

BETTER FEELING SHOWN IN LOCAL REALTY MARKET

Brokers, However, Do Not Anticipate Any Great Activity Until the Holiday Season Has Passed.

A better feeling has prevailed in the local realty market for the past week or two, as is evidenced by the number of transactions reported and the volume of transfers filed for record. However, brokers do not anticipate any considerable activity until after the holidays, the indications being for an increased demand and improvement in prices, beginning with the new year.

One of the cheapest pieces of property sold in many a day in Portland is the old Arlington club at West Park and Alder which was knocked down at auction sale last Thursday afternoon for \$175,000. This property was purchased by the D. P. Thompson company and embraces 190 feet square at the northwest corner of Alder and West Park covered by a four story brick building which cost to build something like 20 years ago, about \$70,000. The building is still in good condition and for a reasonable sum can be converted into a modern business house.

Final Liquidation.
The Arlington club house was owned by the Arlington Building company and practically all of the stock of that company has been held for some time by the D. P. Thompson company. The recent sale of the property was authorized by a resolution of the building company and was the final step in the liquidation of the corporation that financed the building of a home for the Arlington club.

The firm of Trowbridge & Stevens, Denver capitalists, have taken title to a 50 foot lot at the southeast corner of Twelfth and Harrison streets for which \$11,000 was paid. It is understood that the new owners will at once erect a modern brick 4-story apartment house on the lot. Architect E. B. McNaughton is getting up the plans for the building. The property formerly belonged to Mrs. Hanna Chase and was sold through the agency of Vanduyne & Walton.

B. M. Lombard has purchased from C. B. Woodworth an undivided two-thirds interest in the platted 20 acres known as Buckingham Heights. The sale was made on a valuation of \$1000 an acre, Mr. Lombard paying \$18,333 for the Woodworth interest. The property is described as the east one-half of the southwest quarter of the northeast quarter of section 30, township 1 south, range 1 east.

B. S. Josselyn, president of the Portland Railway, Light & Power company, has sold to a local capitalist lots 37 and 38 on Cedar Hill for \$15,125. The name of the purchaser has not been made public, title to the lots having been taken by the Title & Trust company as trustees. This is the property purchased about a year ago by Mr. Josselyn as a site for a handsome home that he contemplated building, but after purchasing the Massachusetts building on Mount Tabor he decided to sell his Cedar Hill lots.

East Eighth Lot Sold.
The improved 55x100 foot parcel at the northeast corner of East Eighth and Pine streets has been sold by J. L. Vosburg to W. F. Alford for \$5000.

P. L. Prenzit has purchased from Henry Marco a house and lot located on the north side of College street between Lawrence and Sixteenth, the consideration involved in the deal being \$9500.

Two building sites in Crown Court, the addition located on the north side of Washington street and intersected by King street, have been purchased by G. O. Fishman from the Northwest Securities company for \$6500.

The East Side Transfer company has sold to A. C. Holcomb lots 1 and 2 in block 176 Park addition to East Portland, for \$10,000. This property is located at the southeast corner of East Eighth and East Yamhill streets and is covered with a one story frame building.

Chester G. Murphy has purchased the A. L. Maxwell residence property located on the north side of Madison street between King and St. Clare, the consideration involved in the sale being \$3000.

Frank D. Crawford has purchased from L. E. Ferbrache lot C in Palatin Hill tract, river front property in South Portland, paying \$17,500 for it.

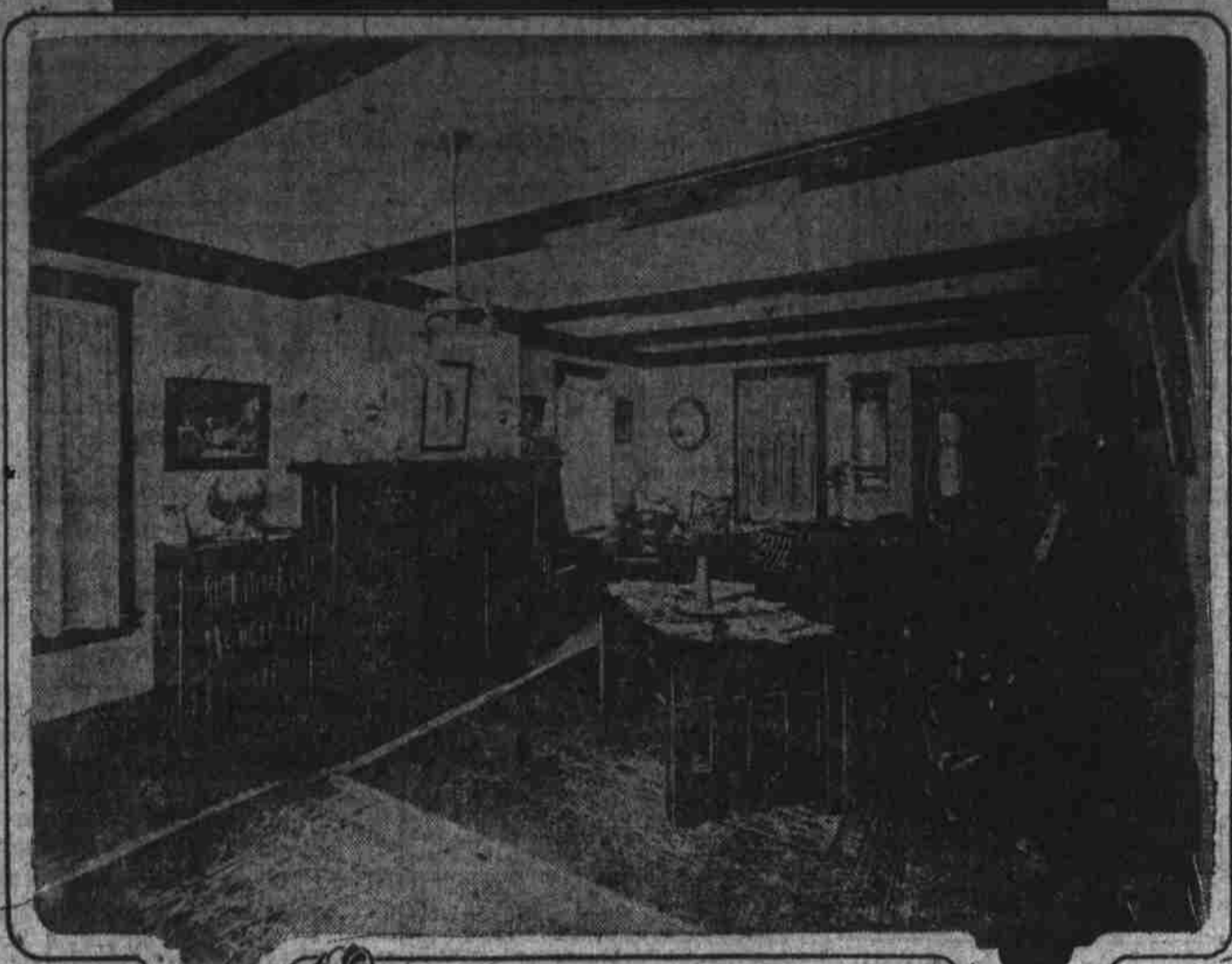
Arthur W. Ogilvie has purchased from Andrew Holm three acres located on the south side of Lindstrom avenue in Tabor side. The tract brought \$1800 an acre, the total consideration amounting to \$5500.

Harry I. Lane has purchased from Otto Kottenbach six lots in block 17, Council Crest Park, for \$5000.

Buyers Residences Here.
I. Vanduyne has sold to M. Bards 50x100 feet on Marshall street near Twenty-sixth for \$4500. The property was purchased as a site for a handsome residence that Mr. Bards will build there early next year.

Plans are under way for the erection by C. A. Haulenback of a two story business house 50x70 feet at the northeast corner of Twenty-fourth and Alberta streets. The improvement will cost approximately \$7000. The lower

Handsone Residence of C. F. Smith Finished



The handsome new residence of C. F. Smith, which has just been completed by C. F. Smith, at a cost of \$3000. The house is one of the most attractive of the many new homes in that section of the city. It is a two story frame structure, occupies a full quarter block and contains 13 large rooms and two outside sleeping apartments. The interior woodwork is done in natural fir, hard finish, except the flooring of the first story,

floor will be used for stores and the upper part will be arranged for apartments.

J. Haverstick took out a permit last Thursday for a two story frame dwelling which he is to build on East Twentieth street between Thompson and Brazeau at a cost of \$5000.

P. A. Carlender has begun the erection of a modern two story dwelling for T. H. Hornum on Williams avenue between Alinsworth and Jarrett. The building is to cost \$5000.

DESIGNING DUTCH COLONIAL RESIDENCE

A. D. Monieith has commissioned a local architect to get up the design of a Dutch colonial residence which he will build on East Twenty-second street between Knott and Brazeau. The building is to be a two-story frame structure with a slight exterior, hardwood floors, core ceilings, two large brick fireplaces and all of the modern built-in conveniences. It will cost approximately \$5000.

On Williams avenue, between Jarrett and Alinsworth, T. H. Hornum is building a modern two story frame building for his own occupancy. A permit authorizing the improvement at a cost of \$4800 was issued last Thursday.

Martin Johnson has taken out a permit for a one story frame cottage to be erected on East Twenty-third street, between Sumner and Alberta at a cost of \$2000.

D. H. Ryan is building a two story dwelling on East Forty-sixth street, near Sandy Road, which will cost completed about \$3500.

Hood Firemen to Dance Dec. 30.

(Special Dispatch to The Journal.)
Hood River, Or., Dec. 10.—The Hood River volunteer fire department will give its seventh annual ball at the L. O. O. F. hall on Friday evening, December 30. The proceeds from the dance will be used to furnish new equipment for the department.

BUILD BUNGALOWS TWO STORIES HIGH

Time Was When This Style of Home Confined to Single Story.

That the bungalow, originally nothing but a garden home in India, now a popular type of residence in southern California, and but recently transplanted from the sunny south to more northern climes, has made a hit in Portland can be demonstrated by a 30-minute car ride to any residence section on the other side of the Willamette.

Writers in periodicals devoted to architecture have scoffed at the bungalow as essentially exotic, and only suited to latitudes of perpetual sunshine; but such adverse criticism avails not where the building permit record shows that 30 per cent of the houses erected in Portland last year were of the typical bungalow type. The whole of the suburban residence section of the east side is coming to be more and more characterized by the presence of this transplant of Hindu, Anglo-Indian type of home.

Architects and builders have frequently declared that the bungalow seemed to fit a little better into the temperature and climate of the south than any other kind of residence. But this low lying, rambling, artistic home is ubiquitous and apparently nothing can stay its progress into popularity, not even the frigid temperature of the far north.

At one time it was thought even in Portland that a bungalow could be only one story high, but now this supposedly hard and fast rule has been broken by the erection of a story and a half and two story bungalows, in which this peculiar type of construction is as faithfully adhered to as in the one story house. The wide flaring roof, the many angles, the nearly flat top, the rough board exterior, quaint little oblong windows, and all the other distinctive features of the one story bungalow, are just as effective and just as true to the type when employed in the story and a half or the two story building.

It used to be thought that about \$5000 was the maximum amount of money that could be invested in a bungalow, consequently in the high priced residence sections where a minimum house cost of \$5000 is incorporated in the deed, it was believed that the bungalow would not make its appearance; but even the building restriction is of no avail, for it has been found out that as much money can be put in a fine bungalow as in a fine house.

Difficult to Graft.
An interesting thought suggested by the spread of the bungalow throughout the country is whether the real house—that is, the familiar Queen Anne or modified English type of buildings—and the bungalow will not ultimately compromise on a hybrid basis, resulting in a style of house partaking of the essential features of the three classes of architecture.

Architects here in Portland, and it is reasonable to suppose elsewhere as well, are adopting, by the wholesale, features once characteristic only of the bungalow, and it is no unusual thing to find in Portland an expensive home resembling at one and the same time the once popular Queen Anne house, the modified English style and the bungalow.

So far it has been rather difficult to graft on to the colonial type of architecture any of the distinctive features of the bungalow, but remembering the remarkable ability of residence architects for combining types of architecture, it will be no cause for surprise if some architectural genius doesn't succeed very soon in getting up a combination of the colonial architecture of a century ago and the bungalow of the present day that will not only be an artistic creation but will prove popular with home builders.

CRYSTAL SPRINGS SANITARIUM MOVES
The Crystal Springs sanitarium, formerly located on a 25-acre tract on the north slope of Mount Tabor, is now established in new and permanent quarters 1 1/2 miles east of Montavilla on the Base Line Road. The large building in which was housed the Alaska Insane was moved in four sections by means of a traction engine from its location to the new place, the entire operation requiring less than one week. None of the other houses belonging to the sanitarium company, on Mount Tabor, are to be moved to the new location, as the company has gone out of the business of treating nervous patients and will confine its entire attention in the future to taking care of the Alaska insane.

Dr. R. L. Gillespie has retired from the management of the sanitarium, having disposed of his interest to R. M. Tuttle, who is now the sole owner of the company.

Astoria badly needs a new postoffice building, and ought to build one.

TO CONSTRUCT 11 2 STORY HOUSES

George W. Priest Closes Deal for Lots in Rossmere Addition.

George W. Priest, one of Portland's well known speculative builders, has closed a deal with John W. Cook for the purchase of 11 lots in Rossmere addition. The lots covered are all on Brazeau street between Thirty-seventh and Forty-first. Mr. Priest plans to improve each of these lots with a two-story frame dwelling.

Up to date Mr. Priest has completed 57 dwelling houses in Rossmere addition since the first day of January, 1910. B. S. Josselyn took out a permit yesterday providing for alterations to the Massachusetts building on Mount Tabor at a cost of \$10,000. Mr. Josselyn purchased this property, consisting of the Massachusetts building and three acres of ground, a month ago, paying \$55,000 for it.

Permits were issued yesterday to C. A. Hoy, authorizing the erection of two two-story frame residences on East Twenty-seventh street, between Brazeau and Thompson, at a cost of \$4000 each.

Architect Lewis I. Thompson has completed the plans for a frame flat building to be erected on Halsey street between East Sixth and East Seventh. A permit for the building calling for an expenditure of \$3200 was issued last week.

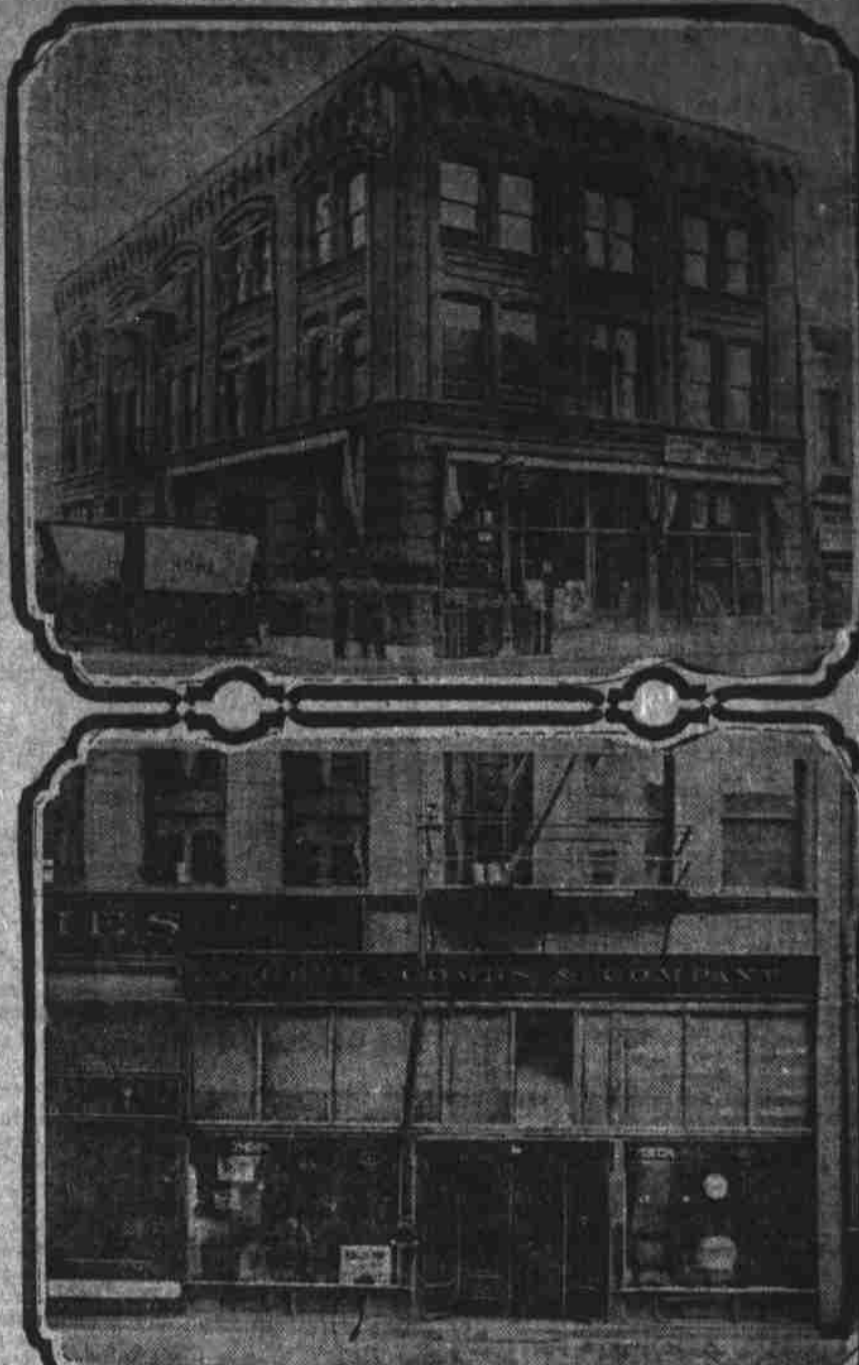
C. L. Bamberger has begun the erection of a one-story concrete store building on East Stark street near East Seventy-ninth. The building will cost about \$3000.

As was announced in The Journal two weeks ago, Theodore Kruse, proprietor of the Louvre, has secured control of the Seward hotel property at Tenth and Alder streets. Kruse takes the property under a 20-year lease. For the first five years he is to pay a rental of \$2000 a month, with an increase of \$250 a month at the expiration of each five-year period. For the entire 20-year period he will pay an aggregate of \$670,000. W. M. Seward, proprietor of the hotel and holder of the lease, received a cash consideration of \$70,000 for his interest in the property.

SEATTLE MEN PLAN STOCK EXCHANGE

(United Press Special Wire.)
Seattle, Dec. 10.—Plans for a stock exchange such as are operated at Van-

OLD AND NEW HOME OF ARCHER COMBS & CO.



The Archer, Combs & Co. will remodel the building now occupied by the Baggage & Omnibus Transfer company at Sixth and Oak streets, and maintain one of the largest automobile supply houses on the coast. The three story brick is to be entirely remodeled, large plate glass windows being installed on each floor. Their present home is in the little store at 306 Oak street shown in the other photograph.

couver, B. C., and San Francisco are being considered by a committee of stock brokers headed by L. H. Griffith and Henry M. Horrin. As soon as 25 brokers or other parties interested have signified their willingness to join such an exchange, a permanent organization will be effected, the promoters of the enterprise state. There are about 20,000 corporations in this state, and it is said by the promoters that a stock exchange is necessary property to keep track of the stock and bond issues of these concerns.

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CROSS GLOVES



Demolishing old frame store buildings at Fourth and Washington streets to make way for 12 story office building to be erected by the Syndicate Company.