

480 PERMITS TO BUILD ARE ISSUED IN TWENTY DAYS

Valuation Called for is \$1,100,000—Record Compares Well With That of Last May.

The announcement that the City and County Medical society is going to build a skyscraper office building, that a ten or five-story brick building will go up at Fifth and Madison; that a big garage will be built on Fourteenth and Couch; that Keating & Flood have taken a ten-year lease on the Pantages theatre—taken with numerous smaller transactions in the building line that came to light during the week—makes an interesting budget of news.

Another interesting feature of the week was the announcement yesterday by Building Inspector Plummer, that the first 480 permits, calling for the expenditure of more than \$1,100,000. These figures compared with the record of May, 1910, when the total volume of permits amounted to \$1,800,000, shows that Portland continues to maintain its splendid record for new construction.

Excavating for the new East Side library on East Alder and East Eleventh streets was about completed last week and the firm having the contract, the Advance Construction company, expects to begin work on the superstructure within the next few days. The new building will occupy a ground space of 52x71 feet. It will be of semi-fireproof construction and will cost approximately \$35,000.

\$75,000 Structure.

The largest permit issued during the week was taken out by P. H. L. & P. company and provided for a one-story brick car barn to be erected on East Thirtieth street between Lynn and Ochoco, at a cost of \$75,000.

At the corner of First and Madison, Phillip Buchner has begun the erection of a three-story brick building. The permit taken out last week provides for an expenditure of \$35,000.

Edward Holman took out a permit last week for a three-story tenement house to be erected at Second and Montgomery streets at a cost of \$18,000. Mr. Holman has already built in that immediate vicinity two three-story frame apartment buildings and one three-story hotel. His investments in building in that district will amount to close to \$100,000.

A permit was issued to Joseph M. Healy for a two-story steel frame office building to go up at the northeast corner of Park and Morrison streets. The building will cost \$75,000. Mr. Healy contemplates adding eight more stories to the building as soon as the torques in that section of the city will justify the investment. He is putting in a foundation sufficient to carry the additional weight.

Five Story Building.

The next large improvement in the building line in prospect for upper Washington street is a five-story building to be erected by H. W. Fries and associates on the quarter block at the northeast corner of Twelfth and Washington. Mr. Fries contemplates building this summer and with that end in view he has advertised for bids to remove the old structure now encumbering the site.

J. O. Berg has broken ground on Eighteenth street between Lovejoy and Marshall for a two-story frame apartment house to cost \$30,000.

In the same vicinity A. O. Beiland has begun the erection of a three-story brick apartment to cost \$30,000. This structure will cover a 50x100 foot lot on Lovejoy street between Sixteenth and Seventeenth.

A permit has been issued to M. Heintz for a 2½-story frame residence which he will build on Hillcrest drive near Lawrence street at a cost of \$12,000.

George W. Priest, Portland's most extensive speculative builder of dwelling houses, took out a batch of permits last week providing for the erection of nine houses at an aggregate cost of \$37,000. The houses are all to be built on Pacific street between East Thirtieth street and Peerless place in Laurelhurst.

Flat Building.

M. Levinger has let the contract for a four-story flat building to be erected on East Thirtieth street between Madison and Hawthorn avenues. A permit authorizing its construction at a cost of \$6000 was issued last Thursday.

C. M. Jong is building a double flat on East Ash between East Thirtieth and East Thirty-ninth streets at a cost of \$4000.

Permits were issued last week to David Taggart authorizing him to build two 2½-story dwellings on East Twenty-fourth street between Knott and Stanton. The houses will cost \$3500 each.

Another handsome residence for the Irvington district was authorized by permit last week. The house is to be built for Ralph D. Robinson on East Seventeenth street between Knott and Braze, at a cost of \$4500.

Joseph Jagard procured permits for a \$6000 residence and a \$5000 garage which he is preparing to build on East Twentieth street between Stanton and Siskiyou.

Joseph Paquet is building an additional bunker to his sand and gravel plant at the east approach to the Morrison street bridge. The estimated cost of the improvement is \$4500.

Achie O. Sutor has taken out a permit for a two-story frame residence which he is building on Flint street between Page and Tillamook. The cost of the improvement will approximate \$6000.

Contract Let.

The Central Investment company has begun the erection of a \$6000 frame building on East Third street between Madison and Jefferson.

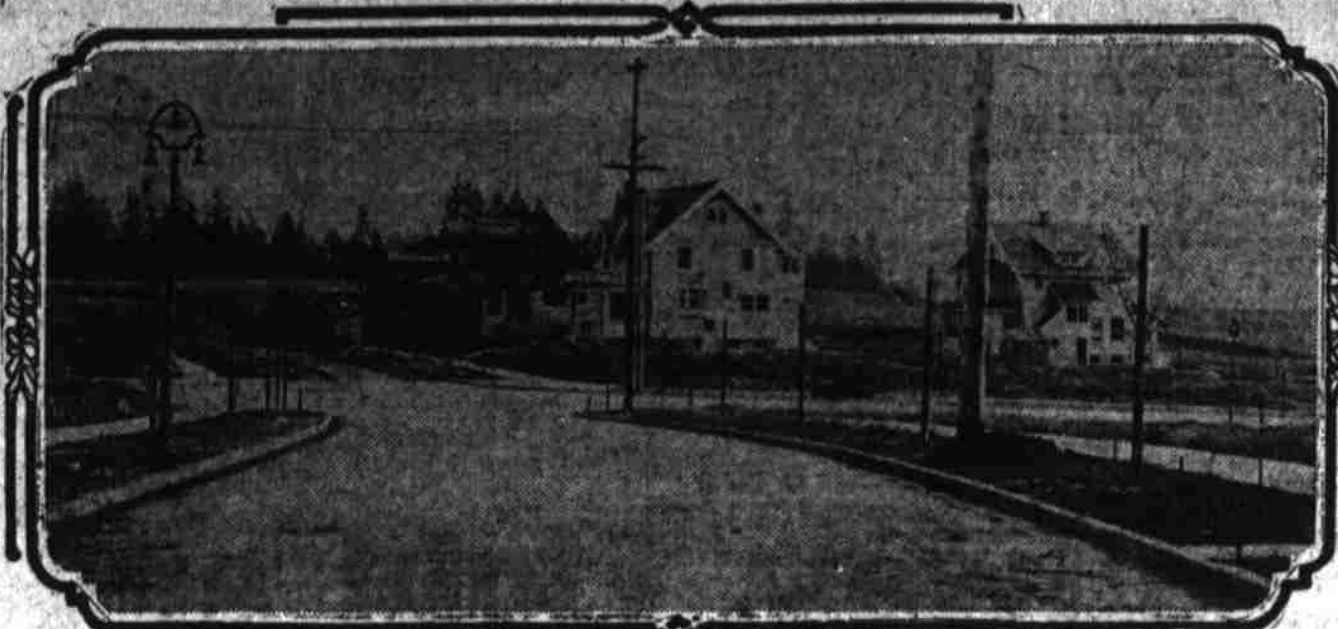
Permits were issued to T. G. Anderson for two bungalows to be erected on East Fifty-first street between Siskiyou and Kilgus. The houses will cost \$2500 each.

F. N. Thomas has begun the erection of a 2½-story frame dwelling on East Seventy-fourth street between East Alder and East Morrison. The permit, just issued, fixes it at \$4000.

C. A. Hoy is building two two-story frame dwellings on East Forty-seventh street between Braze and Thompson, each to cost \$3500.

Misses G. & E. Irons have let the contract for a two-story frame residence to be erected on East Fiftieth street between Hancock and Broadway, at a cost of \$3600.

J. C. Robert is having plans drawn for a one-story frame laundry building, 49 by 60 feet, which he will build at the southwest corner of East Twenty-ninth and East Washington streets. The house will cost \$7000.



Looking south on Laurelhurst avenue at its intersection with East Gilsan street in the Laurelhurst tract. Less than one year ago this property was in its raw state. Now on the one block in the center of the picture there are four residences under construction, which when completed will represent an expenditure of fully \$20,000.

WEEK'S BUSINESS IN REALTY SHOWS GREAT INTEREST

City and County Medical Society Plans the Erection of a Fine Office Building—Other Real Estate News Features.

The week's developments in real estate were of more than usual interest and importance. Not only was the volume of trading large and of a diversified character, taking in all classes of property, except parcels in the retail district, and all sections of the city, but there were also some interesting building announcements.

A feature of special interest was the announcement that the City and County Medical society has inaugurated a movement which will in all probability lead to the erection of a fine office building in the downtown district for the use of that organization and for use as offices for the individual members of the society. Of course the doctors do not expect to build a new home for their society and a new office building at once, nor probably for a year or two; but they mean business and as there are a number of wealthy physicians in Portland who are able to subscribe heavily for the stock in the building company, there is little doubt that the program launched at the meeting of the doctors held last Wednesday night will be carried through.

\$50,000 for Quarter Block.

Among the larger sales of the week was the purchase by R. H. Thompson of a quarter block at Fourteenth and Couch streets for \$50,000. This property was purchased as a site for a modern three-story garage and it is announced that the owner will proceed with its construction as soon as the preliminaries are disposed of.

Another sale of realty involving a costly improvement, was the purchase by T. J. Seufert of a 75x100 foot lot at the northwest corner of Fifth and Madison streets for \$52,000. Mr. Seufert will improve this property within the next 12 months with a four or five-story durable building.

It was reported yesterday that a fractional lot at the northwest corner of Fifth and Clay streets has again changed hands at a considerable advance over the figure paid by the investor who bought it about a month ago, reported then at \$20,000. The purchaser of this parcel was not made public. The price is said to have been \$22,500.

Apartment House Site.

Sixty feet of frontage having a depth of 100 feet, located on the south side of Hill street between Fourteenth and Sixteenth, was sold last Wednesday for \$18,500. The purchaser was John Miller and associates and the conveyer Halie Buby. It is understood that this property was purchased as a site for a modern apartment house.

Lot 6, block 1, in Russell's addition, which is located just west of the old exposition grounds and on the south side of Washington street, was sold by D. C. Anderson to Andrew Gordon for \$20,000. The property is improved with a large three-story frame building.

William Reidt, who has improved a large amount of property in Holladay's addition and in the vicinity of Killingsworth and Union avenues, has sold to Lillian J. Mitchell an improved 50-foot lot located at the southwest corner of East Sixth and Wasco streets, for \$21,750. The improvement consists of a four-story flat building which was erected there by Mr. Reidt about two years ago.

A. R. Rice has sold to W. W. Richardson and associates, two modern dwelling houses occupying 75x100 feet at the northwest corner of East Seventeenth and Knott streets. The consideration involved in the deal was \$17,000.

Becker House Sold.

Jennie E. Winstock has purchased from Christiane Becker a house and lot located on the east side of Twenty-second street between Irving and Johnson for \$13,000.

The property at the northeast corner of Haight street and Killingsworth avenue was sold last week for \$10,000. The purchaser was John M. Pittinger and the seller Edward R. Condit. It is described as lot 1, block 8, Piedmont.

T. S. McDaniels has taken title to lots 5 and 6, block 2, Brush's second addition. The property is in the vicinity of East Twenty-seventh and Division streets and is improved with a number of small dwelling houses. The consideration involved was \$9200.

W. S. Bridges has sold to A. F. Petzel lots 7 and 8, block 91, Carter's addition, for \$6000. This quarter block is located at the southeast corner of Elm street and Montgomery Drive, Portland Heights.

The Laurelhurst company has sold to T. S. Townsend lots 13 and 14, block 21, Laurelhurst, for \$1500.

S. V. Cobb has purchased from the Hood River Orchard Land company a house and lot on East Fifteenth street near East Washington. The consideration was \$6500.

For the first time in years, all but a few of the chairmanships of the important committees of the house of representatives are now held by southern Democrats.

MINERAL SPRINGS AND 67 ACRES SELL

Consideration in Hood River Deal Is Said to Be \$100,000.

(Special Dispatch to The Journal.) Hood River, Or., May 20.—The largest real estate deal of the season was concluded yesterday when the Hood River Mineral Springs company came into possession of the 67 acres of land comprising the E. R. Manning property of 27 acres and the Warren Wells property adjoining, consisting of 40 acres. It is reported that approximately \$100,000 is involved in the deal. A large portion of the Manning property, on which a chalybeate mineral springs is located, is in bearing orchard, and the receipts from the property now secured by the mineral springs company were said to be \$15,000 last year.

A heavy timbered canyon crosses the 46-acre Wells tract, through which flows a stream. The company proposes at once to clear the underbrush in this canyon and pitch a large number of tents for campers. Permanent improvements will be begun at once and it is expected that in a short time the public natatorium will be completed. The swimming pool will be approximately 75x100 feet. The property on which the springs are located is at an elevation of about 1000 feet. The park and boulevarding of the grounds will be begun at once and preparation made for the main building, to be used as a hotel and resort.

The directors of the company say they propose to expend approximately \$200,000 in the improvements and if the present plans are carried out, the hotel will be a reinforced concrete building, fire proof and of 125 room capacity.

The property is two and one-half miles from Hood River. The macadam road leading to the grounds winds through the Hood River gorge, a most scenic highway.

Charlotte Celebrates.

(Special Dispatch to The Journal.) Charlotte, N. C., May 20.—Charlotte was filled with visitors for the carnival celebration to mark the anniversary of the Mecklenburg declaration of independence, a document said to have been promulgated here on May 20, 1775, nearly a year in advance of the declaration of independence signed at Philadelphia.

CEMENT INDUSTRY SOUNDS DOOM OF STONE MASONRY

Rock Crusher and the Mixer Are Now Rapidly Driving Out Artisans With White Caps, Mallets and Chisels.

Is the business of the stone mason doomed to extinction? Are we soon to see no more the white capped mason with his mallet and chisel as he fastens the rough blocks of stone into the key that holds the arch, or slowly reduces to its proper dimensions the huge corner stone of the village church or the cornerstone, the laying of which by the local Masonic lodge was attended by such impressive ceremony?

While we may not expect stone masons to become as scarce as the proverbial hen's teeth, there is every reason to predict that 10 years hence there number will be so small as to cause the craft to almost lose its identity, it is said.

And what is it that is destined to bring about so vast a change? Simply the growth of the manufacture of cement in this country and in Europe. Two facts tell the story.

History of Trade.

Cement works were not known in this country until the year 1878. Up to that date all the cement used in the United States was imported from England and Germany. Twenty-two years later, in 1900, we were making 80 per cent of all the cement used in the world. Since that date the industry has grown marvelously.

There are three kinds known to the trade, of which the Portland is the most familiar, so called because it happens to resemble a certain kind of gray rock found on the island of Portland off the English coast. Portland cement was first made in England in 1825 and it was not until 53 years later that the first cement works were established at Copley, Pa.

Output Small.

So late as 1890 the output of the few plants in this country was very small. In 1891, only 13 per cent of all the cement used here was of home manufacture, the remaining coming from abroad. After that the whole situation underwent a rapid change, and the United States now supplies the trade of the world.

No man knows how hold this valuable material may be, for the ruins of ancient Rome are solid masonry, laid with cement made from volcanic ashes mixed with lime and water. The ruined cities of the Aztecs in Central America also contain ancient masonry laid with cement and walls built of cement and rubble. As we know it the material is a mixture of lime, silica and aluminum. These elements in the right proportion have the remarkable property of cohering until the product finally becomes as hard as stone. Lime is obtained by burning limestone and silica with aluminum is the natural product of common clay.

The ease with which this material is handled makes it desirable. It is far cheaper to handle crushed rock and cement than it is to handle great blocks and slabs of heavy stone. With concrete, a new abutment for a bridge can be poured and molded into shape in a single day, whereas it used to take a gang of skilled stone masons, all of a month to build it. By this means also a good, substantial house can be made in 24 hours.

Making Crushed Stone.


Most of the old flagstone quarries have long since been abandoned and a majority of the out stone quarries have been turned into the manufacture of crushed stone for roads and concrete works. Walls constructed of cement are not only cheaper than flagstone, but better. Concrete everywhere is taking the place of masonry. Likewise the concrete mixer is taking the place of the stone mason.


It is said that the garment workers' strike fund will exceed \$2,000,000 by next July. More than 150,000 persons belong to the union.


What Water Will Do


Official experiments made in the Willamette valley show that irrigation during the dry season not only insures the crop, but results in astounding increases as follows:


On Same Land Without Irrigation With Irrigation

Clover: Increase up to 112% 

Corn: Increase up to 71% 

Hay: Increase up to 100% 

Onions: Increase up to 143% 

Potatoes: Increase up to 180% 

Investigate this before deciding where to locate. For particulars call on the Willamette Valley Irrigated Land Company, HARTMAN & THOMPSON, Sole Managers, Cham. of Com. bldg. (Ask for Mr. Hartog.)

Land Clearing Loses Its Terrors!

Our chief aim in promoting the new magical CHARPIT method of clearing stump lands is to end that horror which many people have of buying raw Oregon lands.

From the beginning land-clearing has meant racking, killing toil. And the word has gone abroad. Now that it is changed let the word be spread broadcast that Oregon's most perplexing land problem has been solved—solved fully and completely.

Today, and from now on, out goes the 4-foot stump without hard work, powder or much expense. Simply take a mattock and a match and CHARPIT it.

Moreover, the CHARPIT knack is simple and easily learned. If you had no experience you couldn't learn how to milk a cow from a written description; not without practice. It's easier to learn to CHARPIT than to milk a cow.

It makes a lot of difference to some people whether they take on an obligation of, say \$400 (on easy terms) for ten acres of prime raw land, or say \$2000 for ten acres of cleared land.

CHARPITTING makes the difference between \$400 and \$2000 an immense sum compared with the cost of taking away those stumps yourself.

And if you'll look into it you will say that CHARPITTING is really more like fun than work. It's twice the fun playing golf is and half the fun of going fishing.

So you can get your prime raw land and clear it at your will and without cash—no matter what your age or strength may be. If you buy the higher-priced clear land that \$2000 purchase price must be paid, with interest, within the time limit.

We have made the most successful use, ourselves, of CHARPITTING on our immensely fertile district in BEAVER HOMES at

REDLAND

And we are able to put the MAN OF LIMITED MEANS on an orchard or garden tract that will give him EARLY INDEPENDENCE.

Our district is an hour's run, down the Columbia near Goble. Products can be shipped to Portland by rail or water at small rate brought on by competition.

No more fertile land can be found anywhere—plenty of good water for all purposes, good roads, stores, churches close at hand, school open full season, beautifully located. This district meets the DEMANDS OF THE MOST EXACTING HOME BUYER.

For this we are asking today \$25, \$30, \$35, \$37.50 and up to \$80 per acre. And you can make small payments monthly, quarterly or at longer intervals if you wish.

In tracts of 5, 10, 15, 20, and up to 40 acres.

We want you to arrange with us at once to see this land
F. B. HOLBROOK CO. 214 Lumber Exchange Building

LYLE

The Industrial Town on the North Bank
Soon to be the PAY ROLL CITY

Where Is Lyle? 85 miles east of Portland, on the main line of the North Bank Road, 10 miles west of The Dalles.

Why Is Lyle? Lyle is in response to the economic demand that calls into being all large cities.

If Lyle had not been throttled for 30 years It would today be the largest city between Portland and Spokane.

What Is Back of Lyle? One of the greatest areas of fertile and productive orchard and farm lands directly tributary to any single city. This immense area has no other gateway but Lyle—no other outlet but Lyle.

What Else? Lyle has the best of railroad facilities—is an important railroad junction point. It has the best steamer landing on the river; it has immense waterpower right at its gates; it has several new brick and concrete business blocks already contracted for; it has an active Commercial Club, cement sidewalks, piped water, graded streets, new railroad station coming, new overhead bridge, new life, new energy; it has every advantage that goes to make a big city—and

Lyle Will Be a Big City, Soon, Too!

Better go up and see Lyle before the best plums are picked. Prices of lots range from \$250 to \$750, improvements included, easy terms. Take North Bank train any day, 9:55 a. m.; return home 7:45 p. m.

Free Illustrated Circular and full details on request

Keasey, Humason & Jeffery
Dealers in Land

2d Floor, Chamber of Commerce Portland, Oregon