Gordon. C. W. Christensen will do the work.

Sellwood May Get Fire Station. If the city budget is not cut there will be a new \$10,000 fire station for the Sellwood fire company on the corner of East Thirtieth street and Tacoma avenue. Also \$500 will be expended for new equipment in the engine house. The present fire station is a frame building, one of the first erected in this suburb.

RIGHT IN THE CENTER OF AMERICA'S MOST BEAUTIFUL VILLAGE



Established in 1751, and still doing profitable grain business, \$35,000 annually, this aristocratic old mill, granary, garage, etc., with acreage and valuable water rights can be purchased on very easy terms. Buy now at rock-bottom price and develop something big in the Hydro-electric line for manufacturing cities only four miles in each direction. Located one square mile from postoffice, town hall and library, in Farmington, a quiet village of colonial homes of wealthy men, surrounded by rich dairy district and million-dollar country estates, but minutes by state capital, Hartford, Connecticut, and a hundred miles from New York or Boston. You can have every advantage of both the city and country. Finest schools, churches and a modern country club. Property immediately available. Adjoins most exclusive girls' school in the East. Low taxes, paved roads, dry climate, trout streams and wooded hills. Some timber on mill lot and an abundance of game and land for any quantity of concrete work. Dam in excellent shape and many times the water ever needed. Sixty-horsepower Smith turbine and all necessary machinery. In Farmington, Conn., a fine country or city property. For Government maps, photos and complete description, address the owner direct, care Postoffice Box 1505, Tacoma, Washington.

LENDS FOLK BUILD

Cost of New Structures in Suburb Totals \$75,000.

BUNGALOW MADE LIBRARY

Three-Story Apartment-House Costing \$27,000 Being Erected at Glen and Hawthorne Avenues. 75 Rooms in All.

The new buildings erected in the suburb of Lents cost an aggregate above \$75,000. These include the two-story modern reinforced concrete building just completed on the corner of the Foster road and Main street, for Mrs. Mary Yott, at a cost of \$12,000. The theater building at the corner of Sixtieth avenue and Main street was recently finished at a cost of \$15,000, which was built by the exception of a two-story brick on the east side of Main street, near Sixtieth avenue, at a cost of \$12,000. The bungalow on Hawthorne avenue, which was built at a cost of about \$15,000. The Lents Library recently moved into a bungalow on the Foster road, which was built at a cost of \$1500. The city has provided a new system of street names and numbers for this suburb.

\$27,000 Is Cost. A three-story modern apartment is being erected by Sutherland & Smith on the northeast corner of Glenn and Hawthorne avenues, Samside, which will cost, completed, \$27,000. Mr. Sutherland said yesterday that the investment in the building and its furniture will be about \$20,000 when completed. The structure covers 100x100 feet and faces Hawthorne avenue. It will contain 24 apartments of two and three rooms each, or about 75 rooms in all. All floors are to be finished in oak and the rooms finely lighted and ventilated. The main entrance, which will be from Hawthorne avenue, will be finished in marble. The building will be completed in about a month's time. The apartments will be known as "The Glenn."

City Goes Ahead. Work is being pressed forward on the new \$5000 clubhouse of the Laurelhurst Club, on the north side of Laurelhurst Park, by Contractor Kutsky. The clubhouse will be built on the lot and Taylor streets to the Security Savings & Trust Co. for a consideration of \$10,000.

Third Street Property Decided. Lawrence E. Therkelsen has deeded an undivided one-third interest in two lots on the northeast corner of Third and Taylor streets to the Security Savings & Trust Co. for a consideration of \$10,000.

Two Small Sales Announced. J. E. Bonbright has transferred lot 16, block 1, Villamod Addition, to B. Smolkon and associates for \$2850, and Austin Underhill has sold lots 13, 14 and 15 in block 1, Bonita Park, to T. Ashton for \$2100.

Real Estate Sold by Searchlight. To sell real estate by the use of a powerful electric searchlight is one of the latest fads introduced by a real estate company of Los Angeles. The residents of that part of Southern California have been accustomed to seeing the brilliant rays of this remarkable light flashing over the sky and in and around clouds. The light has more than \$500,000 candlepower and throws its glare 25 miles into the air. The use of the wonderful light on Mt. Lowe, it is the largest in Southern California.

Roseburg to Get Trading Branch. ROSEBURG, Or., Nov. 21.—(Special.)—The Northwest General Trading Company of Portland, has decided to establish a branch store in Roseburg on or about January 1. Portland representatives of the firm have been here for several days conferring with the local farmers relative to opening the branch in this city. It will be a cooperative concern and much of the stock will be owned by residents of this vicinity.

Directory of Prominent Life Insurance Agencies Members of Life Underwriters Association of Oregon

- List of life insurance agencies and their managers, including: Wm. Goldman, Manager, MANHATTAN LIFE, Oregonian Bldg.; H. G. Lottin, Manager, MASSACHUSETTS MUTUAL LIFE, Chamber of Commerce Bldg.; E. E. Harman, Manager, PENN MUTUAL LIFE, Northwestern Bank Bldg.; H. H. Harman, Manager, NEW ENGLAND MUTUAL LIFE, Northwestern Bank Bldg.; Mutual Life Insurance Co. of N. Y., Corbett Bldg.; G. W. Sisson, Mgr., RELIANCE LIFE INS. CO., Harbor Bldg.; E. S. Lockwood, Vice-Pres. and Gen. Agt., COLONIAL LIFE INS. CO., Spaulding Bldg.; Pacific-Crossing Co., General Agents, ALMA LIFE INS. CO., Harbor Bldg.; J. H. McCalla, Manager, UNION LIFE INS. CO., 257 Sherlock Bldg.; John Fisher, Manager, PRUDENTIAL LIFE INS. CO., Rothchild Bldg.; E. W. Ameybury, Manager, NORTHWESTERN LIFE INS. CO., Northwestern Bank Bldg.; Judd Lottin, Manager, AMERICAN CENTRAL LIFE INS. CO., 505 Dekum Bldg.; McCricker, Bates & Lively, Managers, AETNA LIFE INSURANCE CO., Lyon Bldg.; Charles J. Little Agency, Inc., ALMA LIFE INS. CO., Harbor Bldg.; IDAHO STATE LIFE INSURANCE CO., 505-507 Union Bldg., Phone Main 2411; J. Wm. Johnson, THE OREGON LIFE INS. CO.; WESTERN STATE LIFE INS. CO., 301-2 Northwestern Bank Bldg.