CLUBHOUSE TO COST IRVINGTON \$80,000

Tentative Plans Will Be Submitted at Annual Meeting on Tuesday.

DEBT IS ONLY BAR NOW

Main Floor to Contain Social-Room and Promenade, Cardroom and Reception-Hall-Big Dances to Be in Gymnasium.

Tentative plans for the construction of a proposed clubhouse that will cost, when completed and furnished, between

Twenty-second, Thompson and Brazes streets.

The new clubhouse, as planned, will be Leshaped, extending 176 feet along the Thompson street side and 200 feet on the East Twenty-second street side. According to the present scheme, the children's playground will be retained. Forming an area of 128 by 112 feet and 55 by 95 feet of the corner at the intersection of Brazes and East Twenty-second streets will be covered by a gymnasium that is to be built as a wing to the main building. Entrance to the building may be had from three sides. It is proposed to use shingles in building the exterior.

The main floor of the club will contain a social room 40 by 60 feet in dimension that may be used for small dances, a long social promenade adjoining it, with a card room at one extremity and the dining room at the other, a reception hall, a breakfast alcove, the social room will be open at two sides unless it is advisable to use folding doors which will entirely enclose the room. This room will be equipped with a stage and facilities for the profunction of moving pleture entertainments. Along the Thompson street side of the main floor a glassed-in 'loggie' is planned. When thrown open this porch will command a splendid view of the several tennis courts that will intervene between it and Thompson streets, closed a lease last week with the Blumauer estate for the rorating May 1.

The large dances will be held on the tree store of Fourth and Morrison streets, beginning May 1.

The large dances will be held on the tree close of the structure will be single May 1.

The large dances will be held on the tree sides and Twentiette Century calments. The large dances will be held on the southwest corner of Sixth and Washings May 1.

The large dances will be held on the structure will be glass, mahogany fixures and Twentieth Century cabinets.

porch will command a splendid view of the several tennis courts that will intervene between it and Thompson street.

The large dances will be held on the floor of the symnasium and a gallery everhead will permit the attendance of an unlimited number of spectators.

The lower or basement floor will be divided into bowling alleys, men's smoking rooms, a library and billiard rooms, all of which will be located under the main unit of the building, and a swimming pool that will be placed directly beneath the gymnasium. There will be a direct entrance to the swimming pool from the street so that public matches may be held there without any inconvenience.

The tox turns and May 1.

The fixtures in the present store, including all plate glass, mahogany fixtures and Twentieth Century cabinets, will be removed to the new location and before the opening of the Fall season a handsome bronze-copper front will be installed. Brasfield & Porges formerly occupied space on the Third-street side of the Spalding building.

F. E. Bowman & Co. contracted last week with Frank E. Scoville for the east side of East Twenty-fourth street, between Prescott and Mason streets. Plans already have been completed and the work will start immediately. The building will contain seven rooms and

Emil Schacht & Son, architects, to pre-pare plans for a one-story fireproof building to be built on the triangular block bounded by Ankeny, Pine, Sixth and Fifth streets, which is owned by Russell & Blythe. The intention is to Russell & Blythe. The intention is to erect the building so that ten additional stories may be added at any future time. The ground dimensions are 50 by 155 by 200 feet. The present plans call for a terra cotta exterior and a call for a terra cotta exterior and a building that will cost about \$40,000. Plans were drawn several years ago for the construction of a building on the same block but the negotiations were dropped after the excavation had been made.

Pive-Story Apartment Is Proposed. Architect Aaron H. Gould is preparing plans for the construction of a fivestory apartment on Davis street, but
the exact location will not be announced until this week. The proposed
structure will be of brick and mill construction over a 46 by 100-foot foundation and cost about \$30,000. The plan is
to provide 30 two and three-room living
spartments.

Big Contract Is Awarded.

Big Ceatract is Awarded.

The contract for the construction of the proposed \$50,000 Elks Temple at Klamath Falls was awarded last week to Le Doux & Le Doux, Portland contractors, at a figure of \$33,230. The plans drawn by Houghtaling & Dougan, of Portland, specify two stories above a full basement. 50 by 110 feet in area. Fourteen contracting firms bid for the tech. Mason Roberts, of Portland, will Mason Roberts, of Portland, will upervise the construction as the rep-esentative of the architects.

ard to Receive Many New Members When George E. Englehart, the nev chairman of the membership commit-tee of the Portland Realty Board, had finished reading his report at Friday's luncheon meeting he was greeted with vigorous applause and shouts of "some During the week his con mittee secured the names of 17 realty firms who wished to apply for membership in the board. This includes nearly as many memberships as were secured all last year and it was the occasion for considerable congratula-

On motion of George D. Schalk, of the executive committee, the board de-clided to assess each member a special tax of \$2 to clean up all indebtedness and provide funds with which to en-tertain visitors who will come to Port-land on their way to or from the Los Angeles real estate convention.

The members of the Realty Board

will attend the ball game Tuesday in a body and will occupy a special sec-tion set aside for them between the Roosters' section and the Harriman Club section.

Two Big Public John to Go Ahead. Lewis P. Hobart, the San Francisco srchitect, who has drawn the plans for the construction of the \$1,000,000 post-office building to be built on the block bounded by Park. Hoyt and Glisan streets and Broadway, has announced that actual construction work will be commenced probably within two nths and that the building may be MAGNIFICENT COMMUNITY HOME IS PLANNED FOR IRVINGTON DISTRICT.



completed within 14 months from present date. The working drawings have been sent to Washington, D. C., for

of a proposed clubhouse that will cost, when completed and furnished, between \$80,000 and \$120,030 will be submitted by Ellis F. Lawrence and William G. Holford, associated architects, at the annual meeting of the Irvington Club Tresday night.

Irvington Club, the pioneer organization of its kind in the Northwest, owns a full double block 500 by 200 feet, and bounded by East Twenty-first, East Twenty-second, Thompson and Brazee atreets.

matches may be held there without any inconvenience.

The top floor of the main unit will be divided into bachelor apartment suites, that will have a private entrance from the reception hall.

Slides will be shown those who attend the annual meeting of the club Tuesday night, and it is probable that a committee will be appointed by President W. F. Woodward to manage the building programme.

"At the rate life memberships for the club are now being secured the street and sower indebtedness of the club will be erased within two or three months.

and sower indebtedness of the club will be erased within two or three months time and we will be able to launch the building programme at once," said Mr. Woodward yesterday, "As soon as every tinge of debt is removed we will issue bends to finance the erection of the building. Except for the sewer and building. Except for the sewer and street assessments the club now is entirely out of debt.

"The building itself will cost about \$80,000, as nearly as we can now estimate, and it will be possible to spend as much as \$40,000 in fitting it up properly."

In we been issued at the City Hall for both these buildings.

H. E. Doering Gets Eugene Contract.

A Portland contractor, H. E. Doering, who submitted the lowest proposal for the construction of the large reservoir to be built at Eugene, has received the contract for the work. The contract calls for the removal of about 12,000 cubic yards of earth, 1200 yards of concrete, 1200 lineal feet of concrete drain tile and a considerable amount of reinforcing sited.

A. C. Rae to Have \$4000 Home.

The building itself will cost about \$40,000 in fitting it up properly."

A. C. Rae to Have \$4000 Home S40,000 Building is Planned.

The firm of Rusell & Blytne, of England, predecessors of the Portland realty firm of Wilder Bros., has commissioned Heights, for the erection of a two-story firement of that will, when completed, cost the owner approxi-

Building Being Repaired. A one-story brick addition is being made to the concrete stores at 805 Mis sissippi avenue belonging to Tamiesi & Wilson. The work will cost about \$2000. For D. R. Hawkins, F. C. Striegl is repairing the three-story store building located at 228 Second street. According to the permit issued last week. the improvements will cost about \$2000

= CARD ROOM 0 IRVINGTON -CLEUB - MOUSE Main Floor Plan. CLUBHOUSE THAT WILL COST \$80,000 TO \$120,000.

for Land Near Bridge.

SALES IN WEEK ARE MANY

Sunnyside District Tract Worth \$11,000 Traded for 360 Acres in Sherman County-List of City Transfers Long.

Hotel to Become Apartments.

Dr. G. E. Watts, who has purchased the Sargent Hotel, at the northwest corner of Grand and Hawthorne avenue, has employed the architectural firm of Sutton & Whitney to prepare plans for changing the building into a modern apartment structure. It will cost several thousand dollars to make this change. The Sargent is five stories high and cost originally about \$100.

The Western Sash & Door Company is preparing to erect a one-story addition to the plant at 1112 Hawholds the former D. B. Hanson resistance of the Sargest and in the new places.

Stingle Trace Traded.

J. B. Ruley Company reports the exchange of valuable North End property for acreage last week of the Albert Saluable North End property stead of the Internation of North End Property Internation of the Internation of North End Prop

CALIFORNIA MILLIONAIRE ORDERS \$30,000 HOME BUILT IN PORTLAND.

What is certain to become recognized as one of the residential show places of Portland is about to be built on the east side of Cornell road, between Northrup and Overton streets, for J. H. Henry, a millionaire of San Jose, Cal., who has come to Portland to make his permanent home.

The plans, drawn by Earl A. Roberts, a Portland architect, indicate an expenditure of about \$30,000 on the building, and it is probable that a considerable additional investment will be necessitated in furnishing and fitting the palatial residence.

English architecture will prevail in the construction of both the residence and the garage. The exterior will be of tapestry brick, with terra cotta hollow tile walls and a slate roof. In addition to two main stories, a full basement and a finished attic will be provided.

The interior finish will consist of mahogany and oak, with tasteful supplement of old ivory enamel. All floors will be built of hardwood materials. Wide porches will command a sweeping panorama of the city, the Willamette River and the mountain peaks.

Mr. Henry has resided in Portland for about a year. Before moving to Portland from San Jose, where had resided for a quarter of a century, Mr. Henry sold the streetcar transportation systems in San Jose, he had resided for a quarter of a century, Mr. Henry sold the streetcar transportation systems in San Jose, he had resided for a quarter of a century, Mr. Henry sold the streetcar transportation systems in San Jose, he had resided for a quarter of a century, Mr. Henry sold the streetcar transportation systems in San Jose, he had resided for a quarter of a century, Mr. Henry sold the streetcar transportation systems in San Jose, he had resided for a quarter of a century, Mr. Henry sold the streetcar transportation systems in San Jose, he had resided for a quarter of a century, Mr. Henry sold the streetcar transportation of the faiter property, which is said to have brought the record price of \$1,000,000, is one of the finest ranch properties in California. Mr. Henry still

HOW THE FUTURE RESIDENCE OF J. H. HENRY WILL LOOK WHEN COMPLETED.

161 acres on both sides of the Columbia Slough, near the Union-avenue approach to the proposed interstate bridge. Mr. Hanson said yesterday he would hold this land as an investment. The building near Fourth and Burnside streets has two large stores on the ground floor and a reoming-house upstairs. It is not far removed from the Multnomah Hotel.

The trade was arranged by R. F. sryan, a prominent Portland realty

Tenth-Street Property Deceded.
The Oregon Investment & Mortgage Company last week gave to Arthur R. Helasler title to fractions of two lots on the southeast covner of Tenth and Clifton streets, in block 234, Portland. A nominal price of \$10 was stipulated in the instrument filed for record at the Courthouse. Tenth-Street Property Deeded

J. B. Ruley Company reports the change last week of the Albert strand 40 acres in the Sunnyside

dence and two lots on Westover Terraces at a valuation of about \$12,500.

Stock in Company Received.

In exchange for the North End and Westover Terraces property, Mr. Hanson has received from Mr. Jones 60 per cent of the stock in a company owning 101 acres on both sides of the Columbia Slough near the Union availed at \$6000.

Fuel Company Buys Two Lots.

The Banfield-Veysey Fuel Company has taken title to lots 5 and 6, in block as taken title to lots 5 and 6, in block

3, Burnes Addition, from Elijah Sells,
the consideration being \$1500. Ambrose
Scott has sold the east 40 feet of lot 5,
in block 12, Mallory Addition, to
Johanna E. Piec for \$2400. A home was
lockledge in the lockledge

Johanna E. Piec for \$2300. A nome was included in this sale.

In Overlook John Defehr purchased lot 14, in block 24, from Joseph Hinton for \$3300. Charles Schmid sold an irregular plot of ground in block 11, Wheeler's Addition, on East Second street, to W. J. Ball for \$15,000. Mr. Pall stee security lot 12 and 14 in Ball also acquired lots 13 and 14, in block 3, El Tovar, on the Peninsula, valued at \$1500, and a lot in block 53, Vernon, for \$800. Charles Schmid sold to W. J. Ball lot 4, block 8, Steward Park, for \$2250, and four lots in Dover were sold to Mr. Ball for \$3500.

Jennie Ditto Buys Vernon Home, in Sherman County, formerly owned by 2, 10 and 11, in block 122, were pur-J. B. Cox. The value of respective chased by F. M. Smith from Mrs. F. places was \$11,000 and \$13,000, includ-places was \$11,000 and \$13,000, includ-ing stock and implements. Mr. Cox transferred lot 14, in block 23, Beau-

A house and lot in vernon were purchased by J. Weinbaum from O. H. Berg, for \$3000. The property is described as lot 15, in block 47, and located on East Nineteenth between Brainard and Going streets. Lot 6, in block 1. Wildwood, has been sold by L. C. Pier to Wilhelmina Koerth, for \$2000. A home was included in this sale. The Western Oregon Trust Company sold lot 10, in block 4, Menefee addition, to A. V. Beesley, for \$850. Alex McEcheran sold lot 17, in block 27, Rose City Tark to Lead Physical for \$1473. City Park, to Levi Russell, for \$1473.

ALAMEDA-OLMSTEAD BUILDING

Oregon Home Builders Erecting

\$30,000 Worth of Residences. With the beginning of construction on the L. R. Stanley home in Alameda Park last week, a total of \$30,000 is represented in the contracts for homes in Alameda and Olmstead Park additions by the Oregon Home Builders. This makes the fourth house within about eight days that this institution has started in this section. Alameda and Olmstead additions lie adjacent to one another overlooking the Irvington

and Olmstead additions lie adjacent to one another, overlooking the Irvington district. As residence property it is building up rapidly.

The new Stanley home will be a five-room bungalow; will contain hardwood floors, furnace, cement basement, built-in conveniences and other improvements which go to make a comfortable home. It will occupy a 50 by 100-foot lot at the corner of East Twenty-sixth and Skidmore streets. and Skidmore streets.

REALTY MEN BOUND

On Way to Los Angeles, Convention City, or Going Home, Visits Will Be Made.

FESTIVAL WILL ATTRACT

Dean Vincent, ex-President of Portland Realty Board, Gets Expressions of Appreciation for Invitations Sent Country-Wide.

Judging from the tone of letters Dean Vincent, ex-president of the Portland Realty Board, is receiving from prominent realty men and the presidents of realty boards in all parts of the United States a large number of

dents of realty boards in all parts of the United States a large number of the realty delegates who are coming to the Pacific Coast this Summer to attend the annual convetnion of the National Association of Real Estate Exchanges will visit Portland either on their way to Los Angeles, the convention city, or enroute home.

Recently Mr. Vincent wrote personal letters to the officials of every realty board in the United States that is affiliated with the National organization, urging the members of the respective boards to pass through Portland enroute to Los Angeles. He explained that the Portland Rose Festival will end just ten days before the opening of the convention at Los Angeles and promised every Portland visitor a royal brand of entertainment. These letters were read before the respective board meetings and it is estimated that the invitation reached the ears of about 5000 realty men.

Nearly all of the responses express an intention of including Portland on the Pacific Coast itinerary. Many, in expressing regret that they will not be able to arrange their trips so as to include the Rose Festival assure Mr. Vincent that they will come by way of Portland.

Responses Are Numerous.

Responses Are Numerous

Following are summarized responses continued in many of the letters received thus far:

Thomas Shallcross, Jr., president of the National Association of Real Estate Exchanges, Philadelphia, Pa., regrets that arrangements to leave Philadelphia on June 14 make it impossible to attend the Rose Festival at Portland, but will pass a few days in San Francisco after the convention then come north to Portland and visit with the realty men.

along its hillsides and used them in their development along Red Mountain in Birmingham. He also says all the Southerners are anxious to partake of

the delicious Oregon fruit.

Portland to Be Rendezvous.

Portland to Be Rendesvous.

Harry Goldstine, of Goldstine & Co., Chicago, regreted that arrangements made will not permit of change, but they will all be in Portaind after the convention.

Robert L. Foust, of the Alex McMilian Company. Knoxville, Tenn., will read letter of invitation to next meeting of his board and anticipates the pleasure of visiting Portland.

C. D. Shepard, of the C. H. Enderton & Co., Winnipeg, Man, speaks of the uncertainty of their representation at convention owing to the fact that so many of their members are in service at the front with the Canadian Ex-

Jennie Ditto Buys Vernon Home.

N. P. Scruggs has sold a house and lot in Vernon to Jennie Ditto for \$2300.
This property is described as lot 15, in block 35. Three lots in University Park, in block 36. Three lots in University Park, in block 36. Three lots in University Park, in block 36. Three lots in University Park, in block 37. Beaumanner of the foot that if any do come they certainly will come by way of Portaind and during Rose by F. M. Smith from Mrs. F. Parrish, for \$1050. Alta R. Jones transferred lot 14, in block 23, Beaumanner, to E. R. J. Demmer, for \$2200.

Laurelhurst Quarter Block Sold.

E. M. Rasmussen has purchased lots 13 and 14, in block 117, Laurelhurst, from the Rose City Park Association, for \$2400. In Tremont Place, Maria Ranquest purchased lots 23 and 24, in block 31, from Anna L. Christopher, the price being \$1200. Neis Husby has sold to S. Taug lots 26, 27, 28, 29 and 30, block 21, Peninsular Addition, for \$1000. Grace E. Forbes sold a parcel 50 feet wide off the east end of block 112, Sellwood, to R. F. Freemster, for \$500.

Verson Home Is Sold.

A house and lot in Vernon were purchased by J. Weinbaum from O. H. Bears for \$3000. The property is described as lot is in the front with the Canadian Expeditionary Forces, but states that if any do come they certainly will come by way of Portaind and during Rose Festival time if possible.

W. H. Dyer, Cincinnati, O., says that June, being an extra busy time for their members they probably will not be able to visit Portland until after convention, but he himself and as many others as possible will be here later.

I. A. Robinson, president Brandon, Man, appreciates the invitation especially as he passed three memorable days here during Rose Festival of 18)7 on the occasion of his wedding trip and hopes to visit Portland this year with fellow.

C. Clarence Nesien, of the Carnival committee of his city the local organization being known as the "Wisard of the Wasatch," says they all will

make an effort to visit Portland during

the Festival.

S. E. Hege, president Hege & Schiffner & Co., and president Spokane Real
Estate Board, expects that a number
of their members will come to Portiand during the Festival.

J. B. Collins, president Miles City, Montana, expects a fair representation of
their members to visit Portland and
will advise more fully as soon as arrangements are made.

Omaha Realty Mes Busy.

Omahn Realty Men Busy. Byron R. Hasings, treasurer Omaha Realty Board, says business is so prom.

Realty Board, says business is so promising that few local members will care to leave their city before the time actually necessary to go to Los Angeles, but confidently expects that all of their members will accompany him to Portland after the convention.

C. T. Cross, president Victoria, B. C., Real Estate Exchange, expects that all who attend the convention will come to Portland during Ross Festival and especially appreciates the invitation extended by the Portland Realty Board. James S. Quicke, Rochester, N. Y., has heard much of Portland's Ross Festival and expects to be here, and says that many of the New York delegates will come to Portland during that time if possible.

A. C. Danenbaum, manager Minnesota Trust Company, will come here after the convention.

E. D. Mulford, president Elizabeth

the convention. E. D. Mulford, president Elizabeth Real Estate Board, Elizabeth, N. J.,

will be here.

Harry C. Brace, Moore Bros., Brace & Co., Minnesota Real Estate Board, will be here July 4.

C. F. Laughlin, Cleveland Real Estate Board, will be here about the last of

July.
Tom Ingersoll, executive secretary
National Association, Minnesota, is Tom Ingersoll, executive secretary National Association Minnesota, is coming after the convention.

John L. Weaver, Washington, D. C., will go to Les Angeles with the Tom Shallcross party from Philadelphia and will visit Portland after the convention.

J. E. George, secretary and treasures of George & Co., Omaha, Neb., is uncertain

Walter C. Piper, Detroit Mich., will Walter C. Piper, Detroit, Mich., whi be in Portland after the convention.
Alexander S. Taylor, V. C. Taylor & Son, Cleveland, O., will visit Portland the latter part of June, and thinks that most of the delegates from the East figure on visiting Portland.

More Coming July 1. Edward S. Judd, of the E. A. Cum-mings & Co., Chicago, Ill., gratefully acknowledged invitation, and requested Mr. Cole, executive secretary, itinerary of Chicago train so that Port-land Railty Board will know when to expect them. Their train will reach

Portland July 1. Edward R. Benson, of Hastings & Reyden, Omaha, Neb., will visit Port-land after convention, if he can at-

reaction after the convention then come north to Portland and visit with the realty men.

N. J. Upham, of Duluth, Minn., writes that he will go over the Grand Canyon route and return via Portland and that he expects many others to do likewise.

W. W. Price, St. Paul, Minn., says the St. Paul committee will have a special car which he hopes will return via the Northern route thus enabling their members to visit Portland.

I. D. Woodworth, secretary Garfield Real Estate Company, Rochester, N. Y., says he will certainly not miss a visit to Portland provided he can arrange to attend the convention. He predicts that Eastern men will mostly all come to Portland.

Pittsburgers to See Portland

Henry P. Has

N. X., says he will certainly not miss a visit to Portland provided he can arrange to attend the convention. He predicts that Eastern men will mostly all come to Portland.

Pittsburgers to See Portland.

Pittsburgers to See Portland.

Henry P. Haas, president Freshold Real Estate Company, Pittsburg, Pa. says that several of their members will visit Portland after the convention and that he hopes to be in the party.

C. F. Harrison, of Harrison & Morton, Omaha, Neb.. says he hopes to be one of the party to visit Portland upon return from convention.

Hill Ferguson, vice-president Jemison Real Estate Company, Birmingham, Ala, says he is urging all members to return via the northern route after the convention, and mentions that he got some good ideas from the development which Portland has carried on along its hillsides and used them in their development along Red Mountain

Association of Oregon

Wm. Goldman, Manager, MANHATTAN LIFE, Oregonian Bidg.

Horace Mecklem, Manager, NEW ENGLAND MUTUAL LIFE, Northwestern Bank Bidg. MUTUAL LIFE INSURANCE CO. OF N. T. Corbect Bidg. RELIANCE LIFE INS. CO., Pittsburg, Pa., 208 Morgan bldg., Portland, Or.

8. P. Lockwood, Vice-Pres. and Gen. Mgr. COLUMBIA LIFE & TRUST CO., Spaiding Bidg. Pettis-Grossmayer Co., General Agenta, THE TRAVELERRS INS. CO., 203-210 Wilcox Bidg. John Pauer, Manager, PRUDENTIAL INS. CO. OF AMERICA. Rothchild Bldg.

E. W. Amesbury, Manager, NORTHWESTERN MUTUAL LIFE INS. CO. Northwestern Bank Bids. Judd Lewrey, Manager, AMERICAN CENTRAL LIFE INS. CO. 502 Dekum Bedg.

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