

## FEBRUARY BUILDING ACTIVITY IS BEST IN HISTORY OF THE CITY

Month Surpasses Any Previous February—Substantial Gains in All Commercial Lines Are Noted.

February's building activity, as shown from the records of the building inspectors was the best in the history of the city for that month and is conclusive proof of the continuance for some time to come of a substantial prosperity in Portland. That business conditions are better here than they were a year ago is shown from the fact that in every line of commercial and industrial activity substantial gains were made last month over the figures of last February.

In the matter of building permits the comparative figures are as follows: February, 1911, 571 permits with construction cost \$1,030,675; 1912, 819 permits and \$1,128,176. More than two thirds of the permits and money invested for last month represented residence construction. For the first two months of 1912 nearly 300 more permits were issued than during the same period in 1911, while the sum invested in building construction is about the same.

The building outlook for March is excellent from every standpoint. The building inspector's office is overrun with plans filed for checking over; reports from the offices of architects indicate an immense amount of new construction ordered, while recent announcements of new durable construction contemplated give promise of another record breaking year for building in Portland.

### Residence Permits.

During the past week 82 residence permits were taken out by prospective builders, the average cost being in excess of \$2000.

The most expensive piece of new construction authorized by permit last week is the four story apartment house to be received by M. Olsen on a quarter block at East First and Multnomah streets. The structure will cost \$40,000 and will be one of the most modern buildings of its kind in the city.

Another east side apartment permitted last week is a four story brick building to be erected by Bailey, Taylor & Lambert on East Fifteenth street, near Belmont. This building will be an annex to the brick apartment recently completed at Fifteenth and Belmont by the same builders.

At Belmont and East Thirty-fourth street the Belmont Investment company has been permitted the erection of a combination store and apartments. The permit issued last Thursday names the cost at \$15,000.

### Frame Apartment.

During the week Henry Lutgert took out a permit for a two and one story frame apartment, which he is preparing to build on Rodney avenue between Eugene and Sacramento streets at an estimated cost of \$5000.

Bert E. Boice and W. J. Gill each took out a permit last week for a handsome home to be erected in the same vicinity at a cost of \$6000 apiece. Boice will build on East Fifty-seventh near Salmon, and Gill on East Salmon near Fifty-fifth.

A permit has been granted to Henry Jasper for a two story frame dwelling which he is building on Schuyler street near Grand avenue at a cost of \$5000.

One of the handsomest new homes under construction in the big northeast district is being erected at East Thirty-third and Irving streets by George Jackson at a cost of \$6000. The house is to be two stories with nine rooms and the design shows an unusually attractive exterior.

### \$10,000 Dwelling.

The Adams Construction company is preparing to begin the erection of a \$10,000 dwelling at East Thirty-third and Gilean streets. The plans call for a two story building with 10 rooms of the colonial design. It will be finished throughout in hardwood.

C. C. Murton, of the Cellars-Murton Realty company, has let the contract for a one and one half story frame cottage on Schuyler street near East Thirty-third.

H. Davis, builder and contractor, has begun the erection of two attractive one between one half story cottages in block "O," between Lamon street and Patton road. The buildings will cost about \$3000 each.

### Permits Issued.

Miss Minnie Kimmick took out permits last week for two two and one half story dwellings which are being erected on East Fifty-second street and the Alameda at a cost of \$4000 each.

L. A. Jacobsen is building two two story frame flat buildings at the corner of East Thirtieth and Hancock streets.

## TYPES OF NEW MURRAYMEAD HOMES



Upper picture—Residence of H. D. Kilham, East Twenty-fifth and Market streets. Center—Home of Judge C. U. Gantenbein, East Twenty-fourth and Grant streets. Lower—Residence of W. A. Carpenter, East Twenty-fifth and Clay streets.

The permits issued last week provide for the cost of each at \$3500. Permits were issued last Wednesday to G. H. Hampton for four dwellings to cost \$12,000. Two of them are to be erected on East Forty-first near Fremont at a cost of \$4000 each, and the others on Pacific street near East Thirtieth.

Charles Harvick was granted a permit last Friday for a two and one half story residence which he has under construction at the corner of East Twenty-second and Market streets. Its cost is estimated at \$4000.

A. H. McCurtain is building a one story cottage on East Everett street near East Forty-second, which will cost to complete about \$4000.

**\$5000 Residence.**  
A permit was issued last Thursday to G. L. Brown for a two and one half story dwelling, which he has under construction on East Eighteenth street between Braze and Thompson at a cost of \$5000. Stewart Wilson has let the contract for a one and one half story

cottage to be erected on East Flanders street near East Forty-first. The building will cost \$4000.

Permits were taken out by the following builders for dwellings valued at \$3000 or less:

Alice B. Powell, one story cottage, East Fifty-fourth street and Hancock, \$2500.

Dr. Ray W. Matson, one and one half story cottage, East Fifty-second street and Hawthorne avenue, \$1600.

L. Keyser, one story cottage, East Fifty-third near Lincoln, \$1800.

Ralph L. Morris, one and one half story cottage, Locust street near Hazel, \$2500.

C. L. Barton, one story cottage, Alameda near East Fifty-second street, \$2500.

Frank Iyer, one and one half story cottage, Greely street, near Killingsworth avenue, \$1800.

F. J. Ryan, one story cottage, East Fifty-third near Stanton, \$2000.

Journal Want Ads bring results.

### GREEN RANCH NEAR ALBANY SOLD, \$28,000

A. L. Van Osdel, a Vancouver, Wash., investor, purchased last week the W. W. Green ranch of 155 acres located two miles south of Albany, Or., for \$28,000. The Green farm is one of the best improved places in Linn county. It is nearly all in a high state of cultivation and is equipped with all modern farming implements, substantial barn and outbuildings. There is an 8 room dwelling on the place which has modern plumbing, steam heat and an acetylene lighting plant.

The sale was made by J. E. Smith, who also reports having sold for J. L. Forbes to J. A. Habersetter of Francis, Wash., a 20 acre tract near Tigardville for \$5000, and a well improved farm of 55 acres at Stella, Wash., belonging to K. F. Karvin was sold to Hiram Fitzpatrick of this city for \$2500.



Attractive Beaumont cottage purchased last week by R. Gittings, exchange editor of The Journal. The house is at 520 North Thirty-ninth street.

## IMPROVED RESIDENCE PROPERTIES ARE SOLD

The following sales of improved residence property were made last week by the Gowen-Ida Trust company:

C. F. Savage took title to a new cottage on East Fifteenth street, near Hancock, in Rose City Park. Consideration \$3500.

A modern 6 room Irvington dwelling was sold to W. R. Monroe, the Albina pharmacist, for \$4600.

F. H. Prescott bought a 4 room cottage on East Thirty-first street, near Hancock, for \$2500.

W. G. Ide purchased from W. C. Laycock an 8 room residence on East Taylor near East Thirtieth street. An improved 15 acre tract located in Yamhill county was sold for Bert Scott to a local investor for \$4000.

## MICHIGAN INVESTORS BUY BLOCK FOR \$5000

S. D. Vincent, the realty man, while visiting in the east recently, sold an entire block in Campus Heights to a party of Michigan investors for \$5000. Campus Heights is near the site of Reed college and its location appealed to the Michigan buyers who expect to hold the block as an investment.

Journal Want Ads bring results.

## EXCLUSIVE LISTING IS NEXT PROBLEM OF REALTY BOARD

Older Firms Favor the New Plan While Younger Dealers Think It Would Be to Their Disadvantage.

Having secured the passage of an ordinance licensing brokers and salesmen and brought about the adoption and acceptance by its members of a rule fixing commissions, the Portland Realty Board is planning to tackle the knotty problem of exclusive listing of properties, with a view to securing its universal adoption by the real estate men of this city.

In many of the larger cities of the country this method of handling listings of property is in vogue and in some of the New England states the laws are so framed as to make it well nigh compulsory, a large majority of Portland dealers are earnestly in favor of the plan; but a few brokers are opposed to it unless it is modified to fit certain local peculiarities and conditions.

That there are disadvantages in the exclusive listing of real estate was brought out in a discussion of the subject at a meeting, not long ago, of the Realty Board. However, the bulk of the argument advanced was in favor of the system.

### Reasons For, Against.

Most of the old, well established agents are in favor of giving the right to sell and lease a piece of property to but one broker. Those who oppose it are, for the most part, the new men in the business, who are struggling for a footing and who believe that exclusive listing will operate to their disadvantage. The following expression by one of the most active of the young brokers shows the principal reason for the attitude of the element in the profession: "The veteran commission and rental agencies, those that have been doing business for 20 years or more have a string on a large per cent of the best properties in the city. What chance would we younger men have to make a living if the system of exclusive listings is adopted?"

The one argument in favor of exclusive listings that carries great weight with most operators is the fact that it appeals to the seller—the prospective purchaser gets a poor impression, often unwarranted, of a house he finds offered by several real estate firms.

### Too Many Agents.

"When he is looking for a house and finds everywhere the same place put up to him for his consideration, he is apt to say: 'There is something wrong with that place or everybody wouldn't be trying to sell it.'"

As a matter of fact, deals for some of the most desirable properties in Portland have been killed by peddling it in a number of offices and thus cheapening it in the eyes of investors.

Several of Portland's prominent brokers absolutely refuse to have anything to do with a property which they can not control exclusively. They even go so far as to advise owners to list their properties exclusively with other agents, if not with them. Said one of these brokers: "Exclusive listing appears to me to operate in favor of both owner and purchaser. No dealer feels free to advertise a property as it should be advertised, or to devote his best energies to the disposal of the property, if he has not the exclusive right of sale."

### All Are Humani.

"We are all human and would not dare to advertise a particular live downtown property, for instance, for other dealers would immediately try to identify the parcel from its description, rush to the owner with inducements which the agent in charge has not offered and take the deal away from the rightful broker. On the other hand, if

the exclusive right were in force, the second broker would deal directly with the first when he has a buyer and cut-throat methods would be eliminated.

In some states, exclusive rights for a limited time are stipulated by law. In Illinois and Nebraska the time is one year, while in a number of states three months is the time allowed.

In the last analysis the proposition of exclusive listing is largely a matter of personality, depending upon the intentions of the broker and what he has in the way of selling ability.

## ARLINGTON AND KING'S HEIGHTS

"There and Back in Half an Hour"



### Go Up Sunday or Any Day

Look over the finest homesites in this great Northwest—Portland's very choicest—and at prices so reasonable you will be surprised. At the head of Washington street, on one side King's Heights, on the other side Arlington Heights. A matchless view—a matchless opportunity—soon to be gone forever.

Choice Building Sites From **\$1000 to \$3750**

The highest grade property in the city—the lowest priced property in the city, considering location, convenience, view and value.

Auto Service by Appointment

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Chamber of Commerce Bldg.

## LAND GRANT SUIT DECLARED MENACE

730,000 Acres Wrapped in Uncertainty, Owing to Government's Case Against Railroads—Act by Congress Urged.

Lumber manufacturers are anxiously that there is serious need for the enactment of legislation by Congress that will make possible the determination of title to the Oregon and California land grant and which are now involved in the suit by the Government against the railroad company for the forfeiture of its holdings. The lumber industry in this country because of the uncertainty of title to the title to thousands of acres of valuable timber land. It is for this reason that the lumber manufacturers contend that the Government should be held responsible for the loss of this land.

—especially when one rushes into buying real estate before securing the protection afforded by a Certificate of Title. Investigate. Call for booklet.

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## FROM OCEAN TO OCEAN

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Nine Hundred Acres the BEST POULTRY LAND on the Pacific Coast, selling in five and ten-acre tracts, on easy terms. Acres sold as low as **\$75**

My Fairy Sisters Are Here. They Bring You Health and Wealth

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