

HUGE PLANTS SOON WILL RISE

First Unit of Coin Manufacturing Company in Holgate to Cost \$50,000.

\$150,000 IS TO BE SPENT

Plans Completed for Erection of Western Coopera Buildings at St. Johns—Machinery Will Bring Cost Up to \$150,000.

The building projects of two large plants, the Coin Machine Manufacturing Company and the Western Coopera Company, were most important in construction circles for several weeks. Plans were completed and bids received for the erection of the first unit of large plants to be built for the Coin Machine Company on the 25 lots in Holgate Addition, near East Seventeenth and Allice streets, recently purchased from the Realty Associates through the efforts of J. C. Coffey, Jr., and the completed plant, plans for which already are being drawn by the same architect, Jacobson & Smith, will represent an investment of approximately \$150,000.

The present structure will cover 50 by 200 feet at the western end of the plant site in such a position that it may ultimately be connected by a wing arrangement. The two stories will be treated with brick and mill materials. In the face of competition from all over the world the local company secured the order for supplying more than 500 turnouts for use at the San Francisco and San Diego expositions. The directors of the company are T. Irving Potter, F. S. Doernbecher, H. D. Mansfield, W. J. Clifton, H. C. Workman, L. E. Kern and E. V. Reardon. At the present time a small plant is operated on Hawthorne Avenue and a larger plant in Dayton, O., but the plan is to concentrate all future manufacturing at the Portland plant.

The L. R. Bailey Company completed plans last week for the construction of the group of buildings that will form the large coopera plant being erected at St. Johns for the Western Coopera Company. The first unit of the plant is now nearly finished.

When all of the proposed buildings are built they will cover a strip of ground 1,000 feet in length. It is estimated that 1,000,000 feet of lumber will be required to complete the work. The ultimate plant, with its machinery and equipment, will be worth about \$150,000.

Realty Board to Be Organized
Those members of the Realty Board who have German blood coursing through their veins have invited the entire personnel of the board to enjoy a German night of German music, German song and German toasts at the Commercial Club next Thursday, the eve of the annual election of the Realty Board.

These notables will serve as waiters: "Billie" Mail, George D. Schalk, Henry W. Fries, Ivan Humason, Dorr E. Keasey, Herman Von Borstel and Charles Ringler. Florian Fuchs has been designated to act as high comedian. The Germans already have placed their election ticket in the field, and it is understood that the Irish members are planning a political trick to capture the bulk of the votes at the last minute. It is said they will have their strength in the German vote, and will come forth "stronger than horseshoe."

Meanwhile those who have serious aspirations for office are "feeding" their votes to the Irish members. F. E. Taylor seems to have the Board presidency put away on ice, but there will probably be a lively race for secretary between F. L. Barre, incumbent, H. L. Ideman and Paul A. Cowshill.

Company Change Is Noted.
The Zeller Abstract Company has taken over the plant and equipment of the Fidelity Abstract Company and is operating under the new name in the Abington building. J. A. Zeller is president of the company and C. W. Zeller manages the business. They have 20 years' experience in the business, 10 years in Portland and 10 years in Spokane with the Spokane Title Company.

Kings Heights Visited by Board.
Dorr E. Keasey, who last week conducted a whirlwind tour of Kings Heights property, entertained a large delegation of Realty Board members yesterday with a "personally conducted" tour of that section. The delegation left at 10 o'clock in a specially chartered car. Mr. Keasey placed his sign on the property which illustrates the cuts that have been made in list prices on the property.

Work Started on Library Building.
Ground was broken Monday for the new library building for the Sellwood Branch library on Schlem Avenue, between East Thirtieth and East Fourteenth streets, Sellwood, by Contractor G. H. Stanton. The cost of the new structure was \$30,000 and it will be completed within about three months. The main room will be 50 by 75 feet. The children's hour room will be placed back of the main room.

Circulation of books from the Sellwood Branch library has increased rapidly the past year, the report of the librarian for February 1935, showing 900 more than for February, 1934. More space became necessary. The new site is only two blocks north of the present location at 270 Thacker Avenue. Library officers will occupy the new quarters by July 1.

Piles Driven for Foundation.
Piles are being driven for the foundation of the Blake-McFall building on the half-block on the north side of East Anky street, between East Second and East Third. These piles are required only under that part fronting on East Second street, where there seemed to have been a channel of a water-course at some time. Piles were first excavated down for about 15 feet and piles were driven, which will be covered with concrete.

Excavating is in progress all over the half-block, the material being hauled to the low vacant blocks on East Seventh street, in Central East Portland. With the basement this structure will be five stories, 200 by 100 feet, and the cost is estimated at \$80,000. It will have brick exterior with heavy mill construction inside. It will be completed this fall.

Highway Job Is Let.
The lowest bid for the construction of the proposed stretch of the Columbia Highway in Hood River County, \$40,245, was submitted by Standiford & Clark, of Portland. The various proposals were opened by the State Highway Commission at Salem Wednesday. The low bid is about \$10,000 below the sum appropriated for the work. The contract probably will be let tomorrow.

County Job Goes Ahead.
Bids for the construction of the proposed Josephine County Courthouse, which was described and illustrated in The Oregonian several weeks ago, will be received commencing tomorrow.

OF PENDING DEALS 3 ARE COMPLETED

Princess Hotel Transfer Made at Valuation of \$120,000. \$90,000 Trade Realized.

EAST SIDE PROPERTY SOLD

Two Factory and House Sites Are Exchanged for Beautiful Residence Acreage of Dr. J. N. Coghlan on Belmont.

Among a half dozen or more good-sized realty transactions that have been pending in Portland for several weeks, three were concluded last week. The more important involved the trans-

fer of the Princess Hotel property at a valuation of \$120,000, another was a \$90,000 trade arranged by Callan & Kaser between J. O. Elrod and J. N. Coghlan, and the other involved the Bowman apartments in Irvington.

The Princess Hotel, which is situated on the northwest corner of East Third and East Burnside streets, near the end of the Burnside bridge, has been deeded by Mrs. John Withycombe, of Corvallis, to Mrs. George W. Gray, of Portland, and Miss Gertrude Jones, of Lake Labish Meadows, Marion County, to Mrs. Minnie Tobey, of Eugene, in exchange for a well-improved 23-acre wheat ranch located 13 miles south of Arlington, Gilliam County, in what is known as Shadler Flats.

The Princess Hotel is about five years old. It was purchased two years ago by M. L. Jones, a pioneer farmer of Marion County, who has extensive holdings in the Lake Labish country a few miles north of Salem. Mr. Jones afterwards gave the hotel to his four daughters, who held it until the trade transaction was concluded in Portland last week.

Except for a supplementary frame building, the Princess covers all of the 100-foot-square site. The hotel is of reinforced concrete construction. The site is about a block removed from the location of the five-story Blake-McFall building that is being built by Oscar E. Heinz at a cost of about \$90,000.

The local realty firm of Sullivan & Cather represented Mrs. Tobey in the negotiations and F. W. Newell ap- peared for the joint owners of the Portland property.

The realty firm of Callan & Kaser last week closed an exchange of two factory and warehouse sites owned by J. O. Elrod, one of Portland's well-known realty operators, for the beautiful Mount Taber residence property owned by Dr. J. N. Coghlan. The properties exchanged consist of 100 feet of trackage at East Twenty-fourth street and Holladay Avenue and 500 feet of trackage at East Twenty-ninth street and Sullivan Street, opposite the Doernbecher furniture manufacturing plant, for an 11-room house and beautiful grounds located at East Fifty-eighth and Belmont streets. Mr. Elrod occupies it as his home. Dr. Coghlan will hold his newly acquired property as an investment. The total consideration is reported as \$90,000.

The elegantly appointed Bowman flat building located on the northwest corner of East Sixteenth and Hancock streets was sold by the F. E. Bowman Company to Robert J. O'Neill, a local attorney, for \$25,000. As one-half of the consideration Mr. Bowman accepted a 50-by-100 lot and 200 by 325 feet located at East Twenty-eighth and Thompson streets.

Mr. Bowman also has sold a seven-room modern residence under construction at East Nineteenth and Kilkenny streets to F. A. Geddis, of the Portland Coffee Company, for \$7500. This is the fourth residence on this block that has been sold by the Bowman company before completion. The company is about to commence the construction of three residences that will, when completed, cost about \$30,000 in total.

Another Irvington Deal Made.
For \$5500 M. J. Delahunt has deeded the improved property located on the south side of Tillamook street between East Seventeenth and East Nineteenth streets to Joseph T. Peters and Associates. The property is located in John Irving's First Addition.

Irvington Home Brings \$5000.
In East Irvington the Barrett estate transferred lot 12, in block 1, with a modern residence, to Orlando W. Davidson for \$5000. Ambrose Scott sold to W. A. Runyan lots and fractions of lots in Howe's Addition for \$2500.

Sale in Brainerd Tract.
Axel Carlson purchased a house and lot in the Brainerd Tract last week from Nicholas Holzapfel for \$3000. The property is described as lot 13, in block 2, and is near Montavilla. In Mal- lory's Addition, near the Richmond schoolhouse, Pearl E. Townsend took title to a home from Rosa Buchanan, which is described as the south half of lot 2, in block 3. The price named in the deed was \$2800.

Margaret Bissett Buys Property.
Margaret Bissett purchased of Kate Clancy trackage on East Nineteenth and East Everett streets for \$1100. The deed was \$2800.

Samuel Brown Buys in Kern Park.
Samuel Brown has purchased a home in Kern Park, in the South East Side, from Mabel Miller for \$3500. The property is described as lots 1 and 2, in block 2, in Kern Park. The property is located on the corner of Brance and East Forty-ninth streets.

Holladay Park Sale Is Made.
William B. Robertson purchased of Fannie J. Kane the east 32.3 feet of lots 2 and 3, in block "C," Holladay Park First Addition, for \$1000. A residence was included in the transfer.

Three lots in University Park were purchased by L. F. Berhede from William R. Cochran for \$150. The property includes lots 31, 32 and 33, in block 71, in University Park. D. Jones transferred lot 13, in block 11, to M. S. Cobb for \$2000. The University Land Company sold S. E. Gallagher lots 1 and 2, block 52, in University Park, for \$1000.

R. L. Austin Buys in Kenton.
Three lots in Kenton were purchased by R. L. Austin from Mrs. Dallis Bache for \$3000. The property transferred included lots 4, 5 and 6, in block 34, and a residence in Tomlinson's Addition. Lorena Crook transferred to George Roy McIlwain lot 10 from Peter Gerres, the price being \$3000.

Residence in Melrose Is Sold.
Albert Anderson transferred to Helen B. Lyng lot 9, in block 7, Melrose, in Rose City Park. A residence was included in this transfer. A quarter block in Lynhurst, described as lots 5 and 6, in block 1, was purchased by Roy McDowell from Gust Nelson, the consideration being \$650. Lot 7, in block 5, Laurelhurst, was purchased by Sarah E. Verhoeven from O. W. Mosselher, a nominal consideration being named in the deed.

Many of the women of Chile are employed as car conductors.

NEW CITY GROWS UP

Wagner, in Coos County, Expected to Increase Quickly.

GREAT WEALTH TRIBUTARY

Large Body of Standing Timber to Be Developed by C. A. Smith Company and United States Steel Expected to Take Out Ore.

MARSHFIELD, Or., March 20.—(Special).—There is growing up in Southern Coos County a city which promises to eclipse some of the larger towns of the county within two or three years, and the community already has a population of more than 600.

The city will be built on a substantial basis and will be the center of the C. A. Smith timber cut for the next 20 years. Besides having this steady population, the town of Wagner is expected to be the supply point for large mineral operations.

Wagner is the terminus of the Smith-Powers logging railroad and is but six or seven miles from the Iron Mountain district where large bodies of ore are to be exploited by a branch of the United States Steel Corporation. Recent assays on the value of the Iron Mountain district show as high as 65 per cent Bessemer and it is believed from the present activity of the United States Steel Corporation an extension of the railroad will be run into the district south of Wagner to tap the ore bodies and a smelter will be erected either at the mines or near Wagner.

Advance agents of the corporation have been active in the Iron Mountain section for two years. The district is a mineral-bearing country and includes territory from which thousands of dollars in placer gold were removed in early days. Salmon Creek, Rock, Lobster, Foster, Boulder and other streams have contributed to the wealth of many miners, but the country has never been carefully worked owing to the isolated position and the difficulties of transportation. There is fine marble in the Rock Creek country and platinum and tungsten have been found in paying quantities.

The Smith-Powers Logging Company has not offered any of its Wagner property for sale yet and will first open streets, install a water system and probably an electric distribution system. The C. A. Smith mill, at Marshfield, supplies all the electric current consumed on Coos Bay, operates its Henryville coal mine electrically and expects to run a transmission line to the southern part of the county, supplying on the way Conque, Myrtle Point and other places along the route, which is 56 miles in length.

LAURELHURST LOTS GO
N. G. PIKE BUYS ITALIAN BUNGALOW FOR \$5000.
Many Other Transactions in Homes and Vacant Property Reported With Prices Up to \$6500.

N. G. Pike, of the Pike & Markham Company, last week sold the Laurelhurst bungalow now being constructed on East Burnside street, near East Forty-first street, in Fernhaven Court, Laurelhurst. This little home is distinctly different from anything ever constructed in Portland and it is attracting a great deal of attention. The bungalow is being finished to suit the purchaser.

R. H. Torrey, manager of the Laurelhurst Company, has an optimistic report to make of business in Laurelhurst during the past two weeks and quotes a list of sales as evidence of the building activity now in progress in Laurelhurst.

Levi Rodlum has purchased a 75x100-foot corner in "Fernhaven Court," corner of East Forty-first and Ash streets, on which he is building a \$5000 Japanese bungalow.

G. G. Larfield, a Rose City Park contractor, has purchased a slightly larger lot on East Ash street near Forty-first street in Fernhaven Court, on which he is erecting a six-room California bungalow, costing \$3500.

The company sold a large new two-story nine-room house on East Flinders street near East Thirty-ninth street to E. E. Palmer, Division Superintendent of the O. W. R. & N. Company, for \$5500. This house is finished in mahogany with oak floors throughout and has many unique features.

Edwin P. Barstow has purchased a site on East Ash street near East Forty-first street, in Fernhaven Court, on which he is erecting a \$3500 six-room bungalow.

Robert H. Liddell bought a 7-room one-and-one-half-story house at No. 112 Miriam Place for \$5000.

George E. Maxwell has sold a one-and-one-half-story six-room house on East Forty-first, between East Couch and East Davis streets, in Laurelhurst, to J. P. Holm for \$5500.

John Saari, a Minnesota capitalist, has purchased the northeast corner of East Thirty-ninth and Glisan streets, on which he is erecting a handsome two-story house costing \$6000. A. Pajunen has the contract for the work.

Others who are erecting residences in Laurelhurst are W. M. Crawford, R. B. Rice, P. A. Randall and F. B. Turner.

Sale Completed in Laurelhurst.
The Laurelhurst Company transferred lot 26, in block 195, Laurelhurst, to

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