

\$250,000 MARKET BUILDING IS READY

Reinforced Concrete Structure Covers Block.

CONSTRUCTION IS UNIQUE

1000 Square Feet of Floor Space Is Provided; Second Floor Will Be Leased.

Completion of the \$250,000 reinforced concrete building covering the entire block bounded by Union avenue, East Madison, East Third and East Main streets, to be occupied by the Italian Gardeners and Ranchers' association, the general was announced yesterday by Robert Payne, contractor. Construction work on the huge structure was begun January 23.

The building includes two stories and a full basement, and flat system construction has been used throughout, 1000 pilings being used in the foundation. A total of 120,000 square feet of floor space is provided and inclines to the second floor and to the basement have been constructed to allow trucks to drive onto either of these floors. The main floor will allow a 20-ton truck fully loaded to drive from the street into the building.

Construction is unique. Unique in its construction is the fact that all columns in the building are round and the second floor only has 14 posts in an area of 40,000 square feet. The concrete slabs used on the first floor are 12 inches thick, while those on the second floor are ten inches. The concrete floor has been thoroughly tested with a ten-ton truck. The roof, representing an area of 40,000 square feet, is one of the largest ever put down in the city, and 444 squares of roofing, weighing 14,000 pounds, were used on it.

The main floor of the building will be used by the truck gardeners for the distribution of the garden truck to the local merchants and provides ample space for scores of trucks to be driven into the building during the rainy season. Five large stores have been partitioned off on the Union avenue side of the building and equipped with modern frontage facilities, and these will be occupied by merchants connected with the association.

Second Floor to Be Leased. The second floor and the basement will be leased to local firms. Modern freight elevators are included in the construction. A 200-foot loading platform is provided on the East Third street side.

Material used in the construction of the building by the contractor included 60,000 sacks of cement, 15,000 yards of sand and gravel, 285 tons of reinforcing steel and 500,000 board feet of lumber, utilized in the form work. More than 4500 yards of excavation was accomplished in the beginning of the structure.

W. W. Lucius is the architect, and the Italian Gardeners' and Ranchers' association, with William Benness, president, and Joe Fignat, manager, are the owners of the structure, which is one of the largest buildings ever constructed for market purposes on the Pacific coast.

ERACT WILL HAVE AN ALLEY

Innovation in Residential Tracts Plan of Realty Promoters.

An innovation in residential districts of the city will be introduced by Ritter, Lowe & Co., in their Irvington tracts. The plan will be to build an alley through the block bounded by Stanton, Fifteenth, Sixtiety and Sixteenth streets, from the Union street side and to develop the block at an expenditure of more than \$5000 with the aid of expert landscape gardeners.

The alley plan will allow all the garages to be built in the rear of the lots, with entrances off the alley, and include a large turning space about the middle of the block. A wall is to be constructed along the Fifteenth street side of the block and the entire block which is nearly 12 feet above the street on the west side, will be leveled down until it is just four feet above the street on the east side. Trees will be removed except where the trees might be used for shade purposes by prospective buyers.

The block is owned by General Charles H. Martin of Washington, D. C., and lies in the Hughes estate district. Section lots have already been sold in the block and the success of the new plan will be watched and development of the other property in that district in the same manner will be undertaken if the plan meets with approval.

\$25,000 HOME IS SOLD

E. J. HALL ACQUIRES FINE STONE RESIDENCE.

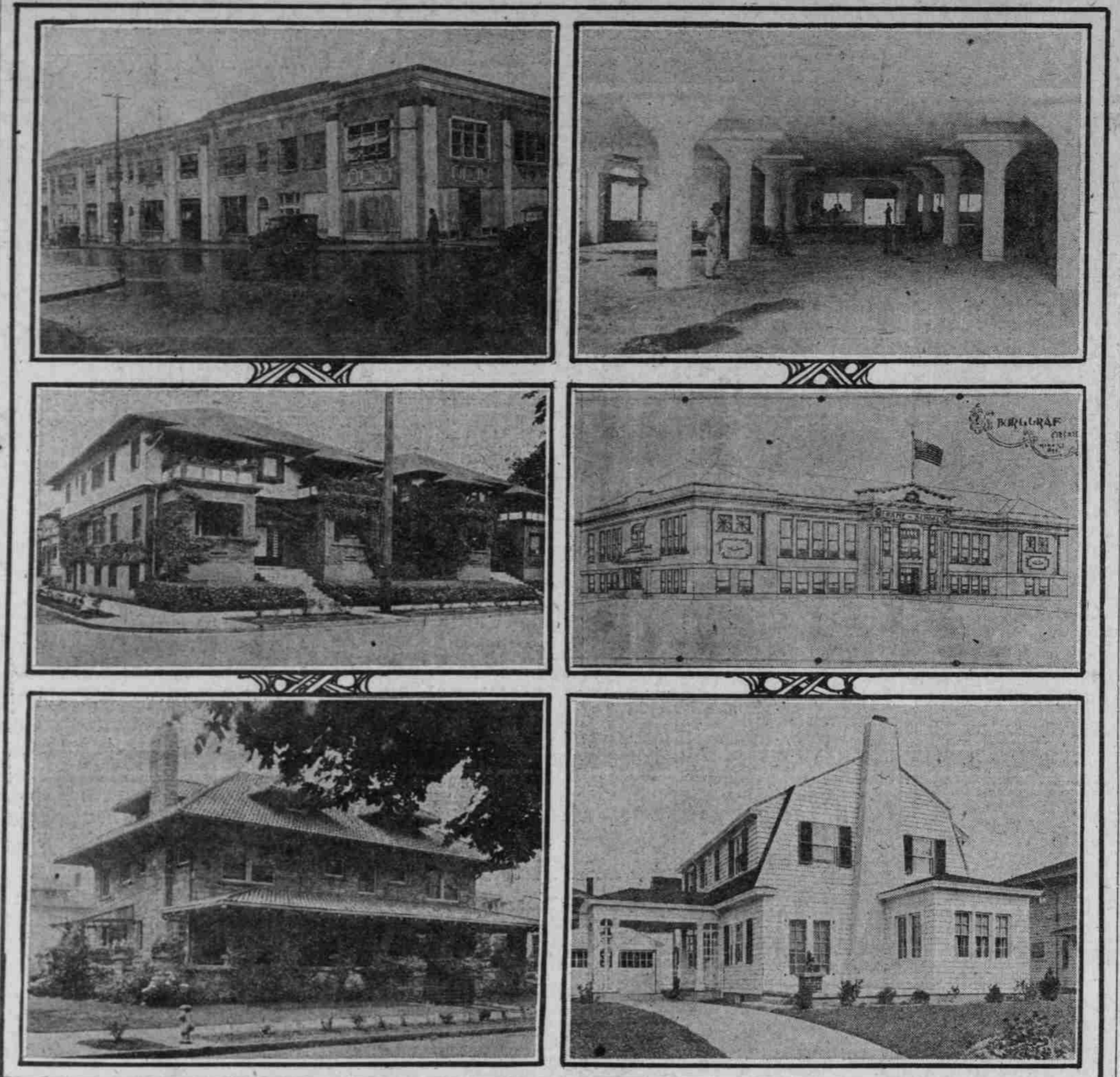
Deals Exceeding \$50,000 in Homes Negotiated by Newhausen & Co.

Recent sales of Portland residences closed by Newhausen & Co. involve a total consideration of over \$50,000 for the seven homes for which the deeds were transferred. The largest deal was for \$25,000, representing the purchase price of the fine stone residence at 150 Thompson street, on the corner of Twenty-third street in Irvington, which was purchased by E. J. Hall of Jenkins & Co. from William Kennard.

Other properties for which the transfers were closed ranged in purchase price from \$4000 to \$7500. A fine residence owned by J. R. Caples at 630 East Sixteenth street North is now the property of Ed Foreman for a consideration of \$7500. The John Wilcox home at 418 East Twenty-fourth street North was purchased by Mrs. Scott Booth for \$7000.

Another \$7000 deal included the sale of the William Opdenmeyer residence at 483 East Fifteenth street to D. R. Heath. The \$4000 purchase was made by P. D. Mead, who has acquired the residence formerly owned by George W. East Twenty-eighth street near Fremont street.

COMPLETION OF \$250,000 MARKET BUILDING AND THE SALE OF MANY FINE RESIDENCES CONSTITUTE IMPORTANT DEVELOPMENTS IN PORTLAND REAL ESTATE CIRCLES.



Upper left—Exterior view of new concrete market building just completed for Italian Gardeners' and Ranchers' association on east side. Upper right—Interior view of the main floor of market building, showing massive round pillars, which give an idea of strength of concrete structure. Middle left—Eight-family apartment house in Irvington, corner of Seventeenth and Tilamook streets, built by F. E. Bowman & Co., and sold to Ben Rosenberg for a consideration of \$50,000. Middle right—Combination high and grade school to be constructed at Turner, Or., at a cost of \$22,000. Burgess of Albany, architect. Lower left—Eight-room colonial home at 494 East Seventeenth street North, in Irvington, recently sold to Mr. and Mrs. David B. Smith of St. Paul, Minn., for a consideration of \$10,000. George C. Arena was the former owner, the deal being handled by R. H. Torrey. Lower right—William Kennard home at 750 Thompson street, corner of East Twenty-third street North, recently sold to J. E. Hall for a consideration of \$25,000 by Newhausen & Co.

TIRE ENGINEER ARRIVES

EXPERT OF LOCAL COMPANY WILL INSTALL PLANT. J. F. Cullen Says Portland Offers Unusual Advantages as Center of Auto Rubber Industry.

J. F. Cullen, plant engineer and master mechanic of the Columbia Tire corporation, accompanied by Mrs. Cullen, arrived last Monday from Cumberland, Md., and has assumed supervision of plans for the installation of machinery and equipment at the company's plant, now under construction on O. W. R. & N. trackage at Mississippi avenue and Columbia boulevard. Mr. Cullen formerly was plant engineer of the \$12,000,000 tire factory of the Kelly-Springfield company at Cumberland and resigned that position July 1 to become a member of the staff of the local tire company.

The advantages of Portland as an industrial center are enhanced by an equable climate, an unfailing supply of pure cold water and pumping water from our own wells. The low temperature of the water supplied the Portland plant will enable us to get through the cooling process after a recent election. Two-thirds the time required at the big tire plants at Akron. We will have the additional advantage of pumping water from our own wells, while at the Akron plant of the Kelly-Springfield company the water is taken from canals and filtered before can be used.

The importance of pure water in the tire industry will be realized when I tell you that 900,000 gallons a day will be required in the operation of the Columbia plant in turning out 500 tires and 500 tubes daily. Many of the plants at Akron and other eastern centers of the industry turn out 25,000 or more tires a day. Our savings under conditions prevailing in Portland will amount to considerable and this will enable us to put a little more into each tire than the greatest crowd ever. Materials and still sell at the same prices of other quality tires.

Mr. Cullen began in the tire manufacturing business with the Good Year Tire & Rubber company at Akron and joined the Kelly-Springfield organization 17 years ago when that concern was known as the Buckeye Rubber company and was producing only 500 tires a day. He helped to design the first conveyor belt ever put out by the Kelly-Springfield plant and knows the tire business from beginning to end.

Three other members of the Kelly-Springfield staff will join Mr. Cullen in the operation of the Columbia plant. Robert Brown, for 14 years general superintendent of tire construction at the Cumberland plant, will become superintendent of the local concern. W. C. Buchanan, for 12 years with the Kelly-Springfield company, will act as assistant su-

SCHOOL PLANS ARE RUSHED

New Union High for Corbett to Be Constructed at Once.

Plans for the new Union high school, to be built at Corbett to replace the building burned to the ground during the recent fire which swept the little community on the Columbia highway are being rushed to completion by Freeman & Struble, Salem architects. The taxpayers of the district voted to bond themselves for \$20,000 for the new building at a recent election. The structure will be of tile and stucco and one story in height, with a frontage of 143 feet and an irregular depth. It will contain an assembly hall with a capacity of 125 and a gymnasium 44 by 75 feet, besides four classrooms, a laboratory and domestic science room. It is also planned to use the building as a community center as occasion demands.

Plans are expected to be ready about August 25 and construction will begin as soon as possible.

REALTORS TO CELEBRATE

BLUEBIRD CHARTERED FOR ANNUAL FROLIC.

Startling Features Are Promised for Programme on Voyage on Willamette River.

Startling exposures, rapid fire scandals and all the other sensational developments that usually characterize the annual frolic of the Portland Realty board will be eclipsed forever this year, according to advance information on the "Realtors Wiggle," which Al Grute, general chairman, has allowed to leak in the form of rumors to the outside world. The committee on stunts has been hard at work for the past year getting together the startling details to be made public at the annual gala event, and Charles Ringler, chairman of this section of the big entertainment, promises that everything will be new and novel.

True to the annual custom the sale of tickets is going ahead rapidly, and when the Bluebird leaves the Alder-street dock Thursday night at 8:30 o'clock every indication points to the greatest crowd ever. George Mahoney is chairman of the committee handling the sale of tickets, and he is becoming apprehensive lest some of the old members will be left at home this year, due to lack of space. The services of a first-class orchestra has been obtained to render all the latest dance creations, and between stunts, dancing will be the diversion. The excursion boat will return to the dock at a late hour Thursday night.

HOME-BUILDING ACTIVE

NEW CONSTRUCTION TOTALS \$65,000, AS REPORTED.

Most of Residences Will Rise on East Side Tracts, for Which Demand is Big.

Announcements of residences under construction or for which plans have just been completed during the last week, aggregate more than \$65,000 to be expended in the various residential districts in the city. The greatest amount of new structures will rise on the tracts of the east side and Portland real estate dealers report a brisk trade during the last two weeks in home lots recently put on the market. A \$3000 residence at 731 Tabbot road will be built for C. B. Malarky by Lorenz brothers, and the completed specifying a 30x35-foot building two stories. The estimated costs of the other homes range from \$4500 to \$6000.

Two \$6000 residences are soon to be built, one for T. A. Drew at 921 Regents drive and the other for George Pipes at 169 St. Helens court. Both will be of two stories, the Drew residence to be 24 by 45 feet and will be built by the tract company, and the Pipes home, to be 30 by 35 feet, to be built by N. J. Nelson.

Two other residences which have topped the \$5000 figure are one for B. N. Manning at 1071 East Thirty-first street, for \$5500, to be built by Conrad & Mieson, and one for C. V. Preston, at 440 East Twenty-fifth street, north, to cost \$2520. Stock & Zeller will build the home for Mr. Preston.

Four \$5000 residence structures are included in the week's activities as follows: Harry H. Morgan, at 1185 Division street, to be built by Wickman Building company; C. S. Leak, 1088 East Senate street, to be built by John Anderson; Dell Morgan, 1215 daily, Stark street, to be built by N. P. Foster, and P. O. Brandenberger, 1182 East Broadway, to be built by himself.

NEW BUNGALOWS RISING

Building Boom On in New Era, Clackamas County. CANY, Or., Aug. 12.—(Special)—Several handsome new bungalows are being erected at New Era, all modern, with built-in conveniences and with full cement basements. New homes building on the highway overlooking the Willamette include those of Joe Endre and John Taekelberg, which are nearing completion. When finished these will be among the most attractive homes in the county. On the old Oregon City road in the New Era section Roy Anthony is

building a handsome farm home.

This will have all modern conveniences and "girl shows," which were erected homes in the near future.

New Era is one of the oldest settlements in the county and the erection of these homes indicates that a building boom is on in that section.

Plans Under Way for Home.

Plans for a new home for Walter Gellinsky, to be built at the southwest corner of Nineteenth and Sixtiety streets, have been completed last week. Construction will be of brick veneer and will cost approximately \$12,000, work to begin immediately.

FAIR WILL BE LARGER

RECORD EXHIBITS SLATED FOR WASHINGTON.

6000 Feet of Additional Floor Space Will Be Given Manufacturing Industries.

OLYMPIA, Wash., Aug. 11.—(Special)—Assurance that the forthcoming Washington state fair, to be held at Yakima September 18 to 23, will surpass the record-breaking fair of last year in every department was given today by E. L. French, director of agriculture, in manufacturing exhibits, livestock, poultry and all other divisions the demand for space shows that the greatest fair in history may be expected, Mr. French said.

The manufacturing industries of the state are to be represented on a greater scale than ever before and through alterations in the auditorium there will be 6000 feet of additional floor space available for these exhibits. The manufacturing display will be located in the most convenient and accessible place. Practically all herds of pure-bred livestock in the state will be represented at the fair and entries have already been received from some of the best known herds of Aberdeen Angus and Herefords as well as Shorthorns. The showing of dairy herds promises to be even better than last year, with several new names on the entry lists. Washington State college and Oregon Agricultural college will have the best of their various herds at the show. The poultry educational show this year will differ from that of last year in one important respect. This year the work will be the management of a flock of baby chicks. There will be a flock of 1000 baby chicks in a model poultry house.

FAIR CLEANUP SUCCESS

Elimination of Gaming and Other Fake Features Profitable. OLYMPIA, Wash., Aug. 12.—The Washington state fair was one of the

first in the entire country to clean up and eliminate gambling devices, fakes and "girl shows," which were features of the so-called midway attractions, according to E. L. French, director of the state department of agriculture.

"Last year there was not a thing that even approached a gambling device permitted on the grounds at the state fair at Yakima," said Director French. "The result was not, as some predicted, a falling off in attendance. On the direct contrary, the attendance at the state fair last year was the largest by many thousands of the attendance in the one of the previous 20 years since the fair was established as a state institution."

West to Supply Poles.

MISSOULA, Mont., Aug. 12.—That the national forests of Montana and northern Idaho will be called upon within the next few years to furnish the majority of telephone and telegraph poles used in the east is the belief of forestry officials as a result of the inroads made by the chestnut blight on the timber supply in that section.

According to forestry officials, Montana and Idaho now are shipping large quantities of poles to the Atlantic seaboard. There is considerable cedar in Montana and the supply is as yet practically untouched, it is said. The forest service is making a study of the taper and growth of cedar in Montana and Idaho, the data to be used as a future basis for cutting western red cedar pole stands.

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REALTORS TO BEGIN ORGANIZATION DRIVE

Closer Co-ordination Among Dealers Wanted.

BOARD MEMBERSHIP AIM

Definite Plans Are Under Way at Offices of Executives of Northwest States.

With the object of bringing about a complete organization looking toward the closer co-ordination of real estate men within the northwest states, a campaign will be launched soon from the headquarters of the Northwest Real Estate Association here, according to A. R. Ritter, recently elected president. Definite plans now being worked out by the executives will culminate in a survey trip through the states in this district by T. W. Zimmerman, secretary, to be taken early this fall. The campaign will be launched primarily to establish board membership of the individual real estate dealers throughout the northwest and to eliminate the present expensive and loose organization permitted under the individual membership plan. Wherever possible the individual memberships will be terminated and the board plan substituted, although it is probable that in some instances boards cannot be organized in many of the outlying districts and counties.

County Boards Wanted. It was pointed out by the executives of the northwest association that individual memberships are not allowed now in the national association and that this plan is the only successful one which will eventually result in better organization among the dealers looking toward united action when needed. Wherever local boards can be established, due to the small communities, then county boards will be the solution.

Throughout the east the plan now in operation is to organize the state associations as the subdivisions of the national group, but in the northwest it has been found that the expense of state associations, and the provinces of Alberta and British Columbia, and the expense of these states and provinces has a vice-president, who will be directly in charge of the new plan of organizing the boards.

Vice-President in Charge. The vice-presidents elected at the recent meeting of the association and who will supervise the new plan include W. D. Potter of Nampa, Idaho; George A. Spencer of Seattle; Frank B. Uphaw of Portland; Austin North of Billings, Mont.; Alfred Carmichael, Victoria, B. C.; and D. P. Hays, Carstairs, Alberta.

The plan to bring about the immediate organization of the various local and county boards was begun last year and has been meeting with fair success. The results of better administration and closer cooperation of the real estate dealers obtained by eliminating the individual memberships, have been so highly successful that the drive to complete the preliminary work will now be carried through to rapid completion.

Secretary Completes Trip. William Herrin, field secretary of the national association, has just completed a trip through the northwest district and addressed approximately 25 local boards. With the completion of the contemplated organization into boards by the northwest association it will be possible to bring many of the national officers here and arrange for speakers of national repute to visit the various local organizations. In addition it has been found that the local board idea is more economical in administration within the northwest district.

HOME BUILDING ACTIVE

EAST SIDE RESIDENCES TO BE ERECTED SOON.

R. P. Banks to Have 2-Story House at 919 Edge Place Hill, Costing \$11,000.

Building activities in the residential districts of the east side continue brisk and many residence structures are being planned by Portland architects. Construction work is going on rapidly and by winter many new homes will be ready for occupancy.

Among the plans completed recently is included a fine new residence at 919 Edge Place hill, near East Thirtieth street, for R. P. Banks. It will be a two-story structure 46 by 26 feet in size, costing \$11,000. C. H. Wallwork is the architect and Lorenz Brothers have the contract. A \$6500 home for Thomas Cleco-

netti will be started soon by L. P. Keller at 800 East Fifteenth street, between Ivon and Clinton streets. It will be 29 by 44 feet in size with two floors.

Four new residences costing approximately \$5500 are to rise in various parts of the east side, according to plans just completed. A. L. Du Puy has just completed specifications for two of these, one to be erected at 351 East Twenty-fourth street, between St. Johns and Harrison streets for L. Ached, and another at 225 East Fifty-seventh street, between Hawthorne avenue and East Lincoln street, for George Vath.

The other two \$5500 homes are for D. W. Taylor, to be erected at 1475 East Twenty-eighth street, Eastmoreland by R. S. Hurlbut, and for Emil Nelson at 870 East Fifty-seventh street, between Harrison and East Lincoln streets, for George Vath.

The \$5000 residence for Martha A. Landis at 1387 East Davis street, Laurelhurst is to be erected by R. L. Landis.

WALNUT TOUR IS BOOKED

WESTERN GROWERS TO VISIT WILLAMETTE GROVES.

Study of Propagation and Pollination to Be Made—Start to Be August 23.

OREGON AGRICULTURAL COLLEGE, Corvallis, Aug. 11.—(Special)—The date and itinerary of the Western Walnut Growers' tour of the Willamette valley walnut districts have been announced by the secretary, C. E. Schuster of the college horticultural department. The start will be made from Salem August 23, at 8 A. M., for a visit to the groves near Salem. A large number of California and American walnuts, with numerous hybrids, will be carried. The Skyline and Cascade View orchards and the fibert grove of Senator McNary will be inspected, followed by visits to the groves near Jefferson, Albany and the college farm. The growers will then go to Eugene for the night.

Lydiek's grove east of the river will be visited to study the Wilts, Mayette and Santa Barbara varieties, and the nut grower, the seedling walnuts and chestnuts at McCormick's grove, and the grafted and seedling walnuts and chestnuts at Professor Young's plantings will be visited.

The tour will close with a visit to the planting of George A. Dorris, pioneer fibert grower of the state, where a careful study will be made of propagation and pollination work. Leading growers of Oregon and Washington will compose the party. The following are officers of the association: Ford Dronner, Hillsboro, president; Homer Kuse, Skelton, vice-president for Oregon; G. L. Shaw, Vancouver, vice-president for Washington; C. E. Schuster, O. A. Corvallis, secretary.

Thistle to Be Eradicated.

ALBANY, Or., Aug. 12.—(Special)—Considerable progress has been made in the campaign to eradicate thistle in the Canada thistle. A. C. Heyman, county agent, reports, in 26 rural communities 1240 farmers have signed an agreement to co-operate in keeping the thistles from going to seed on their land. A total of 178,280 acres is represented by these farmers. So far no land owners have been brought into court for failure to comply with the noxious weed law, but special deputies in many districts have served notices and legal action will follow unless the thistles are cut.

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