

STEEL FOR BANK HOME IS IN PLACE

Building Expected to Be Completed by July Will Be of Classic Design.

MARBLE REPORTED SCARCE

Activity Apparent in Good Class of Residences, Many Being Under Erection—Some Factories Also Are Proposed.

Now that the full height of steel frame is in place at the south-west corner of Fifth and Stark streets, Portlanders are commencing to imagine what the completed First National Bank building will look like when completed.

Although all of the steel has not yet been riveted the entire supply of material is on the ground and the work will be pushed as rapidly as possible in the hope that the completed building may be turned over to the bank officials as early as next July.

The plans for the structure were prepared by Boston architects, Coolidge & Shattuck. No general contract was let on the ground and the sub-contractors being let under the direction of J. H. Miles, who is acting as building superintendent. The exterior is to be of Colorado marble, the Portland scheduled carloads of this material have arrived.

Marble Hard to Get. No decision has been reached thus far as to the marble which will be used in the interior, but John Voigt, of the Northwest Bank Equipment Company, which has the contract for the interior work, is at present investigating the marble market. Because of the complications resulting from the war it is rather difficult to secure an adequate supply of marble, but Mr. Beckwith, of the bank equipment company, said yesterday that in all probability an imported marble will be used.

The building will extend a full three stories and mezzanine floor above the street, and according to the best information available the general lines of architecture will resemble the Athenian Parthenon.

The savings, trust and safety deposit departments are located on the first floor, the main banking room on the main floor, where columns will extend to the ceiling, 36 feet from the floor. The bookkeepers and other routine workers will be on the mezzanine floor, while the topmost floor will be divided into storage, repair and supplementary rooms. It is possible that a special dining-room may also be provided on the top floor.

Building Contract Awarded. C. A. Embury, architect, gave James P. Taylor the contract for erecting a proposed brick and concrete building on the southeast corner of Park and Duane streets for the Oregon Motor Car Company. The building is to cover a quarter-block and will cost about \$100,000. The plans, drawn by Jacobberger & Smith, provide for two stories.

Plans for \$25,000 Building. Plans were completed last week by J. R. Ford, Eugene architect, for the construction of a two-story reinforced concrete warehouse to be erected at Eugene for the wholesale grocery firm of Allen & Lewis. The probable cost of the building is given as \$25,000.

Auditorium Plans Due Soon. Upon his return from the East last week, J. Andre Poulthoux, associated with the New York architects who drew the plans for the proposed auditorium, announced that the working drawings will reach Portland some time next month and that the contract might be awarded about \$200,000. Mr. Poulthoux visited many cities to get ideas that might be incorporated in the final structure.

Permit Granted for Repairs. The City Council last week granted the C. A. Alseky estate permission to remodel the building on the northwest corner of Third and Morrison streets, recently damaged by fire. The building will be changed from three to four stories. The plans have been prepared by W. W. Lattin.

Shell Company Announces Plans. According to G. S. Reims, local manager for the Shell Oil Company, work will start at once on the erection of additional buildings on the site of the local plant near Willbridge. One of the new buildings will be one story of reinforced concrete construction, above a basement 20 by 40 feet in area. Another will be a small steel frame structure and will cost a total investment of nearly \$500,000 at Willbridge. The improvements will include docks, warehouses and refineries.

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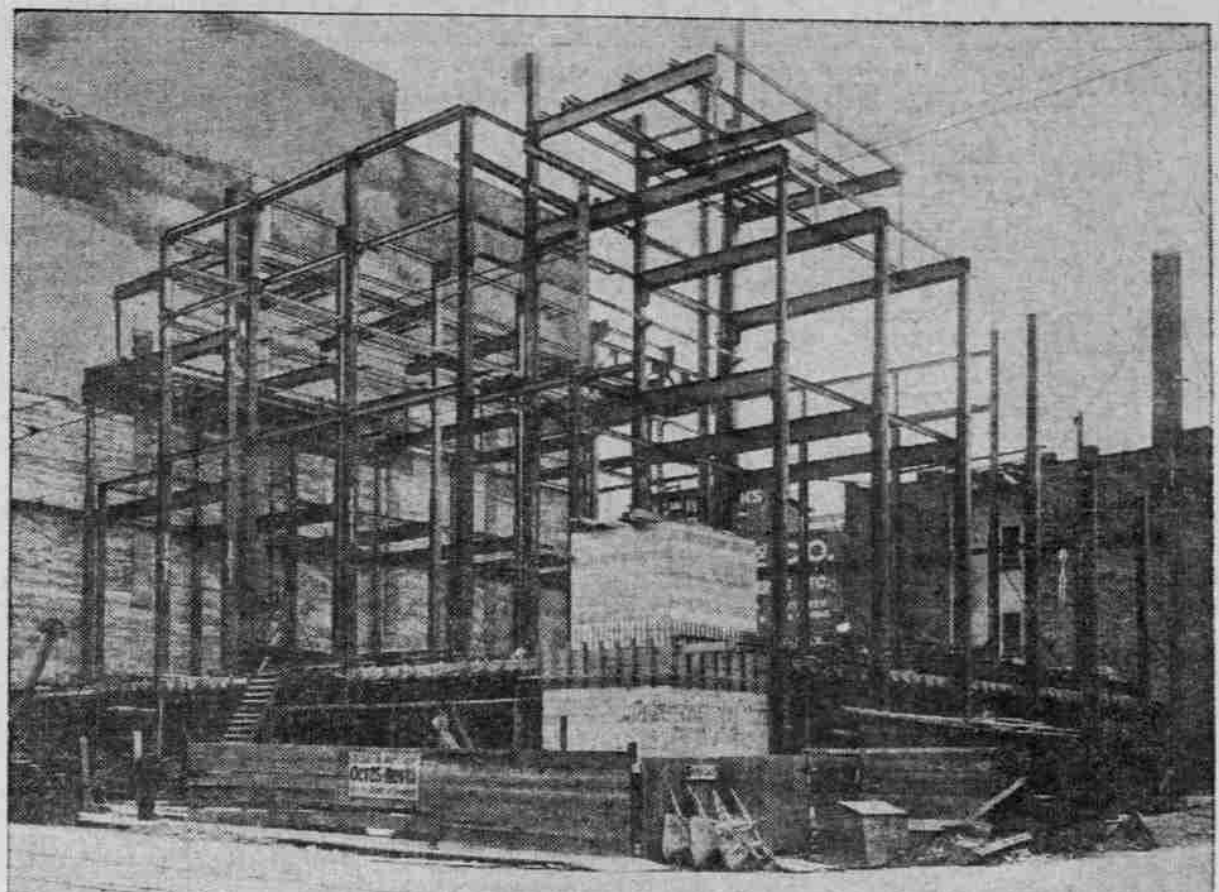
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Architects Visit Portland. Thirty-five Eastern architects and their families visited Portland last week en route to San Francisco where they were entertained extensively by the members of the Portland chapter of the American Institute of Architects. Among the prominent visitors were: Clayton Sturgis, of Boston, head of the American Institute; A. N. Ramore and A. E. Boye, delegates from the Portland chapter, accompanied by Easterners to San Francisco to attend an architects' conference.

Oregon City May Get Flax Plant. Announcement was made by Oregon City last week by officers of the Willamette Valley Flax Company, that a flax plant representing a total investment of between \$300,000 and \$500,000, was planned by the company, for erection near Oregon City. A certificate of incorporation has been issued and the promoters will commence selling stock at once.

\$522,000 Bond Project Indorsed. Bonds in the sum of \$522,390 have been voted by the Seattle Lake Irrigation District in Jefferson County, to construct an irrigation system of 35,000 acres with a gravity system and storage reservoirs at Seattle and Blue Lakes. O. Laurgaard, Portland engineer, who is to have charge of the

STEEL FRAME WHICH IS COMPLETED FOR \$400,000 BANK BUILDING.



PHOTOGRAPH SHOWING HOW FAR WORK HAS PROGRESSSED ON ULTIMATE HOME OF FIRST NATIONAL BANK, FIFTH AND STARK STREETS.

work, probably will invite bids for the contract in the early future. \$32,000,000 also has charge of the \$400,000 Palaley Irrigation project, for which was given recently by the State Land Board.

Laurelhurst Gets \$14,000 Home. Pursuant to plans drawn by Architects Lawrence & Holford, a large two-and-a-half-story frame residence is being erected for Paul C. Murphy, sales agent for the Laurelhurst Company, at 1925 East Burnside street, between Laurelhurst and Floral avenues. The contract has been awarded to A. Pajunen. The building permit fixes the probable cost as \$14,000.

Montana Firm Gets Pendleton Job. The contract for the construction of the Carnegie Library at Pendleton has been awarded to the firm of Olson & Johnson, of Missoula, Mont., on a bid of \$31,200. The plans have been in charge of Johnson & Mayer, of Portland, and Raymond W. Hatch, of Pendleton.

Theater Repairs Ordered. A contract has been awarded to Lansing & Hord for extensive improvements that are to be made to the Star Theater building, on the northwest corner of Park and Washington streets. The plans have been prepared by E. B. McNaughton, and the work will cost about \$250,000.

Several Out-of-Town Jobs. At an approximate cost of \$700,000, W. P. Murphy is planning to rebuild the Joy Theater building at North Bend, recently damaged by fire. The contract for building the new school at Halfway has been awarded to Hulise Bros. at \$644,600. The plans were drawn by Ernest Saunders, of Eagle Valley.

An election will be held at Hood River next Friday to determine whether \$200,000 shall be voted in bonds for a new high school.

Permit Issued for \$3500 Home. J. W. Swayne took out a building permit last week for the construction of a one-and-a-half story frame residence at 1212 East Ash street, in Laurelhurst. The builder is F. B. Turner. The cost of the home is estimated at \$3500.

Bungalow Will Cost \$1200. Ground has been broken at 1544 Jordan street, in Smithson's Addition, for the erection of a one-story frame dwelling that will cost about \$1200. It is being built for Ella L. Wimbler.

Completing Factory Plant. The Pacific Furniture Specialties Company announces the early completion of its manufacturing plant at East Twenty-seventh and Morgan streets. The factory will be in operation within a month. L. P. Parker is president; O. W. Holcomb, vice-president; Orvil Douglas, secretary, and Odenville Yates, general manager.

The Coast Culvert & Flume Company, with a plant at Keaton, is making extensive improvements, increasing the capacity of the plant and installing more equipment.

Church Contract is Let. The contract to erect a one-story chapel for the Glencoe Baptist Church,

SCHOOL ADDITION URGED

EAST SIDE RESIDENTS WANT ENLARGED PLANS, FRANKLIN HIGH. North Portland Club Also to Ask for Additional Building at Jefferson High.

Additional buildings costing about \$250,000 for the Franklin High School are asked by East Siders and a new structure costing \$80,000 is asked for the Jefferson High School. At the Franklin High School the registration already is more than 500 students, and this number is increasing. At the new building, the first unit, there will be 30 classrooms but no assembly hall, no gymnasium or manual training building.

Ten schools are immediately tributary to the Franklin High School, the Glencoe, Woodstock, Woodmere, Leuts, Richmond, Hoffman, Hudson, Arleta, Clinton Kelly and Sunnyside. Some preliminary work has been done on the new building, but the structure will not be finished in time to furnish any relief this year. The newly organized Franklin High School Parent-Teacher Circle will confer with the Board of Education with the view to having an auditorium, gymnasium and a manual training building erected as soon as possible.

At the Jefferson High School the North Portland Commercial Club has started a campaign for the erection of a new building between the present structure and Killingsworth avenue. The club has called a special meeting for Tuesday night at the library, on Killingsworth avenue and Commercial street, to make final arrangements for a campaign for this new structure.

At Toledo Farm is Sold. CENTRALIA, Wash., Oct. 9.—(Special.) A deal was closed yesterday whereby G. W. McLaughlin sold his new farm, two miles east of Toledo, to John Kangas. The new owner, who comes from British Columbia, took possession immediately. The consideration of the sale was \$1800.

\$7200 Residence Planned. P. E. Bowman & Co. are erecting a two-story residence on East Twentieth street, between Stanton and Siskiyou streets. A. Forbes is erecting a cottage on Nebraska street at a cost of \$500. A. R. Porter is having a residence at 728 Tillamook street repaired at a cost of \$350.

J. W. Starr Buys \$1500 Lot. J. W. Starr has purchased lot 4, block 5, Eliza's Addition, from E. A. Regles, the consideration being \$1500. Charles Mischel transferred the block 5, Smith's Addition, to Antonio Sechem, the price being \$1450. John H. Rehman sold part of lot 3, block 5, in the P. T. Smith's Addition, to John E. Hiller, for \$825.

Gresham Lot Is Sold for \$800. G. W. Kennedy transferred lot 2, block 2, Gresham, to H. A. Latourell, the consideration being \$800. In Sellwood, Frank Slater took title to lot 3, block 42, from Dora Morelock, for \$850. P. D. Thompson sold lots 1 and 2, block 7, Jonesboro, to J. B. Neupert, the price being \$560.

Bessie W. Keeney Buys \$2500 Lot. Bessie W. Keeney has taken title to lot 6, block 4, Thayer Addition, from Bertha Moore. The price was \$2500. The Parkrose Association transferred lot A, block 43, Parkrose, with improvements, to George I. Thompson, the consideration being \$1500. Frank Leith transferred lot 22 and 24, block 2, Whitwood Court, to Jean Dulout, for \$900.

Sales Made in St. Johns. W. W. Rider transferred lot 2, block 8, 1910 Addition, to St. Johns, to A. V. Nelson, the price being \$1000. Mrs. D. B. Riddle obtained title to lots 1 and 2, block 18, west half of lots 7 and 8, block 25, James John's Addition, from T. M. Hurlburt, Sheriff, the consideration being \$1057.

Pinehurst Lot Brings \$1500. W. O. Jeffers transferred lot 4, Pinehurst, to Henry Jennings & Son, for \$1500. George S. Coles has purchased block 12, Smith's Addition, for \$2000. In Laurelhurst No. 2, lots 14, block 2, were purchased by J. J. Mathis, the price being \$1300.

Tremont Home Sells for \$1770. George W. Betts transferred lot 3, block 1, Tremont Place, to Anton Sticket, the consideration being \$1770. A home went with this sale. Idaho P. Campbell transferred Luetta P. Aylsworth lots 1 and 2, block 19, Sunnyside Addition, for \$890.

Nine Lots Are Sold for \$3000. Nine lots in block 4, Murraysmead, on Hawthorne avenue, were purchased by Mrs. C. H. Zimmerman. The consideration named in the deeds being \$3000. All the property is on an elevated location and is considered excellent for residence purposes.

NOB HILL TERRACE PLACE SELLS FOR \$9500. DUPLEX RESIDENCE SOLD BY C. AERNE, JR., TO MRS. ELLEN O'NEILL. Through the agency of Goddard & Wedrick the large duplex residence located at 895 and 899 Marcia avenue, just west of the Twenty-sixth street and Cornell road, Nob Hill Terrace, was sold last week by C. Aerne, Jr., to Mrs. Ellen O'Neill for a reported cash consideration of \$9500. Each of the two family apartments in the residence affords splendid views of the city and the beautiful residence district surrounding it. The property included in the sale embraces about 9200 square feet.

\$750,000 PURCHASE STIPULATES TRADE

Brokers Report More Activity Since Deal Closed by H. M. Cake.

HOPE OF REVIVAL STIRRED

With Improvement Comes Memory That Former Period of Good Business Dated From Sale of This Piece of Ground.

The most wholesome tonic the Portland realty market has experienced in the last few months was administered last week when H. M. Cake bought the quarter block of land at the southeast corner of Fourth and Washington streets. As soon as the fact was told in The Oregonian a number of other investors began sharpening their pencils, with the result that now a large crop of new deals are in the embryo stage. Mr. Cake has always had the reputation of being a shrewd buyer of real estate. The romantic part of Mr. Cake's deal is the fact that the sale of the same property about a decade ago is said to have started the realty boom of 1907. Today are wondering whether or not the charm will work again, and while they are not making bold predictions all are in a hopeful mood and all declare that things look better and better from day to day.

Deal Involves \$750,000. The Washington-street property was purchased by Mr. Cake from George E. Jacobs for a cash consideration said to have been in excess of \$750,000. The corner is covered with two-story frame buildings of little value. Mr. Cake will hold the land for the time being as an investment, but indicates that he may improve it with a first-class building later on.

The details in the transaction were handled by F. E. Taylor, of the realty firm of that name, and by Philip W. Fry, of the firm of Cook, East, Cook & Fry. In making the purchase Mr. Cake announced that he believes realty values are now at absolute bedrock prices in Portland and that the future outlook was never brighter.

\$200,000 Timber Deal Reported. Announcement was made last week that Alfred F. Pillsbury and associates, of Minneapolis, had purchased 17 sections of land in Coos Bay County from Frederick A. Krilis, of Portland, at a consideration understood to be in the neighborhood of \$200,000. The choice land in the tract is 3000 acres, situated at the head of the Coos River, which is said to cruise 300,000,000 feet of lumber annually. Some owned several large timber tracts in Oregon.

Dr. Koehler Makes Purchase. Dr. George F. Koehler last week purchased a lot located on East Twentieth street, near Knott street, Irvington, for \$2000. The sale was made through R. T. Street Company. Dr. Koehler intended to build a residence on his new property.

Everett Street Land Sold. A fractional lot, situated on the northwest corner of Seventeenth and Everett streets, near Adams street, has been transferred by L. DeVarmond to A. O. Sultor. A nominal consideration was cited in the deed filed at the County Clerk's office.

Larger Quarters Taken. C. W. Millership and J. T. Wentworth, officers of the Elmore Company, a realty firm organized last July, have been authorized by the board of directors to move to larger quarters. Last week the company moved its offices from the seventh floor of the Chamber of Commerce building to a suite of four rooms on the fourth floor. The company makes a specialty of business chances.

Mr. Bronnough Improves Property. Jerry Bronnough has let a contract for the improvement of his property at East Fifth street, near Division street. Mr. Bronnough has confidence in Portland realty and believes that now is the time to get property in salable condition.

Rossmore Home Brings \$4000. A home in Rossmore was purchased last week by J. N. Marrs from D. S. Reid for \$4000. The property is described as lot 13, block 7, Rossmore. Henry L. Lewis transferred lots 4 and 5, block 5, Parkside, to John Grundahl, the price being \$1200.

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MODERN INCOME POLICY HITS FORTUNE HUNTERS

Conjugal Highwaymen Always Looking for "Lump Sum" Loot, as They Cannot Afford to Trifle with Monthly Installments, Points Out Editor.

By Life Insurance Editor. IT IS ORDER not to tempt my wife into unsound investments, speculations or lures of promoters, fortune hunters, charlatans or parasites, this allowance is strictly limited for good and sufficient reasons. A modest scale of expenditures is my injunction to her.

This was the principle paragraph in the will of the late Richard T. Colburn, of No. 24 West Ninety-ninth street, New York, who died in December, 1913. It was a condition of the will that Mr. Colburn to protect his widow against the so-called fortune hunters that are so prevalent throughout the United States. In his will he specified that his wife should receive \$1000 in cash and an annuity of \$1200. The bulk of which was willed to the Carnegie Institute at Washington and the American Association for the Advancement of Science.

If the deceased was really sincere in his wish to protect his widow, Mrs. Lilla P. Colburn, against fortune hunters there is another corner which would have served the purpose more satisfactorily.

It can be broken. It is only natural that Mrs. Colburn should prefer her dower right, one-third of her husband's estate, to the meager annuity of \$1200. Therefore, the best notice intimating that she will contest her husband's will and in all probability will be able to do so, is to fully advise the courts generally, in a liberal where the wife's allotment does not sum up to her dower right. The leading news item has been invested.

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City Beautiful Aim. The subdivision of land for residential purposes is rapidly becoming an important feature of comprehensive city planning, and many cities are now giving consideration to the question, where years ago little attention was given, other than how to obtain the largest number of lots from a given area and how to dispose of them in the quickest order.

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Many Asking for Advice. The interest that is being manifested by real estate men is really noticeable and most encouraging, because on the real estate operator rests the responsibility for the many of the mistakes of the past which may be done in connection with the city's growth. At our offices we are receiving inquiries almost daily for new homes, which are really comprehensive town planning.

Also told how in laying out the streets and designating the lot lines he called to his assistance expert land-laying, so as to take into consideration the features of the topographical features, with the result that the old-time straight streets were eliminated and there was introduced for the purpose of saving ill-effects and beautiful values many winding thoroughfares, affording a delightful variety of vista.

Mr. Lind Buys Laurelhurst Lot. Waldemar Lind purchased lot 2, block 12, Laurelhurst, from the Laurelhurst Company, for \$1800. A. W. Brandrick purchased lot 1, block 12, Laurelhurst, from the Oregon Home Builders, for \$4336, a new residence going with this sale. The Kenwood Land Company transferred lot 10, block 12, Laurelhurst, to Chester Van Fleet, the consideration being \$650. J. L. Judy took title to lot 8, block 8, Weweenaw's Addition, for \$614. The title came from Sheriff Hurlburt.

Three Tremont Lots Sold. Henry W. Foster transferred lots 13, 14 and 15, block 29, Tremont, in the South East Side, to H. L. Johnson, the price named in the deed being \$1650. A home went with this sale. Cora M. Reed took title to lot 6, block 2, West Addition, from Veve E. Akerson. The consideration was \$600. The Parkrose Association transferred lot 21, block 16, Parkrose, on Sandy boulevard, to Marie M. Balding, nominal consideration being named in the deed.

Holiday Half Block Is Sold. The Anglo-Pacific Realty Company transferred lots 7 and 8, block 155, Holladay's Addition, to George H. Javendale, the consideration named in the deed being nominal. Joseph P. Jaeger purchased lots 5 and 6, block 6, Irvingdale, from the Portland Trust & Sav-

ings Bank, the price being \$800. The Portland Securities Company took title to lots 1 and 2, block 15, Creston, from C. O. Williams.

William Viggers Buys Half Lot. William Viggers purchased the west half of lot 1, block 12, Grignon, subdivision in East Portland, from Clara E. Hills, the price named in the deed being \$1000. Molly C. Stennett purchased lot 19, block 2, Roosevelt, in addition, from Edward A. Ivey, the price being \$500. J. C. Froese took title to lots 1 and 4, block 24, Berkeley, from Fred A. Jacobs, for \$500. J. H. Hess took title to lot 3, block 28, Woodstock, from A. C. Hess.

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