LEASE OF LAKES TALK OF MARKET

Forty-Year Hold Which New York Syndicate Now Has Is Significant.

$7,000,000 DEAL NOTABLE

Portland Real Estate Market Takes on Decided Hum With Changes Due at Imperial Hotel and Rothchild Building.

The absorbing topic of discussion in the offices of Portland engineers, "real estaters" and material dealers last week was the proposed immediate development of Lake Summer and Lake Abert, in Lake County, at an expense of approximately $7,000,000 by the New York syndicate which has leased the lakes from the state for a term of 40 years.

As announced in The Oregonian Friday, the syndicate plans erecting a 270-mile pipeline from the lakes to the confluence of the Columbia and Deschutes rivers, where a $5,000,000 manufacturing plant will be built to handle the various materials that are to be made of the rich salt deposits in the two lakes. The pipeline will be constructed of Oregon fir and cost approximately $2,000,000, according to present estimates, which call for a pipe 14 inches in diameter in most places. A large pumping station will also be erected at the lakes to pump the lake fluids over the first leg of the travel to the factory site.

The plans for the pipeline already have been prepared by J. G. Kelley, a Portland engineer, and the plans for the factory buildings, warehouses, refineries, separating plants, etc., have been drawn by New York City engineers. Jason C. Moore, head of the syndicate, telegraphed from New York to his Portland representative, Attorney Chester A. Sheppard, Thursday that he was ready to go ahead with the active construction work at once. Mr. Sheppard predicts that the work will commence within 90 days.

Mr. Moore effected the lease originally with the State Land Board, but it was not authoritative until it was ratified last week by the Legislature and indorsed with Governor Withycombe's signature.

The proposed plant will be the largest of its kind in America, it is said, and will employ between 3500 and 5000 men at all seasons of the year. It amounts to the largest private development project initiated in Oregon for years.

Mr. Bowman Starts Another Home.

The F. E. Bowman Company has commenced the erection of another $6500 residence near the northwest corner of East Nineteenth and Klickitat streets. It will extend two full stories above basement and contain seven rooms and a sleeping porch. The exterior will be stucco. The excavation already has been started.

Imperial Orders Repairs.

Architects Sutton & Whitney have completed plans and awarded contracts for repairs to the Imperial Hotel which will give the Imperial Grill an entrance from Broadway. The cost of the work, including the installation of new hangings, tapestries and decorations, will be about $5000.

Portland Man Gets Job.

At a contract price of $33,362 P. A. Sandberg has been awarded the contract for extensive street improvements at Bay City, Or. The award was made following the opening of bids by J. C. McClure, City Recorder of Bay City.

Fire Causes Improvement.

As a result of the big fire last Sunday in the Alder Hotel building, when an $80,000 damage was suffered, extensive repairs and alterations will be made by the owners, principal of whom are W. L. Morgan and W. A. T. Bushong, of the Alder Investment Company. The Alder Hotel was built about five years ago at a cost of $98,000.

Bridge Bids to Be Opened This Week.

Next Tuesday has been set as the date for the opening of bids for the construction of the $1,750,000 interstate bridge that is to span the Columbia River between Portland and Vancouver. Full description of the plans have been published by the consulting engineers, Harrington, Howard & Ash.

Big Repair Job Up.

Stanley S. Thompson, who recently was appointed manager of the Rothchild building, located at the northwest corner of Fourth and Washington streets, announced last week that the building would be repaired immediately at a cost of about $4000. The present front will be torn out, the lobby extended, the walls and halls done over and the exterior renewed. The work will be started this week under the direction of the architectural firm of Tourtellotte & Hummel. Italian marble and plate glass will be used in the new work.

School Bids Close Soon.

Bids for the construction of the proposed $15,000 high school building at Silverton will close next Thursday. The plans drawn by a Portland architect, P. Chappell Browne, call for a two-story brick building, 90 by 75 feet in foundation area and containing 10 large classrooms and an assembly hall having a capacity of 250.

$20,000 Permit Let.

Mrs. Sarah Rosenblatt obtained a building permit last week for the construction of a two and a half story frame residence at 622 Myrtle street, between Twenty-first and Twenty-second streets, in Carter's Addition, Portland Heights. The estimated cost of the structure is $20,000. The plans were prepared by Architects Root and Kerr, and the contract is in the hands of John Zwick.

Dr. Coffey Orders Repairs.

Dr. R. C. Coffey has commissioned Architects Jacobberger & Smith to draw up plans for additions and alterations to be made to his two-story residence at 789 Glisan street, between Twenty-third and Twenty-fourth streets. The work, which has been awarded to H. Jacobsen, will cost about $3000. The library, the dining and living-rooms will be enlarged, and the interior finish will be converted into mahogany throughout.

$2500 Home Begun.

For Sam Norton Contractor M. W. Lorenz has commenced the erection of a one-story frame residence at 751 Periander street, in Montgomery Park, at an estimated cost of $2500.

East Yamhill Gets $4000 Home.

W. A. Hassock has directed the Hallock Building Company to construct a one-and-a-half-story frame dwelling for him on East Yamhill street, between East Fifty-sixth and East Fifty-seventh streets. The work will cost about $4000.

Captain Tibbets Gets $6000 Home.

Captain Frank P. Tibbets' new home, which is just about completed, is one of the most modern homes which The Oregon Home Builders have constructed. It is located in Olmstead Park Addition on Brice avenue near Glenn avenue. It is a seven-room home with additional sleeping porch, and planned after the English style. The surface is finished in timber and plaster effect, and the architecture closely resembling the popular foreign home. It is to be finished in old ivory enamel.

$2000 Job Started.

According to plans drawn by H. C. Dittrich, N. M. Peterson has commenced the concrete and brick work on a one-story brick school which is to rise at 315 Larrabee street for the Bethel A. M. E. Church. The permit cites $2000 as the probable cost.

E. B. Holmes Builds.

E. B. Holmes has started the erection of a $4000 dwelling on East Glisan street, between East Thirty-ninth and East Forty-first streets, Mr. Holmes being the superintendent of the work. Ella M. Allen is repairing a dwelling on East Salmon street, between East Thirty-third and East Thirty-fourth streets, the cost being $200. L. Langos is the builder. A one-story garage is being built on East Fifteenth, between Brazee and Knott streets, for Mrs. C. F. Reynolds, at a cost of $275.

Mr. Shankland Plans Cottage.

E. S. Shankland is erecting a one-story cottage on East Eighteenth street, between Malden and Leo streets, in Sellwood, at a cost of $1000. Henry Schmeer is repairing a one-story frame dwelling on East Fourteenth, between Beech and Kalling streets, Albina, at a cost of $1000. Petke & Krombein are the contractors.

Building to Cost $9000.

The Ingersoll Construction Company is erecting a one-story frame building at the Oaks, at the foot of Rex avenue, to cost $9000. J. C. Welch is building a one-story store on East Burnside street, between East Twelfth and East Thirteenth streets, the cost to be $500.

Two Dwellings to Go Up.

George A. Ross, the builder, has taken out permits for the erection of two story-and-half houses on East Grant, between East Thirty-fourth and Glenn avenue. Each will cost $2200. A. W. Bowhill is building a dwelling on East Fifty-second, between Fifty-sixth and Fifty-seventh avenues, the cost to be $1200.

A. P. Smith Builds $4000 Home.

A two-story residence is being built for A. P. Smith on Glenn avenue, between Mason and Shaver streets, at a cost of $4000. Mrs. Mary W. Neusom is having a residence built on Hazelfern avenue, between Peerless Place and Imperial, to cost $4000. W. H. Slavens is the contractor for this building.

Mrs. C. C. Richards to Build.

Work has been started on the new $4000 residence for Mrs. C. C. Richards on East Eighteenth street, between Thompson and Brazee streets. Gustina Bros. are the contractors. Mrs. C. O. Tarrell is repairing a residence on Weidler between East Sixth and East Seventh streets. The cost will be $300. Frank Hahl is doing the work.

G. C. Purdin Erects Four Residences.

G. C. Purdin has taken out a permit to erect four one-story dwellings on East Grant street between East Forty-eighth and East Forty-ninth streets, each to cost $1800. J. A. Pryor is having a cottage built on East Eighty-fourth street between the Foster road and Fifty-eighth avenue, the cost to be $1250.

New Home to Cost $4500.

A story and a half residence is being built on East Ash street between East Forty-first and East Forty-third streets for E. F. Balgmann. It will cost $4500. Mr. Balgmann is the builder. Leo A. Harms is repairing the dwelling on Vincent street between Lombard and Hollard streets, on the Peninsula, at a cost of $600.

C. W. Dolan Starts Cottage.

C. W. Dolan is erecting a one-story cottage on East Morrison street between East Seventieth and East Seventy-first streets, at a cost of $1500. L. H. McCartha has erected the foundation for a dwelling on East Sixty-sixth street between Siskiyou and Stanton streets, at a cost of $300. A substantial dwelling will be built on the foundation later at a cost of about $4000.

SUBLEASES BLAMED FOR HIGH RENTALS

Corner Cigar Stores Pay Big, Keeping Rates Up, Merchants Are Told.

MANY DECREASES FOUND

Canvass by Committee Reveals That Owners Have Granted Reductions, While Men Who Subrent Refuse to Do So.

Blaming the corner cigar stores and those who have subleased downtown buildings for the existence of high rentals, a committee of the Retail Merchants' Association filed a report on its investigation of the rental situation in Portland before a meeting of the association Wednesday night and quoted the rental schedules in other cities.

According to W. B. Shively, secretary of the association, rents in Portland are higher than in New York, considering the number of passers-by before respective locations.

The canvass was taken by a committee appointed from the membership of the association. In the "big loop" bounded by Third, Tenth, Stark and Yamhill streets, they interviewed more than 200 merchants. They also followed Washington street to Fourteenth street, Third and Fifth streets to Oak street and Sixth street and Broadway to Ankeny streets, these properties also being regarded as belonging properly to the congested district.

Some Rents Reduced.

"In this territory we found that 93 merchants had recently obtained reductions in rent and that reductions had been refused 81," said Mr. Shively. "But those who were privileged to discuss the situation with the actual owners of the property in all cases received reductions. The holders of subleases in all instances refuse to grant any concessions.

"We found that 68 saloons still occupied stores in the congested district and that 19 corners were taken up by cigar stores and handsome rentals paid, which tends to increase rents generally. There are a considerable number of vacancies but not so many as I noted this week in a personal survey of the streets of Seattle. When the prohibition law is placed in operation many downtown stores will be rendered vacant temporarily and this will tend to decrease rents generally."

While addressing the association at the Commercial Club Wednesday night Robert H. Strong, manager of the Corbett estate, explained that the merchants themselves were responsible for many of the high rents. He said that in booming times they had vied with one another in making extravagant offers for choice locations.

E. J. Jaeger, president of the association, declared that most of the landlords were willing to reduce the rent to what business could stand but that the subrenters complicated the situation materially by demanding big rentals.

Prevailing Rate Established.

The survey establishes roughly the prevailing rates of rent per front foot per month for stores on the leading streets, but does not make allowance for the depth of the stores and the height of the ceilings.

On Washington street between Third and Fourth streets rents varied from $13 to $29 a front foot without any particular cause for the variance.

For the balance of the streets the following averages were maintained: Washington, from Fourth to Fifth street, $20; from Sixth to Broadway, $25; from Broadway to Park street, $16 to $35; from West Park to Tenth street, $20; from Tenth to Twelfth street, $10, and from Twelfth to Fourteenth street, $6.

Morrison street between Third and Fourth streets, $20; from Fourth to Fifth street, $17.50; from Fifth to Sixth street, $20, and from Broadway to Park street, $11.

Alder street from Third to Fourth street, $8.

Stark Street Rate Varies.

Stark street from Third to Fourth street, $5; from Fourth to Fifth street, $9; from Park to Tenth street, $8.

Third street from Morrison to Washington streets, $15; from Stark to Washington streets, $10.

Fifth street from Stark to Oak streets, $10.

Sixth street from Morrison to Alder streets, $15; from Washington to Stark streets, $17.50; from Stark to Ankeny streets, $15.

Fourth street from Washington to Alder street, $10.

The association officers learned by correspondence that an 18-foot front located at Fulton street and Broadway, New York City, where 1,500,000 people pass daily, rents for $55 a front foot and that a store on Broadway between Warren and Murray streets, opposite the City Hall, brings from $18 to $42 a front foot monthly.

In Seattle, where the stores are much deeper than in Portland, and where alleys are provided, the prevailing rent is front $30 to $38; in Los Angeles the best location averages $40, while good locations on prominent cross streets bring an average rental of about $25.

San Francisco Rents High.

In San Francisco, on Market street between Kearney and Powell streets, the average is reported as being $55, while the average on Kearney, Geary and Stockton street is quoted at $30.

In Tacoma the best locations may be had, the report shows, for rentals ranging between $9 and $14; in Oakland, between $15 and $20; in Spokane, between $20 and $25, and in Des Moines between $10 and $25.

"Our report shows that in every city except San Francisco, where the fair is in progress, rents are generally on the decrease," said Mr. Shively. "In Spokane the decrease is reported to be 20 per cent. Of course the fact that Portland's stores are small should be considered when the respective rentals are being compared."

A committee will be appointed to hear grievances and try to settle all rent differences equitably. Mr. Shively is chairman of this committee and E. D. Timms will serve as the second member of the Retail Merchants' organization. Three additional members will be chosen from the Commercial Club, the Chamber of Commerce and one from at large.

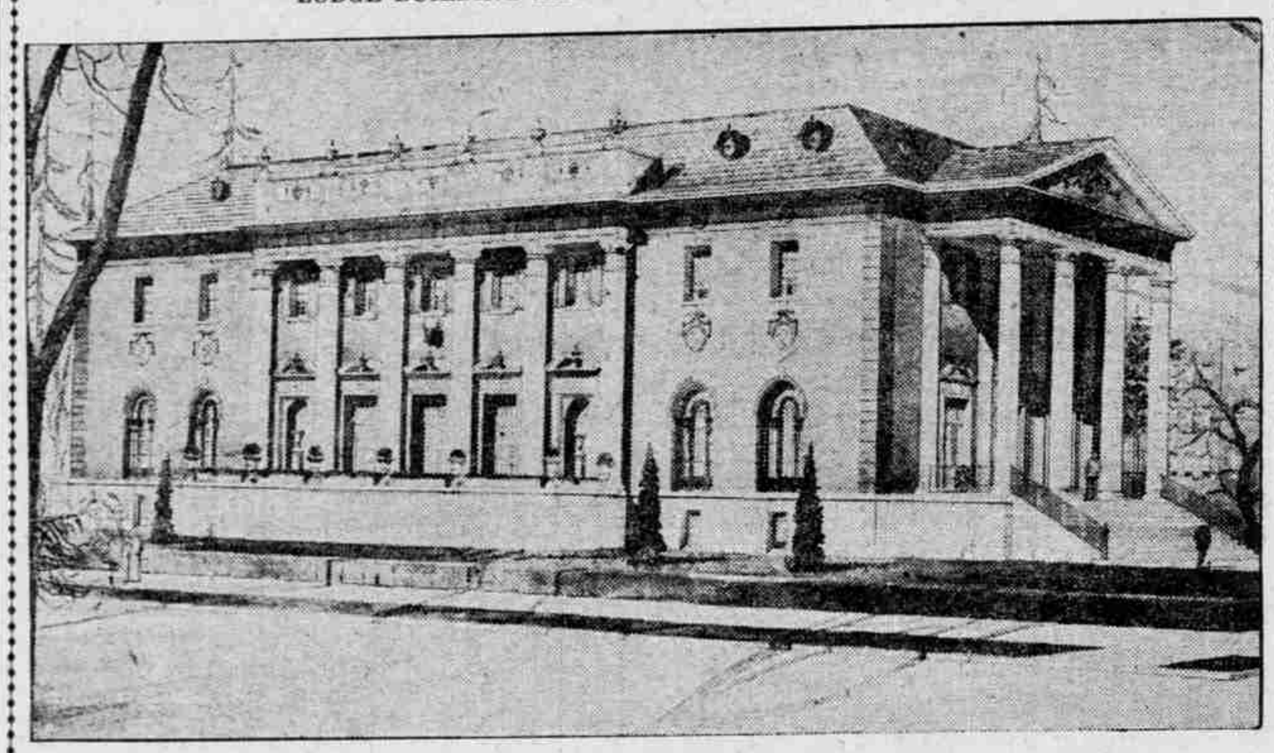
John Zedrick Starts Cottage.

John Zedrick has started the erection of a cottage on East Sixty-seventh between East Flanders and East Glisan streets, to cost $1250. Work has been started on a cottage for B. Amsterdam on East Twenty-second between Powell and Tibbetts. The cost will be $1250. A cottage costing $800 is being built for T. Broder on East Seventieth street near Forty-third avenue.

G. G. Larfield Plans Home.

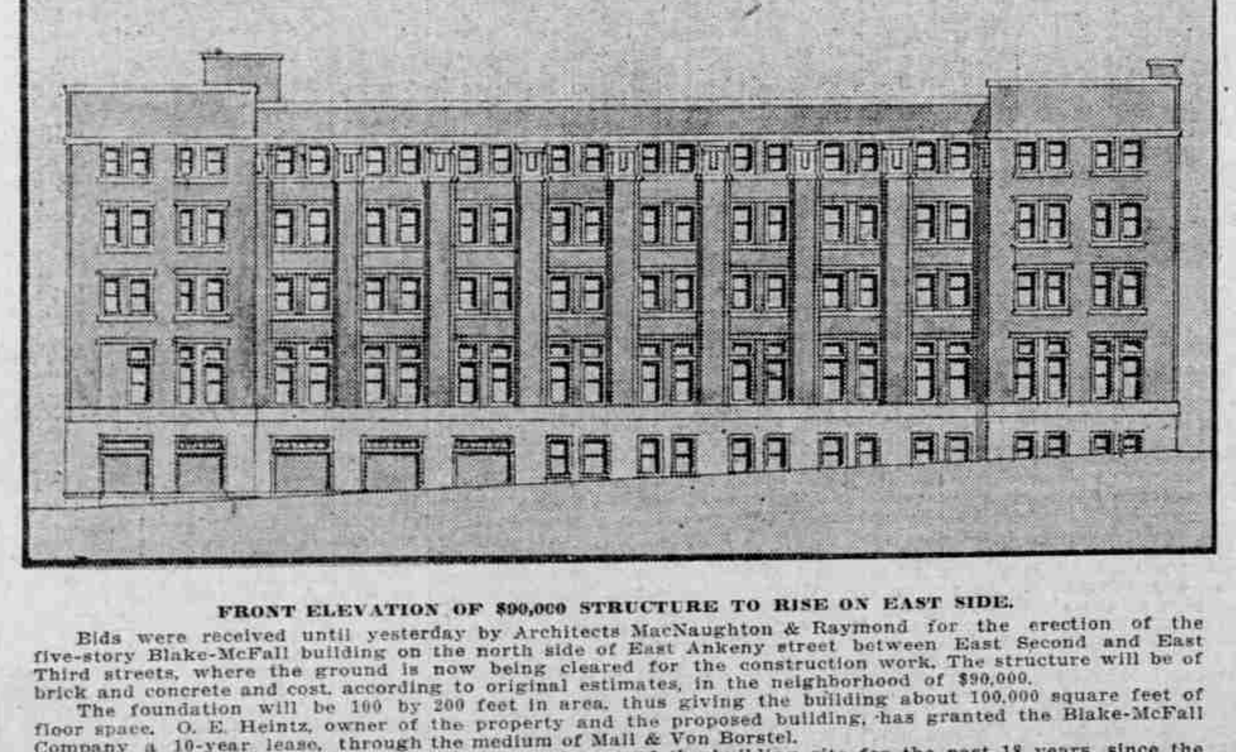
A home to cost $2500 will be built for G. G. Larfield on Wisteria between East Fifty-second and East Fifty-fourth streets. Mr. Larfield will superintend the erection. C. T. Stever will erect a one-story residence on East Forty-first between Hawthorne avenue and East Harrison streets, the cost to be $2250.

LODGE BUILDING MAY BE HEATED BY ELECTRICITY.



STRUCTURE TO BE ERECTED BY ELKS AT KLAMATH FALLS AT COST OF $50,000

BIDS CLOSED YESTERDAY ON BLAKE-M'FALL BUILDING.



FRONT ELEVATION OF $90,000 STRUCTURE TO RISE ON EAST SIDE.

Bids were received until yesterday by Architects MacNaughton & Raymond for the erection of the five-story Blake-McFall building on the north side of East Ankeny street between East Second and East Third streets, where the ground is now being cleared for the construction work. The structure will be of brick and concrete and cost, according to original estimates, in the neighborhood of $90,000.

The foundation will be 100 by 200 feet in area, thus giving the building about 100,000 square feet of floor space. O. E. Heintz, owner of the property and the proposed building, has granted the Blake-McFall Company a 10-year lease, through the medium of Mall & Von Borstel.

The Pacific Iron Works, which has occupied part of the building site for the past 18 years, since the erection of the Burnside Bridge, has been moved to its new $25,000 plant, at East Thirtieth street, north of Sullivan's Gulch.

TWO $35,000 DEALS ARE MADE IN WEEK

Old Strong Residence Across From Arlington Club Is Now in New Hands.

$26,000 IN CASH IS PAID

Webb Cherry Orchard Near Fairview Is Traded for 472-Acre Ranch Southeast of Amity in Yamhill County.

Two $35,000 transactions formed the features in the Portland realty market last week. The old Strong residence, located on an inside lot on the west side of West Park street, between Main and Salmon streets, diagonally southwest of the Arlington Club, was sold by J. J. Flaherty to F. E. Ames, a local representative of the Government in the timber service, at a valuation of $35,000. Approximately $26,000 was represented by cash.

Relating to the same transaction, J. M. Long deeded an eight-room house located at the southwest corner of East Sixty-second and Hoyt streets to Mr. Flaherty at a valuation of $3500. Dr. Kenneth T. Long deeded to Mr. Flaherty a five-room bungalow located on the southwest corner of East Fifty-third and Sherman streets, valued at $4500, and J. T. Long, the realty dealer, who represented both sides in the transaction, deeded to Mr. Flaherty an acre of ground in Mount Scott said to be worth approximately $1500. As the balance of the payment Mr. Ames gave Mr. Flaherty possession of 15 shares in the Metropolitan Investment Company at a valuation of $100 a share.

The residence on West Park street, which was sold several years ago by the Strongs, contains 15 rooms. Recently T. J. Long was the agent to a deal whereby Dr. DeWitt Connell received title to a lot located nearby on Salmon street, between West Park and Tenth streets. It is understood that negotiations are under way for the acquisition of additional property to complete a site for the erection of a large apartment-house for bachelors.

The other large deal involved the trade of the famous Webb cherry orchard located between Fairview and the Twelve-Mile House for a 472-acre ranch situated about a mile southeast of Amity in Yamhill County. By the terms of the exchange Lawrence R. Allen releases ownership of the 30-acre cherry orchard known as one of the best improved small places in Multnomah County, and O. A. Bosserman, of Portland, relinquishes title to the Yamhill County property. Both were placed in the trade at an even valuation of $35,000. Mr. Bosserman will make his home on the former Webb place and Mr. Allen, who received his degree in civil engineering at Cornell University several years ago, will move with his wife, who was formerly Miss Webb, to the wheat ranch. Later he plans converting the entire 472 acres into a stock ranch. The Ralph Ackley Land Company handled the exchange.

Big Deal Is Concluded.

The announcement made in The Oregonian recently that the Rex Arms apartment building located on the southwest corner of East Thirteenth and Morrison streets, and the Chesterbury Hotel annex, located on East Twentieth, between Kearney and Lovejoy streets, had been sold by R. F. Wassell and D. B. McBride was confirmed last week when the transfer of title to these properties was filed for record at the Courthouse. The deeds were made out to the Lawyers' Title & Trust Company, of Portland, but it is known that the real purchasers were Chicago capitalists. The total consideration is understood to have been $200,000. Nominal stipulations of $10 were recited in each of the deeds.

Two Lots Sold for $8750.

Two lots situated on the north side of Pettygrove street between Twenty-fourth and Twenty-fifth streets in Goldsmith's Addition were sold last week by W. H. McEldowney, of Forest Grove, to Mrs. E. M. Smith, of Portland, for $8750. Wakefield, Fries & Company represented the seller and Parrish, Watkins & Company the purchaser.

$13,000 Lot Deal Is Made.

Property described as lot 4, block 10, Terwilliger Homestead, has been transferred by John Loop and associates to William A. Kept for a reported consideration of $13,000.

Small Deals Are Reported.

George A. Ross has transferred to A. W. Armstrong lot 18 in block 1, Rossdale, for $3500, the sale including a house. Charles H. Dodd has taken title to lot 7 in block 2, Forest Park, from Irving L. Clark, the price being given as $1000. The property is located in the South East Side in the Woodstock district.

C. P. Scott Buys Two Lots.

Christopher P. Scott purchased of Mary Beakey Harris lots 5 and 6 in block 3, Maplehurst, for $2000. Ameen A. Farah purchased of Herman Schlirf a tract in Laurelwood Annex for $1075. In Lyons' Addition, lot 16, in block 1, was purchased by Volney S. Ogle, from Delvin D. Ogle, for $1700. The property is located on the Peninsula. R. C. Richardson has taken title from T. M. Hurlburt in Thayer's Addition, in the South East Side, lots 15, 13, 20 and 11, for $7720.

Woodlawn Lot Brings $1200.

James E. Gell purchased lot 4, block 28, Woodlawn, from Louisa Emig, for $1200. A lot on East Eighteenth street, between Thompson and Brazee streets, was purchased by Gertrude Richards from Tinie L. Hymans, the consideration given being nominal. The lot is located in the heart of Irvington. At Brentwood, in the South East Side, Jean Thompson took title to lot 3, in block 1, from Clarence W. Webster. The price was $1600 and the sale included a home.

Glencoe Lots Change Hands.

Thomas H. Kendig sold to B. O. Gallup lot 3 and the south 24 feet of lot 4, in block 3, Glencoe Park, which includes a house, for $2000. This property is located on East Yamhill, near East Forty-fourth street. A lot in Rose City Park, located on East Fifty-third street, near Stanton, was purchased by Lillian DeKeater from Affie B. Hanna, the price being $850. The property is described as lot 19, in block 96. The Laurelhurst Company sold lot 8 in block 19, Laurelhurst, to Frances C. Sears, for $1400.

Sunnyside Quarter Sells.

Lots 8 and 9, in block 53, Sunnyside, extending from East Main to East Madison streets, between East Thirty-fourth and East Thirty-fifth streets, were sold by T. M. Hurlburt to T. K. Ford, for $5086. Lot 26 in block 20, Ladd's Addition, was sold by the Hotel Investment Company to C. W. Pallett for $1000. This lot is located on Poplar, near Hazel street.

$5000 Sale Made on Tabor Heights.

Two large lots in block K, Tabor Heights, were purchased by Arthur H. Tasker, lots 6 and 7, from R. L. Glisan, for $5000. The property is between the Base Line road and East Morrison street, East Sixty-seventh and East Sixty-ninth streets. Lot 7 is 100 by 400 feet and lot 6 is 200 by 50 feet. In Tremont Place in the South East Side, lots 8 and 9, in block 13, were purchased by G. L. Mathews of R. H. Huysink for $1300. This property is near Woodstock avenue.

E. A. Curtis Buys in Olmsted Park.

B. M. Lombard has sold to E. A. Curtis lot 2 in Olmsted Park for $1500. Lot "E" in Parkrose, on the Sandy road, was sold to Minnie E. Wampler by Hartman & Thompson for $1150. On Albert, near East Twentieth street, Edythe Bowland has taken title to half of two lots, the price being $1800, with a house. S. Goldstein made this sale.

Ladd's Addition Sales Made.

Lot 8 in block 8, Ladd's Addition, located on Spruce street, was purchased by Irene Hodnett from the Ladd Estate Company, for $1800. Celene Cuthburt has taken title to lot 11, east 20 feet of lot 8, in Ladd's Addition, and the west 15 feet of lot 14 in block 15, the price named in the deed being $5165. Lot 5, in block 13, North Irvington, was purchased by John H. Lesser from B. P. John, for $1600. At Arbor Lodge, Peninsula, R. F. Watt purchased of Eva B. Gillett a house and lot for $2500.

Sunnyside Lot Brings $1000.

Jean C. Bollore transferred to W. B. Richards lot 9 in block 47 in Sunnyside, for $1000. This lot is located on East Thirty-fifth street, between East Main and East Salmon streets. In Rossdale, lot 1 in block 1 was purchased by C. C. Thompson from George A. Ross, for $3250. This sale includes a house, located near Alberta street in the North East Side. The west half of two lots in Sprague's Addition was purchased by John Moore from William H. Van Doren, for $1300.

Tremont Park Lots Are Sold.

Lots 12, 13 and 14, in block 6, Tremont Park, in the South East Side, were sold by J. M. Remington to J. A. Savely for $1200. At Brentwood, in the Mount Scott district, Jean Thompson purchased lot 3 in block 1 from Clarence W. Webster, for $1600. The sale included a home.

ELKS PLAN NEW HOME

COST OF KLAMATH FALLS BUILDING ESTIMATED AT $50,000.

Structure to Contain Two Stories and Basement Over Foundation of 50 by 100 Feet.

The plans and specifications prepared by architects Houghtaling & Dougan, of Portland, for the erection of the proposed new Elks Temple at Klamath Falls call for the expenditure of approximately $50,000. The structure will be two stories and basement over a 50 by 100 foot foundation and built in the center of a site 80 by 120 feet in area.

The basement will provide a gymnasium, swimming pool, locker rooms and a steam heating plant. A women's parlor, writing, reading, lounging, billiard, card and bar rooms will be located on the first floor while the second floor will be devoted to lodge and ante-rooms and a large banquet hall.

The interior will be decorated highly with ornamental plaster, the general scheme of architecture being faithful to the Adam and Georgian periods. The exterior will be red brick with terra cotta trimmings and columns. Mason Robers, of Portland, representing the firm of Houghtaling & Dougan, will supervise the construction work at Klamath Falls.

The working drawings are now being rushed to completion in the hope of having the job ready for contractors' bids by March 1.

The building may be heated by electricity, making it one of the few structures of that type in the country. The accepted design of the building was chosen from sketches submitted by San Francisco, Portland, Medford and Klamath Falls architects.

TWO $6000 TRADES REPORTED

Johnson Creek Park Acreage Brings Umatilla Land and Cash.

Samuel Doak reports the following exchange of properties made by him during the present week:

Seven acres traded for Ernest Underwood and Caroline Underwood, in Johnson Creek Park, located at Wilson Station, 11 miles east of Portland on the Estacada carline, highly improved in every way, including strictly modern nine-room house, at a valuation of $6000, to H. P. Gardner for 145 acres of land in Umatilla County, Oregon, at a valuation of $3000, with cash to balance the difference.

Last week H. P. Gardner exchanged seven acres at Wilson Station, on the Estacada carline, on which there are modern improvements, at a valuation of $6000, to J. F. Draper, for lots 8, 9, 10 and 11, in Tremont Place, with improvements consisting of house and chicken-houses, at a valuation of $3000, with mortgage to balance difference.

In this transaction Mr. Gardner was represented by Samuel Doak and J. F. Draper by Samuel Norton.

Cannery To Be Completed.

The cannery of the Gresham Fruit Growers' Association now will be completed. The directors have called for a 25 per cent. assessment on the capital stock with which to purchase machines and equip the building. The total cost of the structure, with the machinery, will be between $6000 and $7000. It covers half an acre of land in North Gresham. F. J. Kaster, the process man, is at Gresham now preparatory to the installation of machinery. It is estimated that about 500 acres of new berries and vegetables will be planted to be used at the cannery and for shipment through the cannery. A campaign of education is being carried on by the officers of the growers' association among the farmers in an effort to increase the acreage. H. E. Davis, president, is in demand as a speaker at the Grange meetings and other gatherings, with the result that a large increase of acreage is expected in Eastern Multnomah and Clackamas counties.

Fairview Repairs City Hall.

The Fairview Council has taken steps to complete the city hall of that place, which is used as a community building. The inside is to be finished and a fire escape is to be built at one end. Also the council has taken the initial steps toward the construction of a municipal water works. Surveys have been run and estimates made as to the probable cost. A special election will be held in midsummer when the water works' proposition will be submitted to a vote of the people of the place.

Dwelling to Cost $2000.

Earl E. Fogel has begun the erection of a one-story dwelling on Borthwick street, corner of Morgan. The cost will be $2000. A one-story dwelling to cost $1200 is being built for J. F. Healey on East Thirty-fourth street between Webster and Emerson streets. F. M. Tozier is the builder.

D. W. Ward Builds $2000 Home.

D. W. Ward has started on a one-story frame residence on Simpson street between East Eighth and East Ninth streets, the cost to be $2000. Mr. Ward is superintending the erection.

Talbot Road Gets New Home.

A. W. Kutsche has broken ground at 756 Talbot road, in Greenway Addition, for the erection of a two-story frame residence for Mrs. Kutsche. The building will cost about $4500.

BUILDERS LESS BUSY

January Permits in 75 Cities Show Average Decrease.

25 IS PER CENT LOST

Total of $34,712,718 Is Compared to $46,447,497 for Same Period in 1914 — New York Makes Gain of 35 Per Cent.

A mitigation of the unfavorable building statement for January may properly be made. For two reasons the present actual building conditions are less unsatisfactory than the statistics would indicate. In the first place, many architects are engaged on plans for Spring work, permits for which have not yet been sought. Office work is therefore more active than that of the permits issued. In the second place, current construction includes much work, the permits for which were secured several months ago, the actual work at that time having been deferred on account of an unfavorable money market.

Official reports of the building permits issued during the month of January in 75 cities, received by the American Contractor, Chicago, show a total of $34,712,718, compared with $46,447,497 for January, 1914, a decrease of 25 per cent. Of the cities 20 show gains and 55 losses. New York City makes the splendid gain of 35 per cent, only two of its five boroughs showing losses. At Chicago, the comparative loss is only 9 per cent. Among the winners in the comparison, together with percentages of gains, are the following: Albany, 128; Montclair, 312; Paterson, 147; Schenectady, 2192; Spokane, 171; Springfield, Ill., 136; Syracuse, 105; Toledo, 129; Troy, 416; Utica, 152. Details are as follows:

City—	January 1915.	January, 1914.	Per Cent G.	Per Cent L.
Akron	$ 52,635	$ 128,150	....	62
Albany	540,290	149,065	128	..
Atlanta	273,798	322,960	....	15
Baltimore	480,095	1,796,551	....	73
Birmingham	72,178	250,239	....	71
Bridgeport	98,110	127,295	....	23
Buffalo	381,000	538,000	....	29
Cedar Rapids	168,000	384,650	....	56
Chattanooga	29,112	55,170	....	47
Chicago	4,327,900	4,784,360	....	9
Cincinnati	451,550	580,910	....	22
Cleveland	1,116,080	1,298,620	....	14
Columbus	83,100	178,740	....	53
Dallas	140,095	727,625	....	81
Dayton	30,000	84,785	....	65
Denver	177,633	229,320	....	23
Detroit	1,217,290	2,629,200	....	54
Duluth	90,155	237,610	....	62
East Orange	87,121	84,358	3	..
Evansville	69,050	70,236	....	2
Fort Wayne	35,100	35,350	....	..
Grand Rapids	80,672	341,240	....	76
Harrisburg	7,575	28,739	....	74
Hartford	139,265	191,750	....	27
Indianapolis	266,907	481,850	....	45
Kansas City	387,880	884,265	....	56
Lincoln	70,135	76,150	....	8
Los Angeles	860,360	1,182,246	....	27
Louisville	277,420	217,259	28	..
Manchester	18,317	78,445	....	77
Memphis	101,953	361,290	....	72
Milwaukee	203,649	471,858	....	57
Minneapolis	485,100	504,565	....	4
Montclair	80,861	19,612	312	..
Nashville	56,037	102,269	....	45
Newark	339,893	350,806	....	3
New Haven	132,155	264,729	....	50
New Orleans	146,909	204,051	....	28
N. Y. City—				
Manhattan	8,164,716	4,419,142	85	..
Bronx	2,108,668	1,410,252	49	..
Brooklyn	1,373,095	2,265,125	....	39
Queens	736,321	1,151,709	....	36
Richmond	149,356	80,514	85	..
Total	$12,532,156	$ 9,326,742	35	..
Oakland	$ 291,830	$ 257,786	13	..
Oklahoma	16,553	10,535	57	..
Omaha	165,073	180,440	....	8
Paterson	73,895	29,941	147	..
Peoria	17,600	182,200	....	90
Philadelphia	910,865	1,247,985	....	27
Pittsburg	465,461	1,171,037	....	52
Portland	372,690	444,675	....	16
Richmond	139,840	203,534	....	31
Rochester	248,717	354,220	....	30
Salt Lake City	85,650	121,850	....	30
San Antonio	91,230	317,865	....	71
San Francisco	1,006,042	7,349,876	....	86
St. Joseph	12,280	48,500	....	74
St. Louis	1,094,673	854,122	28	..
St. Paul	699,258	514,312	36	..
Schenectady	827,050	36,165	2192	..
Scranton	38,170	101,925	....	62
Seattle	408,585	1,266,580	....	68
Shreveport	46,326	184,300	....	75
Sioux City	24,950	73,125	....	67
Spokane	92,185	34,045	171	..
Springfield, Ill.	69,460	29,410	136	..
Syracuse	219,715	107,585	105	..
Tacoma	59,598	109,102	....	45
Toledo	337,297	274,894	129	..
Topeka	18,270	63,010	....	71
Troy	100,611	19,345	416	..
Utica, N. Y.	109,985	43,660	152	..
Washington	470,328	461,760	2	..
Wilkes-Barre	34,634	193,169	....	82
Worcester	77,276	530,184	....	85
Total	$34,712,718	$46,447,497	....	25

$15,850 School Building Ordered.

WENATCHEE, Wash., Feb. 20.—(Special.)—A contract was let Thursday by the directors of the consolidated Sunnyslope school district for a brick and concrete two-story and full basement, eight-room school house, to be completed by July 15 at a cost of $15,850. This building will be erected on Sunnyslope and will occupy a ground space of 61 by 80 feet.

Dairy Ranch Sold.

Lane Goff has sold his 160-acre dairy ranch south of North Powder to J. C. Tinney, who will continue the dairy business. The sale price was $9000.

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