

BLINDS & PROJECT WALLS IN SHAPE

Down-Town Block to Be Improved With Structure to Cost About \$32,000.

\$26,000 HOSPITAL PLANNED

Portland Architects Get North Powder School Contract—St. Johns Mill Plans Ready.

Astoria Job Landed.

The triangular-shaped block bounded by Fifth, Sixth and Pine streets, which is owned by Percy Blyth and Mrs. Lewis Russell, is to be improved with a two-story and basement concrete and brick building, according to an announcement made last week.

Architect Emil Schacht has been commissioned to draw the plans and specifications for a building that is to cost probably \$32,000. The structure is to have a total area of 22,000 sq. ft. and will be situated on the corner of Ankeny street, 150 feet on Pine street, and 48 feet on Sixth street. A small portion of the block not owned by Mr. Blyth and Mrs. Russell will not be involved in the improvement.

The Boylston-Arnold Company, which has been awarded the construction contract, commenced last week tearing down the billboards that have fenced the property for several years, and it is understood that operations will be commenced immediately.

No announcement has yet been made as to what tenants will occupy the building, but it is expected that an automobile and accessory firms have leases under consideration.

Three plans for the improvement of this property. Once a large building was to be erected for the use of the Chamber of Commerce and offices, while about a year ago a store building was planned.

Hospital Building Ordered. Dr. Noble Wiley Jones has commissioned Jacob Dautoff to draw plans for a two-story brick building on Marshall and Lovejoy streets, near Nineteenth street, at an approximate cost of \$26,000. The proposed building is to cover 57 by 100 feet of ground, and will provide 37 patients' rooms, in addition to a modern gymnasium, kitchen, and the various compartments pertinent to a hospital. Bids are now being taken for the work and construction will be started, it is said, as soon as the sub-contract is let.

Portland Architects Selected. The Portland firm of Tourtellotte & Hummel have been selected as architects for the proposed school building to be built at North Powder. Bonds in the sum of \$25,000 were voted recently for the purpose of erecting the building and the School Board has requested the plans prepared as hurriedly as possible.

Bank Plans to Be Ready Soon. The plans for the proposed United States National Bank building to be erected on the northwest corner of Sixth and Stark streets are progressing rapidly, and it is said they will be ready for final approval in the near future. The building, which the property has leases that extend to July 1, when it is expected that they will vacate to make way for the wreckers.

The entire lower floor of the building is to be given over to the bank, and it is understood that the second floor will provide some 50 office rooms. The exterior is to be of reinforced concrete with terra cotta pilasters on both street fronts.

Architect Thompson Gets Job. Lewis Irvine Thompson, a Portland architect, has completed plans for a two-story brick building at Maryland avenue and Falling street for the use of St. Stanislaus B. M. Church, at a cost of about \$10,000. The second floor is to be provided with a lodge room, a billiard room and a dancing floor.

Low Bid for School is \$82,991. The lowest bid submitted for the construction of the proposed east wing of the Franklin High School building at East Fifty-third and Division streets was entered last week by Muir & McClelland, who figured \$82,991. An appropriation of \$120,000 has been made for the erection of the entire building.

C. A. Duke Gets Broadway Job. D. A. Conley, owner of the southeast corner of Couch street and Broadway, where a new building is about to be erected for the occupancy of the automobile accessory firm of Chaslor & Lyon, has directed C. A. Duke to handle the plans. The old frame buildings have already been razed to the ground and it is expected that the structure can be completed by June 1. The entire building is to cost between \$12,000 to \$15,000.

\$10,000 Building Planned. J. B. Clarke, a Portland architect, is drawing plans for the erection of a two-story store and hall building on a Union avenue site now yet unannounced. The building is to cover land 48 by 100 feet in area, and will be of brick and tile construction. The probable cost is announced as \$10,000.

Portland Firm Gets Astoria Job. The officers of the Methodist Church at Astoria have selected Architects Whitehouse & Foulhoux to draw plans for their proposed new building. The exterior is to be of reinforced concrete with pressed brick face. The building is to cost \$12,000.

The same architects are preparing plans for a large residence to be built on Cedar Hill for Julius Lippitt at a cost of about \$15,000.

Bids Will Close Next Saturday. C. A. Coning will receive bids until next Saturday night for the erection of the building, which is to be erected at Marshfield on ground 50 by 145 feet in area.

FIVE SALES AND TRADES MADE Associated Investment Company Has Active Week.

C. V. Bradley, of the Associated Investment Company, reports the following sales and trades:

The furnishings of the Buck and Whitford apartments, at twenty-first and Gilliam streets, belonging to W. T.

Hoffmire, were traded to D. M. John of Emmett, Idaho, for a 240-acre stock farm in Bear Lake County, Idaho.

The modern eight-room house at 1501 Forty-fifth avenue was traded to L. E. Wilcox for 60 acres improved farm land near Caldwell, Idaho.

Lot 19, block 1, Hall's Addition, was sold to J. Jester, Jr.

Eighty acres near Caldwell, Idaho, were sold to W. E. Chambers.

The five-room cottage at 224 East Forty-third street was sold to B. B. Brumwell.

HARTMAN & THOMPSON BUSY Realty Sales in March Largest in Many Months.

John H. Hartman, of Hartman & Thompson, reports that the month just ended has been, as regards the total number of sales, the biggest since he took charge of the firm's realty department, two years and a half ago.

Besides the long list of sales recently reported in these columns, the following were negotiated during the last few days of March:

A corner lot at East Fifty-third and Stark streets to A. J. Brugger, adjoining the lot sold to this same builder a few days ago. Mr. Brugger will at once commence the erection of two modern houses, costing about \$1200 each.

They also sold Mr. Brugger a view lot on Wistar avenue at the head of East Fifty-first street.

The firm has sold the fine residence occupied by and belonging to Seward Rossmore, located in Rossmore at East Thirty-ninth, to Dr. F. E. Schneider, who has just returned from a six

AUDITORIUM IS UNIT OF TOURIST MAGNET

Adequate Place to Meet is Declared Final Essential to Convention City.

POSSIBILITIES POINTED OUT

Coliseum, Prove of Innumerable Value to Eastern Cities—Portland's List of Attractions for Visitors Grows.

Completion this year of Portland's \$600,000 public Auditorium will fulfill the list of essentials necessary for making Portland a tourist and convention city. Considered of first importance are natural scenery and im-

provements to attract the attention of the people who travel.

Portland has this in the Columbia River Highway and the other scenic attractions in and near the city. Of next importance is a meeting place for large conventions. Portland has no such place at present and therefore, is handicapped in the rights for conventions.

An auditorium has many uses in addition to being merely a convention hall. It furnishes a place for large theatrical productions, entertainments, concerts, public dances, mass meetings, exhibit places for product shows and many other forms of amusement and business. The need of such a place is felt in all large cities and has been met in many of them with such buildings as Portland is now erecting.

Coliseum Held Big Asset. The Coliseum has been considered one of Chicago's big assets. It has helped establish that city as a political convention mecca. Chicago is followed closely by St. Louis, because of its mammoth meeting house, where thousands can gather under one roof.

The same is partly true of Kansas City and Denver, each of which has issued bonds and built permanent auditoriums to attract conventions. Their success is said to have been measurable as great as that of Chicago and St. Louis.

With a magnificent auditorium, Portland will be in position to fight on equal ground with other cities for some of the conventions, even to one of the National political gatherings.

In each of the cities mentioned there is a regularly organized convention league or body whose business is to watch ahead for big gatherings and figure out the chance of getting them. They make a systematic campaign for them through their delegates, augmented by special home committees.

Combination Plan Planned. Portland's big meeting house is designed along the same special lines as the ones in Denver, St. Paul, Milwaukee and Houston, the plan being for a combination of assembly hall and theater. When occasion demands, the whole house may be thrown into one big auditorium. It may be a political convention, a horse show, a Winter circus, an automobile show or exposition or what not.

The Auditorium may be used in open ensemble for the main convention purposes, and by shifting doors be converted into a smaller auditorium or theater in case of necessity or conveniences. The arrangement of the house and the mechanical scheme provided for may be suited to the needs of the particular conventions to be housed.

For years Denver has used its big auditorium for Winter concerts. That city hires a concert band the year around. There has been there for several seasons. Some \$30,000 a year is set aside for music. During the Sum-

mer the concerts are given at the City Park.

There is an interchange of bands twice a year. The municipal organization takes to tour and is superseded by another band from elsewhere. One of the results of the concerts has been to make Denver one of the particularly discriminating musical centers.

Another use of the structure is for the presentation of large hippodrome shows and elaborate school entertainments. There were staged some 5000 school children, forming a huge American flag and singing a cantata, in the Denver auditorium last Summer. It is now an established annual institution. The building seats 13,000. Its full capacity, standing and seating, reached nearly 18,000 in 1908, when the National Democratic Convention was there.

Large symphony concert orchestras, traveling between Chicago and San Francisco always book in the Denver auditorium, to break the trip and play one or several concerts. The same with the big grand opera companies going from coast to coast. These occasions attract from surrounding states.

Several years in Chicago, Illinois within 20 years, because of their having been found a big asset. Oldtimers there recall the old Coliseum, which was there the President McKinley was nominated the second time, and which Bryan in 1896 was nominated the first time. It was destroyed by fire.

Then Chicago built another coliseum up town on the site of the old Luby prison, Michigan avenue and Sixteenth. It was there the President McKinley was nominated the second time, and President Taft in 1908 and 1912. While

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HALF INTEREST IN APARTMENTS SOLD

D. B. McBride Now Sole Owner of Tudor Arms, at Eighteenth and Couch.

\$90,000 IS PAID PARTNER

Modern Home in Irvington Bought by J. G. Arnold—\$20,000 Earned Near Grant's Pass Sold—East Side Sales Numerous.

On the same day last week that he obtained a building permit for the construction of the \$125,000 Imperial Arms apartment building on the northwest corner of Fourteenth and Clay streets, R. F. Wassell sold his half interest in the Tudor Arms Apartments, that covers a full quarter block on the northwest corner of Eighteenth and Couch streets, to the holder of the other half interest, D. B. McBride.

Mr. Wassell announced that he received approximately \$90,000 for his interest. The Tudor Arms was a four-story and ground-floor building, with 33 suites divided alternately into two, three and four rooms. The exterior is of red brick, faced with terra cotta trimmings, while the interior finish is oak. The equipment includes hardwood floors, electric ranges and showers. The Imperial Arms is to be practically a duplicate of the Tudor Arms, except that it is to differ slightly in exterior finish, to be more modern and contain one more apartment. Mr. McBride bought out the interest of his partner, Fred A. Young, who was paid \$90,000 for the same.

C. V. Everett handled the deal between Mr. Wassell and Mr. McBride.

\$8000 Deal Reported. Mabel C. Menefee has sold to J. G. Arnold her handsome nine-room, two-story modern Irvington residence, located on Grant Broadway, near East Sixteenth street North, at a consideration understood to have been about \$8000.

As part payment Mrs. Menefee accepted title to a modern five-room bungalow and an acre of land near Gilbert Station, on the Estacada carline, in the unincorporated section of Clatsop county, Oregon, which was represented by Samuel Doak.

100-Acre Place Brings \$20,000. The Grants Pass Observer reports that W. C. Fry has sold his 100-acre farm near that city, together with 200 acres of timber, to the owners of Boston, Mass., for \$20,000. Mr. and Mrs. Fry expect to spend the year traveling over the coast and the roads will permit they plan taking a drive through Eastern Oregon.

Windsor Heights Property Sold. E. J. Lowe has purchased a house and lot in Windsor Heights, described as lot 21 in block 2, from Adelle Brady, the consideration named being \$3150. This property is located on the south side of division, near East Fifty-fifth street.

Lot 11, in block 35, Sunnyside, located on East Taylor street, near East Thirty-fifth street, has been purchased by Fred Scheen from Ernest M. Ostfield for \$1100.

Otto J. Voelger has taken title to two lots in block 10, Central Albina, and lot 16, in block 16, in Tremont Park, from Rudolph, the consideration named being \$1000.

East Portland Half Block Sold. In East Portland a half block has been transferred by Finley P. Mount to the Advance-Rumely Threshing Company, the consideration named in the deed being nominal. This property is located on East Mill street, between Grand and Union avenues. Its real value is about \$35,000.

Westmoreland Lot Sold. Lot 8, in block 4, Westmoreland, on the east side of Milwaukie street, has been purchased by L. H. Hansen from H. A. Andrews, the consideration named being \$1000.

In Sellwood, M. E. Merges has taken title to the east half of lots 12 and 13, in block 75, from Mamie Knutson for \$1100, a home being included in the transfer. This property is located on East Nineteenth street and Spokane avenue.

Stephens Addition Property Sold. Jacob Johnson has taken title to the west 40 feet of lot 5, in block 84, Stephens Addition, from Bertha Morse, the consideration named being \$1900. This property is located on East Main street and Grand avenue.

L. Morken has transferred title to a house and lot in Rose City Park to Robert M. Young, the consideration being \$3400. It is described as lot 6, in block 134. The property is located on East Nineteenth street, near East Stanton street.

Kinzell Lot Sells for \$1000. A lot in Kinzell Park, east of Mount Tabor, has been purchased by J. A. Fenton from A. J. Friedley, the price being \$1000. It is described as lot 2, in block 17, in Kinzell Park.

In Arleta Park, near the Foster road in the South East Side, Katherine C. Griffith has transferred to Frederick Forey lots 21 and 22, in block 2, the consideration being \$1500. A house was included in this sale.

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197, from the Mount Hood Development Company in 1910. This property is located on Sandy boulevard and East Sixty-second street.

Ladd's Addition Property Sold. M. L. Surman secured title to portions of lots 13 and 20, in block 21, Ladd's Addition, on Elliot avenue, the consideration being \$6023.

The Realty Associates of Portland transferred to Anna M. New, for \$1500 property described as lot 6, in block 35, Irvington, located on East Eleventh, between Stanton and Knott streets.

A. B. Manly took title to lots 21, 22, 23 and 24, in block 31, College Place, for \$1000.

Yaquina Road to Be Open Tuesday. ALBANY, Or., April 8.—(Special.)—With about 100 men at work clearing the slide at tunnel 22, east of Summit, the Southern Pacific Company expects to be able to operate through trains on its Albany-Yaquina line by Tuesday. This slide occurred more than a week ago and was more serious than at first believed. Daily train service has been maintained by transferring where the road is blocked.

CONSTRUCTION WORK IS BEGUN ON FLOUR MILL. Crews Are Busy Surveying Land South of Town for Establishment of Stock Yards.

PASCO, Wash., April 8.—(Special.)—The feeling of depression is fast giving way to one of optimism. State-wide crippled business, but there appears to be a slow but steady increase.

While the records disclose the fact that the records were issued to residents of Franklin County during March 15 from Pasco and the balance from the several small towns, no arrests have been made in the county for violation of the dry law.

The report of the Police Department shows only two arrests during the month, both on minor charges.

Construction work has been commenced on the 1600-barrel flour mill, which is being purchased by Samuel Glasgow, of Spokane, and associates.

Crews are busy making the necessary surveys on the 200 acre parcel of a mill and a half south of Pasco, where union stock yards will be established. Several thousand dollars' worth of property has changed hands during the past month and more real estate deals are pending.

Need of Ethics Held Essential to Success. E. Orris Hart Considers Problems to Be Faced in Realty Business and Points Out Their Solutions. Rights Are Defined.

BY E. ORRIS HART. Chairman, committee on ethics National Association of Real Estate Exchanges, 1915-16.

THE real estate business is to be dignified to the standard of a profession, a code of ethics as a rule of conduct and practice for the guidance of the beginner as well as those of more experience is essential.

Other professions, such as those of medicine, law and architecture, have their codes of ethics, and it is equally essential that a high standard should be held by those following the business of real estate.

Why do we need a recognized standard of ethics? Our own self-respect and highest success in our calling demands that we should regulate and determine upon commonly accepted and honorable basis our relations with our clients, our customers and our fellow-brokers, as well as the general public.

While some of the provisions of the code of ethics adopted by the National Association of Real Estate Exchanges are self-evident, so axiomatic and obvious that they should be practiced by other wise men, there are others, the looseness of which some even the most elemental moral obligations of the fellow-men that the setting down in a code of ethics is of action as a guide to him who wants to do the right thing and a warning to him who would do otherwise.

Others, again, whose action is not so clearly defined, but whose action is the loosening of which some even the most elemental moral obligations of the fellow-men that the setting down in a code of ethics is of action as a guide to him who wants to do the right thing and a warning to him who would do otherwise.

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