BUILDERS AWAITING WARMTH TO BEGIN

Many Large Structures Held Up by Bad Weather of Past Month.

BIG CONTRACTS AWARDED

Revival of Construction Leads Several Mill Owners to Plan Enlargement of Plants—Other Plans Are Snow Bound.

In more ways than one the unprecedented cold snap of the past month has placed an effective checkrein on building activity in general. For one thing, buildings that are under the process of construction have not been pushed forward because of the state of the weather, and on the other hand, building plans that have been sent East and South for final approval before making contract awards have been delayed indefinitely by trains blocked in various parts of the country.

One prominent builder remarked yesterday that he now has three buildings under construction, but that he has been unable to drive a nail in any of them or to complete excavations even in the face of demands from the ultimate tenants who are anxious to get located in their new quarters.

Some Plans Snowbound.

In at least two notable instances building plans that have been sent out of the city for official "O. K." were snowbound, much to the discouragement of architects and builders.

Perhaps the most important construction news of the week came from Grants Pass, where the contract was let for the $600,000 sugar-beet factory that is to be built in the Rogue River Valley by the Oregon-Utah Company. The location of the big factory at Grants Pass has been decided and it is expected that active work will be launched in the immediate future. Already seed is on hand to plant 2000 acres and if sufficient co-operation is offered by the residents of the Grants Pass district it is said that a second factory may be started in the Spring.

Tweby Bros., of Portland, the big railroad contractors, have the contract for building a railroad connection to the site of the new factory. It is reported that a Salt Lake firm has been given the contract for the plant.

This project, with the $750,000 paper mill under the course of construction at Oregon City, furnishes two large enterprises already launched for a Spring that seems destined to be marked by considerable activity in all parts of the state.

Bids Taken for $12,000 Home.

For his own personal use J. H. Tillman has planned the construction of a $12,000 residence at East Twenty-sixth and Thompson streets. The building is to be two stories above basement and will contain 12 rooms. The cost has been estimated at $12,000. The prevailing type of architecture is to be the New England farmhouse style, with green shutters. Mr. Tillmer will direct the construction work himself. The interior is to be enameled work with marble used for the floors and walls of the bathrooms and the flooring for the sun and breakfast rooms. Tapestry brick will be employed in making the walks and porches.

No Decision Made on Gearhart Hotel.

Although tentative plans are now in definite shape no decision has yet been reached by the officers of the Gearhart Park Land Company as to whether or not the hotel building, recently destroyed by fire, is to be rebuilt and on what scale. O. W. Taylor said last week that a meeting would be held soon to determine the question definitely.

It was reported at Seaside last week that all insurance matters had been settled and that a new building to cost $50,000 had been decided on, but Mr. Taylor said this announcement was not authorized.

Bids for Benson School Rejected.

The building committee of the School Board last week decided to recommend that all bids submitted for the erection of the Benson Polytechnic School should be rejected and that Folger Johnson should be appointed as consulting architect to assist F. A. Naramore, the school architect, in revising the plans to cut down the cost. The lowest bid, $183,000, was entered by Parker & Banfield. The recommendation of the committee was later adopted by the Board.

Garage Plans Completed.

Plans for the one-story concrete garage building to be erected for J. H. Johnson, of Clackamas, on the corner of East Seventh and Belmont streets, have been completed by Architects Camp & Dupuy. The building will cover 51 by 100 feet of ground and will cost about $4000.

Stockyards Building Planned.

The draughtsmen of the Union Stockyards Company are busy drawing plans for the proposed two-story and basement exchange building to be erected at the plant in North Portland. The structure is to be 120 by 140 feet, of concrete, and will cost between $30,000 and $40,000. Bids will be invited for the work in about a month.

University Plans Progress.

The Portland architectural firm of Lawrence & Holford is going ahead with the plans for the $40,000 law building that is to be erected on the University of Oregon campus at Eugene, announcement of which was made some time ago.

$10,000 to Be Spent.

Through the agency of J. Fred Staver, a Portland realty man, two new buildings are about to be erected on the northwest corner of Ninth and Davis streets, owned by the Freedman estate. Both of the buildings are to be one-story in height and will cost about $10,000. The Mutual Film Corporation has leased space 50 by 100 in area on the corner and the Universal Film Company has taken 60 by 100 feet of space on the inside of the proposed building. Another 60 by 100 of building space will be occupied by the automobile repair firm of Cook & Gill, which is now located on Union avenue. A fire wall will be constructed between the buildings.

Springfield Is Busy.

Rev. James T. Moore, pastor of the Methodist Church at Springfield, has announced that a new edifice to cost between $20,000 and $25,000 will be erected for his congregation next Summer. A site 144 by 120 feet in area has been purchased at the northwest corner of Sixth and C streets. Already $17,000 has been subscribed to finance the structure, it is said.

A mass meeting will be held at Springfield on February 16 to determine whether or not a new school building should be erected in that community. Philip Johnson has purchased ground near Springfield and proposes to erect a two-story frame building to be used for a chemical works.

O. A. C. to Have New Building.

Plans are now being prepared by the college instructors of architecture for the new horticultural building to be erected on the Oregon Agricultural College campus at Corvallis. The plans will be submitted to the Board of Regents in the near future for adoption. A two-story and basement building is contemplated.

Bend May Get Big Hotel.

Frank Sullivan and Philip Brooks are planning the construction of a three-story hotel building at Bend during the coming Summer. At present the plans call for a structure somewhat similar in shape to the Portland Hotel at Portland. It is understood that the present hotel building will be razed to make room for the new building.

$1000 Repair Permit Granted.

Permission was granted J. Johnson last week to make improvements in the building that stands at 45 East Third street. The authorization issued by the bureau of buildings cites the probable cost of the work as $1000.

Warehouse to Be Repaired.

Meier & Frank Company obtained a building permit last week to make alterations in the four-story brick warehouse at 243 Second street. The contract for the work has been awarded to the Dinwiddie Construction Company.

Lumber Mills to Expand.

Because of the rapid movement in the lumber market many mills in the vicinity of Portland are laying plans to enlarge their plants as soon as weather conditions will permit. Plans are now being drawn for proposed additions and improvements to be made to the Clark-Wilson Lumber Company mill below Linnton and it is understood that application will be made to the Dock Commission soon to have the work done. Extensive improvements are also to be made to the West Oregon Lumber Company mill at Linnton. The L. R. Menefee Lumber Company last week took out a $2000 permit to make repairs to its shingle mill on Mock's Bottom.

Garage Contract Awarded.

Charles W. Ertz, architect, has awarded A. C. Meyer the contract for the construction of the one-story brick garage building that is to be built at East Twenty-fourth street and Sandy boulevard at a cost of about $4000. The building is to cover 70 by 114 feet of property owned by Charles H. Fox.

RAMAPO HOTEL IS ORGANIZED

Extensive Alterations Are Planned by New Company.

The Hotel Ramapo Company has been organized by Paul Van Fridagh, Hortense Van P. Taylor, and K. M. Lazarus, owners of the four-story building 100x100 at the northeast corner of Fourteenth and Washington streets. The company will assume control of the property April 1, at which time the present 10-year lease expires.

Architect Edgar M. Lazarus is now preparing plans and specifications for extensive alterations, including rearrangement of lobby, billiard-room, and ladies' parlors. The hotel is to be completely redecorated and refurnished, and no expense will be spared to provide for the convenience and comfort of the guests.

These improvements and changes are calculated to make the Ramapo one of the most attractive and desirable family hotels in the city.

Retail space, consisting of five stores on Washington street, will be arranged to suit tenants, and the hotel and stores will be leased separately.

RENTAL MAN BRANCHES OUT

G. C. Rohrer Leaves Oregon Home Builders to Open Own Office.

G. C. Rohrer, with the Oregon Home Builders as manager of their rental department, has resigned to conduct a specialized rental, leasing and fire insurance business at his former headquarters.

Mr. Rohrer before connecting with the Oregon Home Builders, gave his entire attention to obtaining tenants for vacant properties, and placing fire insurance. He is considered one of the most successful men in the business.

Sales Made at Peninsula.

William Matthiesen purchased lots 42, 43 and 44, in block 36, Peninsular Addition No. 3, from Romulus B. Carey, the consideration being $1200.

Janet W. Dollard transferred lots 19 and 20, in block 43, Peninsular Addition No. 4, to Carroll M. Hurlburt, the consideration named being nominal.

The Base Line Land Company transferred lots 4 and 5, in block 24, Kenton, to Emil G. Ammer for $600.

The First Church of the Nazarene transferred lot 9 in block 1, Grimes' Addition to St. Johns, to W. H. Everett.

The First Trust & Savings Company Bank, of St. Johns, transferred to the Empire Investment Company several lots in blocks 13 and 14, in East St. Johns. The company took title to a lot of property in East St. Johns from the 1905 Real Estate Company. The total value of the property transferred was about $15,000.

In North Albina and in Swinton Randall Davis purchased five lots from C. M. Cutler, the value of the property being about $1500.

I ALATIAL IRVINGTON RESIDENCE IN WHICH EVERY WINDOW IS OF PLATE GLASS AND EVERY DOOR SOLID MAHOGANY.

NEWLY COMPLETED HOME OF F. E. BOWMAN, ON THOMPSON STREET.

Another residential show place has been added to the beautiful Irvington district by the completion of the large stone residence on the south side of Thompson street, between East Twenty-seventh and East Twenty-eighth streets, which is to be the permanent home of F. E. Bowman. The residence was occupied about two weeks ago.

The building is of the Dutch colonial type, two stories above ground and with 10 rooms, not including three bathrooms, a 14-foot hall, a sunporch and a large sleeping-balcony extending entirely across the rear of the residence.

The interior is finished in mahogany and white enamel with every door made of solid South American mahogany. All of the windows, even those in the basement and the garage, are of plate glass. The lower part of the exterior is formed by granite, which came around Cape Horn 20 years ago as ship ballast.

The servants' rooms are in the basement and the gardener's headquarters on the upper floor of the garage. The Italian garden at the rear of the Bowman home is featured by a fountain, a dahlia bed that embraces 100 different varieties and many varieties of pheasant.

The residence was constructed at a cost of $16,000, which does not include the value of the acre of land.

MUCH WORK WAITS

Construction of Viaducts to Be Started in Spring.

PAVING ALSO PROPOSED

Playgrounds for Mount Tabor and Motavilla Children, Improvement of Club Grounds and Other Projects in Sight.

Important work on the East Side awaits the coming of Spring. This work includes the erection of the Holgate-street viaduct, to be built by the Southern Pacific Railway from East Sixteenth to East Twentieth streets, nearly the width of the street, 22 feet high, at a cost of about $35,000. It will be steel structure and the material has been ordered. Work will start in March.

Construction of the viaduct over the O.-W. R. & N. line on Union avenue also will be started by Giebisch & Joplin, who obtained the contract for $32,620. The Pacific Bridge Company will make the necessary fill at a cost of $13,775. The paving of streets in Kenilworth, between East Twenty-eighth to East Thirty-fourth streets between Holgate and Francis avenue, also will start in the Spring and will cost about $35,000.

It is hoped to pave East Alder street from East Water street to Union avenue this year. The contract was let last year, but was held up on account of sewer construction. Residents in Montavilla are pushing the circulation of a petition for pavement on East Glisan from East Seventy-fifth to East Ninteith streets, the city limits, a distance of 15 blocks, and hope to get the work finished this year. The cost of this improvement will be about $25,000.

Captain Hosford Gets Permit.

Captain O. W. Hosford has taken out a permit for the erection of a one-story building at the northeast corner of Grand avenue and East Morrison street. Excavations have been completed, indicating that the structure will have a full basement, 90 by 100 feet. The cost of the structure is given at $10,000. Zanello & Son has the contract for erection of the building.

Plans were prepared by Stokes & Zeller. Work will start as soon as the weather will permit. The building will contain a number of small store rooms, and all will have large glass show windows.

Tentative sketches have been prepared for a one-story structure for the United States Bakery to be erected on East Twelfth and East Flanders streets on the quarter block recently acquired by the company. The cost is estimated at $10,000.

Mr. Baker Plans Playground.

Central East Portland will have playgrounds if the plans of Commissioner Baker are carried out and the city takes over block No. 95 in Laurelhurst for that purpose. The Laurelhurst Company donates the use of the block on condition that the city pay the taxes and keep up payments on the streets.

Block 95 is about 700 feet long and 200 feet wide, the size of three ordinary blocks, with two additional streets, which are closed. It is between East Stark and East Oak and between East Thirty-sixth and East Thirty-ninth streets. It has ample space for playgrounds and a swimming pool, for which the central district has been asking for the past two years.

It is estimated that playgrounds and a swimming pool on this block will accommodate 16,000 children, including those from Mount Tabor and Montavilla. The company gives the city an option on the block for $75,000.

Club to Make Improvements.

The Laurelhurst Club has secured the use of the entire block the clubhouse occupies near East Ankeny and East Thirty-eighth streets, in all 11 lots, and will proceed at once to make extensive improvements as soon as the weather breaks. Four lawn tennis courts and several croquet grounds are to be laid out.

It is considered probable that the club ultimately will find a way to purchase the entire block the use of which it is now given. The club owns a quarter block and the clubhouse and has a growing membership.

WILCOX HOME GOING UP

$16,000 STRUCTURE TO HAVE BEAUTIFUL GARDENS.

Laundry and Heating Plants Are Provided for in Basement—Large Reception Hall Is Included.

The contract for the construction of the R. G. Wilcox residence at Twenty-first and Clifton streets is in the hands of the McIlolland Bros. and within six weeks it is expected that it will be ready for the contracts on plastering, plumbing and painting. The building will be completed in the Spring.

It is a house of Colonial design. The plans are from Whitehouse & Foulihoux, of Portland. It will cost $16,000.

The block it is situated on is an L-shaped one with 200 feet frontage on Clifton and 100 on Twenty-first street. The house will be built in the elbow of the L, so to speak, and a garden will be developed off the main axis, west, facing the canyons.

On the first floor there will be a hall running the entire length through the house, a reception-room, living-room, dining-room, pantries, servants' sitting-room, etc. On the second floor will be five bedrooms, three baths and two sleeping porches. Two bedrooms and a bath will be on the attic floor.

The basement will be equipped with laundry, fuel-room and heating plant. The heating system will be by hot water.

$20,000 Land Deal Near Pendleton.

PENDLETON, Or., Feb. 5.—(Special.)—The biggest land deal in Umatilla County which has been reported this month was consummated recently when George Stangier purchased 640 acres of land in Birch Creek from Al Baucom. The consideration is reported to have been more than $20,000. Mr. Stangier was until recently in the retail cigar business in Pendleton. He will assume immediate ownership.

IDAHO TOWN, FOUR MILES FROM OREGON BOUNDARY LINE, IS TO HAVE FINE NEW HOTEL.

BUILDING ABOUT TO BE CONSTRUCTED AT PAYETTE FOR H. E. DUNN AND ASSOCIATES.

To buy materials and equipment for the $50,000 hotel which he is financing in Payette, a town in Idaho that is less than four miles from the Oregon line, Hiram E. Dunn came to Portland last week. While in Portland he placed orders for eight carloads of lumber, for tile and for an elevator.

The new hotel is to be three stories, of brick construction, above a full basement 60 by 145 feet. It will be divided into 55 rooms, one-half of which will have baths. The plans for the structure were drawn by J. R. Walker, a Payette architect, under whose supervision the excavation has already been commenced.

LARGE REALTY DEAL PENDING DOWNTOWN

Option on $275,000 Property Is Renewed—Many Smaller Trades Are Closed.

STORM CHECKS BUSINESS

Big Transaction of Week Is Sale of 140,000 Acres in Harney County to Eastern Interests for Colonization.

Because it was next to impossible to "show" realty bargain offerings last week, none but small deals were closed in Portland property, although many dealers reported considerable inquiry despite the chill in the air and the heavy coating of snow all over the city.

In many instances realty offices were closed during one or two days when the storm had its firmest grip on traffic, and entire office forces found it either impossible or inadvisable to walk through the snow. Several of the leading brokers reported that the storm delayed deals that would have been wound up several days ago under normal conditions.

The outstanding transaction of the week involved the announcement that the Swift interests of Chicago had purchased from the Corbett Estate, of Portland, a half interest in 140,000 acres of land located about 30 miles south of Burns in Harney County. The tract includes the famous "P" ranch, and several other large holdings which, with stock, machinery and equipment, are said to be valued at approximately $3,000,000.

The entire property was formerly owned by the Blitzen Valley Land Company, but the present owners have been incorporated at $1,000,000 under the name of Eastern Oregon Livestock Company, with H. L. Corbett, of Portland, as president.

The company holdings are in the district that is to be penetrated by the proposed Strahorn railroad, and the plan of the corporation is to drain and irrigate the ranches so that they may be subdivided and cultivated by large colonies of settlers.

The option given a few months ago for the purchase of the northwest corner of Sixth and Stark streets, at a price of $275,000 expired recently, and was renewed for a three months' period, according to a statement made last week by J. C. Ainsworth, of the United States National Bank. It has been persistently reported that a large building is to be erected on the corner in the event the purchase is made. The option holders are said to be San Francisco people, but their identity has been concealed.

H. W. Fries, of the Portland firm of Wakefield, Fries & Co., who took out the option for the prospective purchasers, has just returned from a business trip to Chicago, but he says his errand had no connection with the Sixth and Stark-street deal.

One of the largest transfers made on the East Side during the past week was that of Bertha M. Snyder to H. L. Sumpter, of a residence in Hawthorne Park, for the consideration of $10,000. This property is described as the south half of lot 3 in block 252, Hawthorne Park, and is located on the corner of East Thirteenth and East Madison streets. The property includes a two-story modern residence.

Another fairly important transfer on the East Side was that of C. L. Brubaker to Seth Riggs, of lots 1 and 2, in block 13, Ladd's Addition, and the south half of lot 3 in Chestnut Hill, for a total consideration of $7000.

In the Woodstock district, Hans J. Holmberg transferred a tract to Fred Crosse, including lots 1 and 2, in block 145, and some land in one corner of this block, for the sum of $4000, a home being included in this transfer. This property is located near East Fortieth and Carlton streets. A number of sales have been made in Jonesmore, including one aggregating $2300 for a house and lot, purchased by A. D. Anson. A home in Groveland Park, on Division street, was purchased by Alf Oftedal for $2400.

Many Laurelhurst Sales Made.

In Laurelhurst the Laurelhurst Company transferred lot 20, in block 100, to L. F. Griffith for $1550. Also the company transferred lot 21, in this same block, to R. E. Lee Steiner for $1550. The Laurelhurst Company took title to lot 9, in block 10, in this addition, for $1257.

Julia Hildebrandt took title to lot 23, in Laurelhurst, from Ben Medvedofsky for nominal consideration.

H. H. Northup Buys Quarter Block.

H. H. Northup took title to lots 25 and 26, in block 11, Hawthorne-avenue Addition, from John N. Archbold, paying $3000 for the property. This property is located near East Forty-fifth street and Hawthorne avenue.

A. H. Birrell has transferred lots 1 and 2 in block 5, Howe's Addition, near Division and East Forty-second streets, to N. I. Farnsworth for $1200.

E. M. Nelson purchased lots 1 and 2, in block 5, East Portland Heights, from John Rudeen, for $1814. Property is located on Division and East Twenty-ninth streets.

A. S. Wells transferred lot 15, in block 6, Hancock-street Addition, Broadway and East Thirty-third street, to his brother, L. A. Wells, for $850.

54 OF 100 MEN AT AGE OF 65 ARE DEPENDENTS

Statistics Compiled by Insurance Editor Emphasizes Results of Carelessly Laid Plans or Failure to Take Out Policy.

BY THE INSURANCE EDITOR.

WHERE will you be at 65? Yet it is safe to predict that less than 10 per cent of the present generation give little or no thought to their financial standing at the age mentioned.

A recent edition of the American Magazine contained the following statistics which were carefully compiled by a large Eastern life insurance company. Out of 100 average healthy men, 25 years of age, when they reach the age of 65:

Thirty-six will be dead.
One will be rich.
Four will be wealthy.
Five will still be supporting themselves by work.
Fifty-four will be dependent upon friends, relatives or charity.

These percentages were arrived at after reviewing 50 years of statistics. It is indeed appalling to think that only five out of every 100 men are prudent enough to provide financial independence at 65. And to think that five men are compelled to continue their daily toil after reaching their 65th milestone is lamentable. Then we have left the 54 per cent which at that age will be divided into two classes—paupers and dependents.

These figures are taken from individuals, who at some time have carried life insurance, and naturally represent the more thrifty class. Other statisticians who have drawn their estimate from both the insured and uninsured public claim that only three of every 100 men are financially independent at 65.

The 54 per cent represents that portion of the 100 individuals who have carelessly allowed their well-laid plans for financial independence to lapse—those who have thrown away the very foundation for an independent future—their life insurance policy.

Modern life insurance protects against every conceivable contingency. There are various kinds of policies by which a young man can assure himself of an old-age income. All of these forms provide the dual protection. If the insured lives he can enjoy the fruit of his own thrift during his old age; if he dies this protection goes to those whom he is honor bound to protect—his family.

FARM DEALS MADE

Realty Activities Are Reported All Over Oregon.

DEVELOPMENT IS FACTOR

Forecasts of Extensive Improvements Also Are Considered Indication of Prosperity. Ranches Transferred.

Encouraging real estate activities in every section of the state are reported, and many large farm deals have been closed in the past few days.

A random review by the newspapers of various communities in both Eastern and Western Oregon discloses a large list of transactions ranging from 40 acres up to 5000 and involving sums between $10,000 and $20,000. Announcements of most of these sales carry with them also forecasts of extensive improvements and development work, which is an excellent indication of the prosperous conditions that are beginning to obtain throughout the state.

Following are a few of the larger transactions reported from various sections recently:

Birch Creek Ranch Sold.

Pendleton Tribune says: Through a recent deal George Stangier became owner of a 640-acre farm purchased from Al Baucom on Birch Creek. The consideration is reported to be more than $20,000. Mr. Stangier will take immediate possession.

Big Deal Near Montague.

The Ashland Tidings announces: A. L. Harlow and associates have purchased the holdings of the Mount Shasta Land & Irrigation Company, and the new owners already are preparing camps for the force of 60 workmen that will be put to work clearing land and running ditches. Thousands of dollars will be spent in improvements. More than 5000 acres are involved in the deal, the land lying southeast of Montague, Siskiyou County, California. The tract will be subdivided and sold to settlers on long-time contracts.

Big Harney Ranch Sold.

The Paisley Press reports: A $25,000 real estate deal was closed here when W. B. Parker sold his Harney Valley ranch to Manuel Sanders for that sum. This ranch contains 1445 acres of valley land, mostly in hay and pasture. It is located about 75 miles east of here in Harney County. It is one of the best stock ranches in that section.

In part payment Mr. Parker receives from Mr. Sanders a tract of 1520 acres located on Thomas Creek to the southwest of Paisley. This land was put in at a value of $15,000. While the latter tract lies rather high, it is fine Summer pasture and will also cut considerable hay. It can be used to great advantage by the purchaser for Summer range for his stock.

Mr. Parker's reason for selling was principally that the Harney County land was situated too far from his home here to be of practical use to him, whereas the land is well situated for Manuel Sanders, who keeps a large number of sheep in that vicinity the year round.

Big Deal in Grant County.

The Heppner Gazette - Times announces: N. S. Whetstone, of this city, has just completed a deal with F. C. Alten, of Portland, whereby he sells his Grant County stock farm, consisting of 5000 acres. The deal involves considerable cash and some Portland property was included in the transaction.

The Whetstone property consists of two ranches, one on Deer Creek and the other in Fox Valley. The holdings are commonly referred to as the Beck ranch. It is understood that Mr. Alten also took over considerable stock in the deal.

Mr. Alten engaged in the stock business several years ago, but, until recently, he has been employed on the Southern Pacific Railroad. He has left Heppner for his new home, going by way of Canyon City.

THREE LEASES ARE REPORTED

Stanley S. Thompson Company Acts as Agents in Negotiations.

The Stanley S. Thompson Company reports the following business property leases closed during last week:

Storeroom 425½ Washington street, leased to J. A. Goodfellow, tailor, S. Morton Cohn Real Estate & Investment Company.

Large storeroom 171 First street, rented to Ernest Miller for wholesale wallpaper, H. J. Ottenheimer, owner.

Two storerooms 607-609 Washington street, rented to F. C. Kraus, painter and decorator. Couch estate, owner.

Charles H. Dodd Buys Two Lots.

Charles H. Dodd purchased lots 7 and 8, in block 1, Montavilla, from May W. Moore, the consideration named being $1740, including a house.

Lida C. Wightman purchased lot 4, in block 27, in Westmoreland, from M. A. Kats for $1000. This property is located near Milwaukie street.

Miss Leona M. Perkins took title to lot 14, in block 27, Errol Heights, from J. A. Strowbridge Estate Company for $856. Leo Mescher took title to lot 5, in block 29, in Errol Heights, the consideration being $700.

Terminus Addition Lot Sold.

The south half of lots 1 and 2, in block 9, in Terminus Addition, in Albina, was purchased by Emil Reippa from Anna S. Christensen, the consideration named being $2500. This property is located on Sumner and Gay streets and is improved.

W. F. Siegmund has taken title to lot 5, in block 88, in Sellwood, from C. B. Moores for $1100. This lot is located on Umatilla avenue, near East Twenty-first street.

Joseph H. D. Lee has taken title to lot 9, in block 13, Creston, on Powell Valley road, from Harriet Mason for $600.

BUILDING PLANS ARE REVISED

East Side Holding Company to Call for New Bids.

Plans for the two-story building of the East Side Holding Company are being revised preparatory to letting the contracts. The same condition remains with the building of the Citizens' Bank. It is expected to let contracts some time this month. However, Secretary L. M. Lepper, of the holding company, said yesterday that no time is being lost, as under the present weather conditions practically all building operations are suspended.

The bids that were submitted were much above the expectation of the holding company, and new ones will be asked for. The two structures are separate except that the foundation will be built together at the northeast corner of Grand avenue and East Alder street. Mr. Lepper said that the East Portland postal station will be taken care of in case it must move before the building is ready in a room on Grand avenue. The East Side Business Men's Club has quarters in Redmen's hall, 381½ East Morrison street, until the new structure is erected.

SEVERAL TRADES REPORTED

Two Idaho Properties Exchanged for Oregon Real Estate.

Haerle & Badley, of the Associated Investment Company, report a number of good deals during the week. They traded the eight-room modern house at the corner of Thirty-first and Glisan streets to T. A. Walter, of Caldwell, Idaho, for a commercial apple orchard near that place.

They also traded the seven-room bungalow at 151 East Sixty-first street, belonging to Fred Nulton, for a five-room bungalow and one-half acre at Gilver Station; sold a three-acre tract in the Peake Bros'. Home Acres, belonging to Miss Stella G. Chambers, to Miss Parrington, of Portland, and traded a home in Woodburn, Or., for a five-acre home tract in Meridan, Idaho.

Jonesmore Home Brings $2300.

The Umbdenstock & Larson Homebuilders transferred lots 44 and 45, in block 34, Jonesmore, north of Montavilla, near East Glisan street, to A. D. Anson for $2300, including a home.

M. L. Holbrook transferred title to lots 23 and 24, in block 18, East St. Johns, the price being $1500, a home being included in the transfer.

Annie Philips transferred a house and lot in Groveland Park, on Division street, to Alf Oftedal, the consideration being $2500.

W. M. Killingsworth transferred title to lot 12, in block 12, Walnut Park, to W. T. Vaughan for $1500. It is located on Mallory avenue, near Killingsworth avenue.

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

Wm. Goldman, Manager,
NATIONAL LIFE,
Oregonian Bldg.

H. G. Colton, Manager,
MASSACHUSETTS MUTUAL LIFE,
Chamber of Commerce Bldg.

E. L. Harmon, Manager,
PENN MUTUAL LIFE,
Northwestern Bank Bldg.

Horace Mecklem, Manager,
NEW ENGLAND MUTUAL LIFE,
Northwestern Bank Bldg.

Alma D. Katz, Manager,
MUTUAL LIFE INSURANCE CO. OF N. Y.,
Corbett Bldg.

G. M. Slocum, Mgr.,
RELIANCE LIFE INS. CO., Pittsburg, Pa.
206 Morgan Bldg., Portland, Or.

S. P. Lockwood, Vice-Pres. and Gen. Mgr.
COLUMBIA LIFE & TRUST CO.,
202 Stevens Bldg.

Pettis-Grossmayer Co., General Agents,
THE TRAVELERS' INS. CO.,
303-310 Wilcox Bldg.

E. W. Amesbury, Manager,
NORTHWESTERN MUTUAL LIFE INS. CO.
Northwestern Bank Bldg.

Western Oregon Agency,
COLUMBIA LIFE & TRUST CO.,
Stilz & Bliss, Gen. Agts., 204 Stevens Bldg.

BUILDERS' SUPPLIES and HOME SUGGESTIONS

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LIGHTING FIXTURES
E. Irving and Union Avenue.
Factory to Consumer.
Phones—E. 1245, C 1206.

Phone Main 1605.
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Morgan Wallpaper Co.
WALLPAPER
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There Is a Good Paint House in Portland
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