

## CONSTRUCTION FOR MONTH HOLDS OWN WITH 1911 RECORD

Permits Issued Since First of Year to Value of \$600,000—Very Few Large Permits Issued So Far.

Building construction so far this month is holding its own with the record of January, 1911. At the close of the building inspector's office yesterday noon, permits had been issued since the first of the year to the value of a little over \$600,000. The total volume of permits issued in January, 1911 was \$396,615. The month so far has brought forward very few large permits, while last week's high record for any one permit was \$10,000, and but two of these were issued.

H. J. Fisher, of Fisher-Thorsen Co., took out a permit Friday of this week for a two and a half story frame building to be erected on East Sixteenth street between Multnomah and Wasco, at a cost of \$10,000.

Another permit issued on the same day for the same amount was taken out by the Bollam Investment company and provided for the alteration of a three story building at Fourth and Davis streets.

The Allen Sinkler company has just begun the erection of four handsome dwelling houses in the large east side residence restricted district. Each of the buildings is to cost \$5600. One is to be erected at Hassalo and East Thirty-seventh, another at East Forty-second near Klickitat and one each at Wasco and Hassalo near East Thirty-seventh.

Another handsome residence provided for last week is that of J. R. Nelson, which he is to build on Front street near Michigan at a cost of \$6500.

Many Residences.  
A permit was granted to E. H. Ingham for an \$8000 two story frame building which is under construction at Page street and Albina avenue, lower Albina.

George A. Brown has broken ground on Raleigh street near Sixteenth on a two story brick building to cost \$4500.

A permit was granted to Leo Frieda for the alteration of a four story brick building located on the west side of Fifth street between Oak and Pine at a cost of \$5000.

The Beacon Investment company procured a permit at Wednesday for the erection of a frame building on East Ninth street near East Mill, which will cost \$6000.

On the same date a permit was issued to L. M. Andrews for a two story frame residence which he is to build on East Market street near East Seventeenth and which will cost \$8000.

Lesser Improvements.  
Permits were issued to the following builders for improvements valued at \$2500 and less:

J. A. Becker, a frame store building, Killingsworth and Michigan avenue, \$3000.

J. L. Angell, two story frame building, East Twenty-first near Wyanet, \$3000.

Theo. Lindelo, 2 1/2 story dwellings, Nebraska street near Corbett, \$2000.

T. G. Anderson, one story frame cottage, Sandy Road, near Imperial avenue, \$3500.

Patrick & Hunter, one story frame cottage, East Forty-eighth and Brazeo, \$2500.

H. E. Bauer, 1 1/2 story cottage, East Seventeenth near Going, \$2000.

John Russell, two story residence, East Thirteenth street, between Knott and Stanton, \$2500.

Another large garage is to be erected in the vicinity of Twenty-third and Washington streets, plans having been prepared in the offices of Clausen & Clausen for such a structure and the contract let for its erection. The building will occupy the triangle at the intersection of Twenty-third and Washington streets and Cornell Road.

It is to be a two story brick building, with an interior of heavy mill construction. The main entrance will be from the Twenty-third street front. The second floor will be reached by an incline plane from Cornell Road. Its estimated cost is \$15,000. The entire building will be occupied by the Winton Automobile company, which has a 10 year lease of the premises.

Plans are maturing for establishing another safe factory in the Portland district. The Johnson-Bradford Safe company has recently acquired a five acre tract of river frontage at Linnton and a local architect is now at work on the drawings for two factory buildings to be erected on the site. One is to be 80 by 140, and the other 50 by 140. The larger structure is to be the main factory and will be equipped with the necessary machinery for the manufacture of burglar proof and marine safes. In the smaller structure will be located the foundry and the converting machinery. If the present plans of the company are carried out, Portland will have another safe factory in operation before the end of the year.

IF AN INVESTOR  
you are naturally interested in choice mortgages. We have a list of good loans varying in size from \$500 to \$50,000 which cannot fail to interest you. Don't you think it would be a good plan to drop in for a little chat with the head of our mortgage department and have him keep you on his list?

Hartman & Thompson  
BANKERS  
Chamber of Commerce Bldg.

## BETTER FEELING AMONG DEALERS IN REALTY SEEN

Operators Who Have Held Aloof for Year or Two Now Enter Field, Though Transactions Not Great.

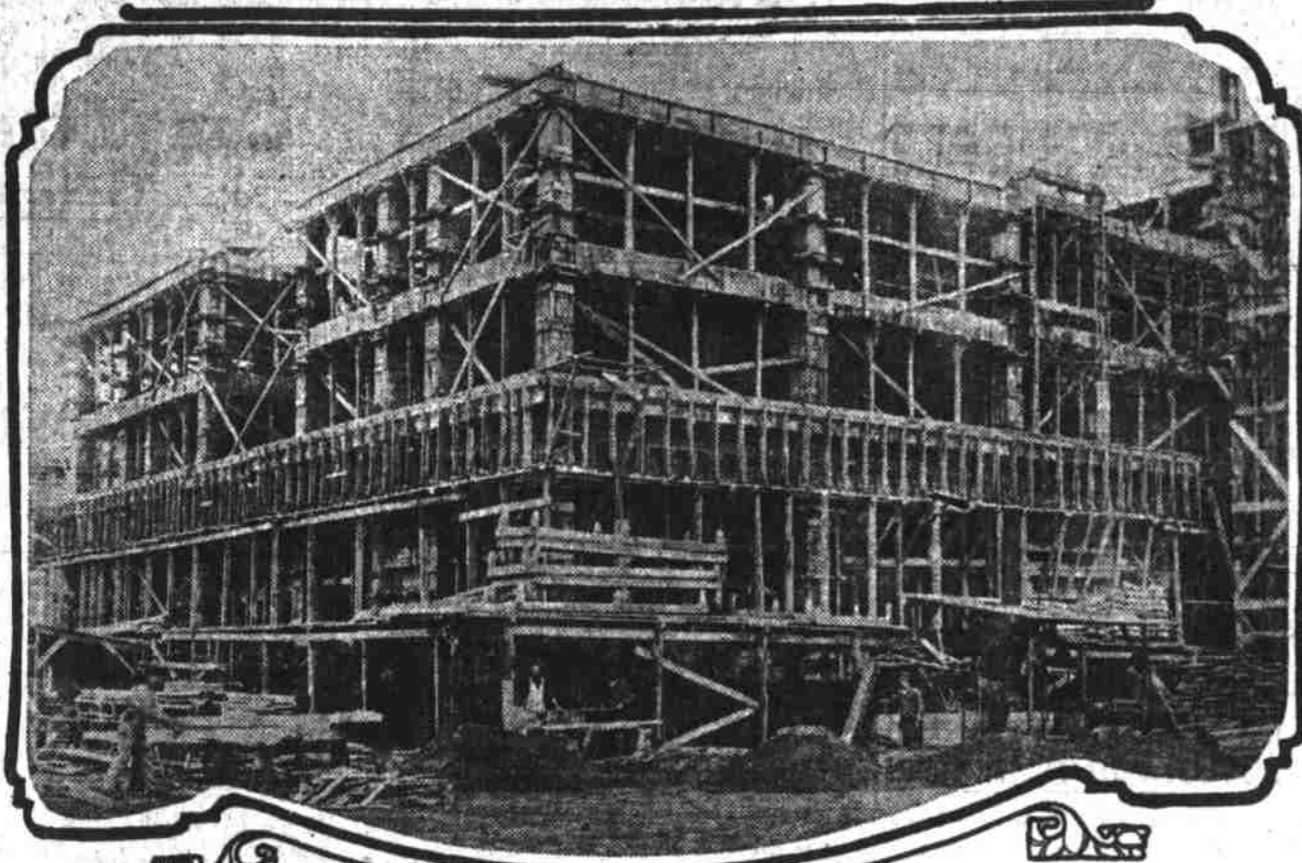
A decidedly better feeling is gaining strength daily among real estate men and others interested in city property as to the local realty situation. It is not so much because of actual business done and transactions reported as it is because of the entrance into the market of operators who for a year or two have held aloof.

As for present activities there is no doubt that they are more numerous than they were at this time last year. Even deals in down town holdings and in the near business district which involve large sums of money are increasing in number. At the same time subdivision operators report a picking up in their line.

The largest transaction reported last week was the deal involving the Buena



Bank and store building erected by E. M. Baker at Albina and Killingsworth avenues.



Seven story family hotel under construction at Lownsdale and Yamhill streets by Judge Rufus Mallory. Completed structure will cost about \$150,000.

Vista apartments, located at the southeast corner of Twelfth and Harrison streets and a 382 acre tract on Palatine street and south of Riverview cemetery. The Buena Vista apartments, which were built last year by the firm of Trowbridge & Stevens, was sold to J. H. Huddleston for \$75,000, and in turn Messrs. Trowbridge & Stevens took from Mr. Huddleston the river front acreage which was valued at \$35,000. No announcement has as yet been made as to the development of the acreage, but as it is located in the center of a district which has been very active in the last year or two, it is altogether likely that it will be subdivided soon and put on the market in suburban home sites.

Lodge to Build.  
The apartment building was a five story structure covering a 50x100 foot lot and containing 35 two and three room suites.

At a recent meeting of the Royal Arcanum, Oregon Council No. 1552, it was voted to build sometime this year, a three story building for its own use, and that of other councils. A committee was appointed and instructed to select a centrally located site for the building and plans was formulated to raise \$40,000 to pay for the property.

Charles Rice and associates took title last week to fractional block 30, in McMillen's addition, East Portland. The parcel is in the form of a triangle and bounded by Cherry, Quincy and Halsey streets and is equal to about five and a half lots. The consideration involved was \$33,000.

A deed was put on record last week transferring from J. H. (Lucky Jack) Peterson to the city \$5x100 feet adjoining the city property at Second and Oak streets; \$25,000 was given as the consideration.

Buys 20 Acres.  
Another deed of importance filed last week conveyed from Russell Smith to

R. A. Hume, 20 acres lying just east of Rose City Park. Consideration \$14,000.

R. P. McClug and associates have purchased from Mary Hestle a portion of the Jacob Wheeler donation land claim, located one and a half miles east of Mount Tabor. Consideration \$35,000.

W. C. Erwin has purchased from Henry Pape a house and lot located on East Twenty-third street between Tillamook and Thompson streets, for \$7,250.

L. E. Steinmetz has sold his Waverleigh Heights residence property to Emma C. Baker for \$5000.

School district No. 1 has purchased from Mary F. Hanna three lots in Woodlawn for which \$5000 was paid.

An unimproved parcel of land located at the northeast corner of Grover and Corbett streets in South Portland was sold last week by F. G. Walsh to A. Wolfman and associates for \$4000.

Dr. Charles E. Stolte has sold to Messrs. Porter & Conley of Porter Bros., railway contractors, the quarter block at the southwest corner of Williams avenue and Clackamas street for \$15,000. The parcel is unimproved but it is understood that the new owners contemplate some substantial improvement for this site, work to begin some time this summer.

If a little chalk be rubbed on a file before filling steel it will prevent chips sticking to the file to scratch the work.

## BUYS QUARTER BLOCK; PLANS IMPROVEMENT

Dr. Charles E. Stolte has sold to Messrs. Porter & Conley of Porter Bros., railway contractors, the quarter block at the southwest corner of Williams avenue and Clackamas street for \$15,000. The parcel is unimproved but it is understood that the new owners contemplate some substantial improvement for this site, work to begin some time this summer.

If a little chalk be rubbed on a file before filling steel it will prevent chips sticking to the file to scratch the work.

## TWO LARGE REALTY DEALS ARE REPORTED

D. B. Hanson closed a deal yesterday for the purchase of a 50 foot lot on Fourth street, 50 feet north of Burnside. This property was owned by the Marshall Estate and was sold through the Oregon Realty company for \$45,000.

It was reported yesterday the block bounded by East Third, Union avenue, Salmon and Main streets had been sold to a local investor for \$125,000. This block is known as the Italian gardeners' market and belongs to an association of Italian gardeners.

## CHEAP HOMES IS ARCHITECT'S PLAN

Woman Designer Works on Problem Confronting Poorer Classes of the Country.

Marion Griffin, Chicago's only woman architect and a firm believer in equal suffrage, is working on a plan which she hopes will be a step toward solving the problem which Thomas Mawson, a noted English architect, pointed out as confronting the people of that city. Mrs. Griffin is designing what she believes will prove the ideal low-cost home.

She is working on the plans of a five room brick bungalow in which is to be combined the merits of beauty, practicality and moderate cost. The plan is to be entered in the competition started by the management of the Clay Products and Permanent Home Exposition, to be held at the Chicago Coliseum, March 7 to 12.

"The idea of the architects throughout the country giving their combined efforts toward a solution of the low cost home problem appealed to me strongly," said Mrs. Griffin. "I agree with Mr. Mawson when he says that the modern American in a city is a cave dweller. Flats are hideous and are anything but 'homes'."

"From among the hundreds of plans that will be made in this competition it is certain that there will be enough satisfactory ones to give variety to the home builders and it should result in ultimate improvement in the appearance and comfort of residences in the suburbs."

Mrs. Griffin is a graduate of "Boston Tech" and was the second American woman to take up architecture as her pursuit in life. Miss Hayden, who won the prize at the Chicago World's Fair, was the only woman architect in the country when Mrs. Griffin got her degree.

"Architecture is essentially a woman's work," she declared. "The domestic quality of architecture indicates that. And you would be surprised to see how readily contractors are willing to accept the word of a woman architect when they find out that she knows her work."

Not only does Mrs. Griffin design

## VOLCANIC STONE IS LOCATED; BUILDERS PRAISE MATERIAL

Deposit Situated Fifty Miles South of Portland in Marion County; Quarry Already Is Opened, It Is Said.

Searching Oregon over for a good quality of coal and locating a large body in Marion county, which he purchased last summer, H. S. Brinley now finds that in addition to his coal measures he has 1800 acres of volcanic tufa, which is characterized by geologists, architects and builders as an excellent material for use in various forms of house construction.

Mr. Brinley, who is a mining engineer of many years' experience, believes that he has uncovered a deposit of stone that will rapidly come into popular favor as a building material.

Geologists say that tufa is composed of fine sand and dust ejected from volcanoes.

The stone is of a warm grayish tint, lighter than most woods, and works as easily as most woods that are employed in house construction.

It has been submitted to a number of architects and builders in Portland, Seattle and Los Angeles, all of whom have pronounced it admirably adapted to building construction. Mr. Brinley has in his office in the Yeon building a number of samples of the material which were cut out with an ordinary saw. These samples of the material show that it can be worked into any shape desired by the ordinary methods used in working wood. By actual demonstration it has been shown that its ultimate crushing strength is 139 tons to the square foot.

The deposit is situated about 50 miles south of Portland in Marion county. It covers about 1800 acres, and has a known depth of 150 feet. A quarry has already been opened on the property, and steps are being taken to develop it.

Mr. Brinley is preparing to put a 2 1/2 mile spur track connecting the quarry with the logging road of the Silverton Lumber company for the purpose of bringing the cut stone to this market.

More than 20 years ago a monk belonging to St. Benedict's abbey at Mount Angel, Or., built a house of tufa taken from the deposit owned by Mr. Brinley, and this house stands today in as perfect condition as when built in 1830.

houses, but she also extends her field to the designs for the things which are put in them. Many beautiful Chicago homes are fitted with rugs, tapestries, embroidered linen and interior decorations which were originated by her.

Free Lodging House for Tramps.  
(United Press Leased Wire.)  
San Francisco, Jan. 20.—Chief of Police White is to lay before the supervisors a proposition that, if carried, will make White more famous than Cozby. The chief proposes a municipal lodging house—free—for hoboes.

Louisiana's next governor will be selected at the Democratic primaries next month. The contest is a spirited one between John T. Michel, candidate of the "regular organization," and Judge Luther E. Hall, candidate of the Good Government league Democrats.

## PACIFIC IRON WORKS

STRUCTURAL STEEL  
ARCHITECTURAL IRON  
Immediate Delivery  
Portland, Or.

## Grand Trunk Pacific to Fort George Must Be Completed Early Next Fall

Vancouver Province, Jan. 6.  
The management of the Grand Trunk Pacific Railway has issued peremptory instructions to Messrs. Foley, Welch & Stewart, railway contractors, that the main line between Tate Juane Cache, 50 miles west of Yellowhead Pass, and Fort George must be completed early next fall. The railway contractors have passed the communication on to the various subcontractors who were recently awarded work and who are now engaged freighting in supplies over sleigh roads and establishing camps with a view to making a start at construction work as soon as possible. They are confident of their ability to complete the work within the time specified.

Construction of the western portion of the unfinished gap between Aldermere in Bulkley Valley and Fort George will also be rushed. Mr. F. Welch, a member of the contracting firm, will leave Vancouver on Monday for Prince Rupert to confer with Mr. B. B. Kellher, chief engineer, in regard to this portion of the contract. On Mr. Welch's return the names of the successful subcontractors will be announced.

May Hurry Vancouver Line.  
The rapidity with which the 415 mile gap is to be finished has a direct bearing on construction to Vancouver as the Grand Trunk Pacific has agreed to finish the main line before undertaking the construction of its proposed branch line from Fort George to this city. Unless the agreement is modified two years ago likely to elapse before the railway company can get around to the last mentioned project.

The railway policy of the provincial government, to be made public within a few weeks, is said to embrace provision for assistance for a railway from Vancouver to the Peace river district via Fort George. The decision of the government as to which of the various companies and syndicates submitting offers shall be favored with government aid will be awaited with interest. Should the Grand Trunk Pacific be in the running—a contingency questioned in well informed circles—its attitude towards the Fort George-Vancouver branch may be changed, for the building of both the main line and the branch line could be carried on simultaneously.

FORT GEORGE is the geographical and strategic commercial center of British Columbia, Canada's largest and richest province.

All railroads building through the Peace River or Central British Columbia must go through FORT GEORGE in order to maintain water grade. Therefore FORT GEORGE must be a great railroad center.

FORT GEORGE is at the junction of the Fraser and Nechaco Rivers, with 1100 miles of navigable waterways.

FORT GEORGE is the supply point for an immense territory rich in agricultural, timber and mineral resources, and will be able to compete with Edmonton and eastern cities for the trade of the Peace River country, as well as the whole of Central and Northern British Columbia.

With the opening of the Panama Canal freight rates to FORT GEORGE will be lower than to Edmonton, thus making FORT GEORGE a great wholesale and jobbing center.

FORT GEORGE will be one of the largest cities in the west. An enormous development will take place during 1912.

You can learn of wonderful investment opportunities and openings for business, etc., by sending your name and address for a free copy of the "B. C. Bulletin of Information." Costs you nothing—write today.

## Natural Resources Security Co., Limited

Joint Owners and Sole Agents FORT GEORGE TOWNSITE

413 Bower Building Vancouver, B. C.

## EVERY MAN AND WOMAN HAS THE LONGING FOR A HOME BORN IN THEM. HERE IS THE ONE BEST PLACE IN PORTLAND TO BUILD. A SPOT WHERE CONTENTMENT REIGNS ALL YEAR 'ROUND.

## Come to ALTAMEAD ADDITION

This is the season of the year when one takes comfort in a home—the long Winter evenings by the fireside. Are you living

In Your Own Home

If you are a rent payer, you are in wrong—a man who can afford to pay rent can afford to own his own home.

Come and Talk With Us

TITLE TO THIS PROPERTY GUARANTEED BY THE TITLE & TRUST COMPANY

OUR LOTS HAVE ALLEYS

GERMAN REALTY TRUST CO.

284 Stark

Phone Marshall 3832 A-5615

CHEAPER NOW THAN THEY EVER WILL BE AGAIN

Today Lots Are \$425 Apiece and Upwards

Altamead will build up faster than any other section of the city, and every structure a beauty and thoroughly modern. Don't let it be said that we have pleaded with you in vain. Remember, there is but one crop of lots, and the harvest will soon be over. Buy now, while the price is low and the selection the best. Come to our office—an auto will take you to the property any time you may select. Don't put it off, but come today—but if for any reason you can't come today, come tomorrow or any day, but don't delay too long. Prices are sure to advance soon.

THE SMALL AMOUNT OF \$10 CASH

Will secure a lot in this ideal subdivision, and a small monthly payment is all that is required. Another street-car line will soon touch Altamead Addition and then lots will go soaring.

You buy a lot and we will help you build a nice bungalow.

10 per cent down and a small payment per month secures you a 5 or 10-acre tract, set to orchard, at

## West Stayton

Marion County, Oregon.

## Which Shall It Be?

CITY DRUGGERY HAPPINESS & PROSPERITY

On easy terms, small tracts, ideal for

POULTRY BERRIES or DAIRYING

Call at 8 1/2 Chamber of Commerce Bldg. No trouble to tell you all about it. You should investigate this before deciding.

Willamette Valley Irrigated Land Co.

HARTMAN & THOMPSON, Managers JOHN H. HARTOG, Managing Director