COUNTRY AT LARGE SHOWS VERY GOOD BUILDING INCREASE

While March Had Decrease of 3 Per Cent, First Quarter of 1913 Had 5 Per Cent More Than Previous Year.

Official statistics from 45 cities situated in all sections of the country, compiled by the American Contractor of Chicago, show a loss of 3½ per cent for March, compared with the figures for March, 1912, while the same cities show a gain of 5 per cent for the first quarter of the year compared with the first three months of 1912. Large gains were shown in Baltimore, Chicago, Indianapolis, Nashville, Philadelphia and St. Paul.

For the three months the largest percentage of gain was scored by Duluth, 5⅝ per cent, St. Joseph, 1.79, and Nashville, 1.43. Particulars will be found in the following table:

City—	March, 1913. Cost.	March, 1912. Cost.
Akron	$ 235,000	$ 190,710
Baltimore	814,871	561,375
Buffalo	1,094,743	507,000
Cedar Rapids	151,000	124,000
Chicago	7,690,600	4,743,600
Columbus	307,528	458,066
Denver	322,400	591,650
Duluth	1,797,295	114,128
Fort Wayne	209,872	293,000
Grand Rapids	184,750	123,780
Harrisburg	141,555	99,075
Hartford	453,505	830,100
Indianapolis	754,305	558,780
Kansas City	911,260	616,730
Los Angeles	3,034,213	1,687,780
Manchester	91,480	73,801
Memphis	573,321	499,000
Milwaukee	655,389	430,987
Minneapolis	755,885	1,272,215
Nashville	186,634	75,163
Newark	1,175,885	790,234
New Haven	289,482	806,455
New Orleans	553,301	772,790
Manhattan	9,287,233	17,142,599
Brooklyn	3,018,295	4,686,493
Bronx	3,290,178	3,400,245
New York	15,595,706	25,229,339
Norfolk	378,177	256,740
Oakland	812,394	673,146
Omaha	265,575	254,400
Paterson	187,187	311,245
Philadelphia	6,206,500	3,691,895
Pittsburg	716,817	1,517,452
Portland	868,760	1,782,441
Rochester	732,941	1,506,838
St. Joseph	78,370	22,085
St. Paul	1,063,286	455,014
San Antonio	193,830	221,360
Scranton	86,306	55,950
Seattle	768,850	848,985
Sioux City	155,535	72,145
South Bend	33,802	38,700
Toledo	382,255	417,271
Wilkes-Barre	167,311	101,776
Worcester	469,812	263,100
Total	$52,095,281	$53,441,297

City—	Jan. 1 to Apr. 1, 1913.	Jan. 1 to Apr. 1, 1912.
Akron	$ 631,455	$ 370,635
Baltimore	2,173,676	1,553,611
Buffalo	2,519,703	2,162,000
Cedar Rapids	400,000	289,000
Chicago	19,261,500	10,520,000
Columbus	741,553	769,147
Denver	717,600	1,365,800
Duluth	1,949,380	296,080
Fort Wayne	346,647	451,675
Grand Rapids	408,875	360,220
Harrisburg	238,595	231,625
Hartford	759,815	1,173,370
Indianapolis	1,539,343	784,775
Kansas City	1,968,665	2,033,691
Los Angeles	6,806,531	6,297,615
Manchester	166,275	155,386
Memphis	1,093,040	1,153,707
Milwaukee	655,389	430,987
Minneapolis	1,437,050	1,807,425
Nashville	457,871	179,894
Newark	3,608,236	1,858,067
New Haven	999,895	1,350,993
New Orleans	1,179,049	1,216,520
Manhattan	23,188,554	31,067,495
Brooklyn	8,526,236	8,638,909
Bronx	7,394,613	8,830,830
New York	39,109,403	48,537,343
Norfolk	854,601	1,141,158
Oakland	1,993,485	1,518,430
Omaha	663,288	608,445
Paterson	374,950	481,900
Philadelphia	9,187,385	6,971,500
Pittsburg	1,871,466	2,135,938
Portland	2,685,345	3,817,240
Rochester	1,641,096	2,407,143
St. Joseph	143,580	51,470
St. Paul	1,604,806	1,042,762
San Antonio	467,531	556,625
Scranton	342,314	261,400
Seattle	2,798,185	2,097,835
Sioux City	119,595	342,710
South Bend	56,552	48,105
Toledo	1,163,441	768,622
Wilkes-Barre	272,160	256,751
Worcester	810,536	507,164
Total	$116,199,832	$110,418,191

Portland's building total for the first quarter was $2,685,345, something more than $1,000,000 less than for the same period last year.

MAKE CONTRACT FOR NEW FACTORY BUILDING

The modern Confectionery company has contracted with the Investor's Building & Trust company for the erection of the 5-story milling construction factory building at the southwest corner of East Eleventh and Flanders streets. The building will occupy a ground space of 70x100 and will cost approximately $50,000.

Work will start immediately on the structure and it is expected that it will be ready for occupancy July 1. The manufacturing company to occupy the building will equip it with the latest and most up to date machinery and will provide every feature for sanitation and manufacturing excellence.

CONTRACTS FOR SALE OF LANDS IS CONSIDERED

Both Buyer and Seller Should Thoroughly Understand the Particular Transaction Before Closing Deal.

The intricacies of a contract for the sale of land from the view point of an attorney should be thoroughly well understood by both buyers and sellers of real estate.

Jointly speaking, a warranty deed is provided for in land contracts but before entering into a written agreement for the purchase of real property the buyer should always require to be furnished him an abstract or certificate of title brought down to date and the abstract should be examined by some one capable of giving a legal opinion as to the title shown by the abstract or certificate.

The abstract or certificate need not necessarily under the circumstances show a clear chain of title but it must show a merchantable title, that is a title that the courts will sustain.

Must Examine Land.

As a rule the contract should contain a provision requiring the seller to furnish an abstract or certificate, and that this abstract or certificate of title shall be satisfactory to the legal advisor of the buyer.

It is not always safe for a buyer even to close a deal and pay his money when told by his legal advisor that his title is perfectly good, for there are numerous cases on record where someone else is in possession of the land other than the seller and who is holding it adversely to the seller, or it may be that some person may be in possession and have an unrecorded deed or contract of sale from the seller. Hence, the buyer should make an examination of the premises, before finally turning over his money and taking possession of the deed.

Should be in Writing.

It is quite well understood now that the contract for the purchase of real estate should be in writing and should be signed, witnessed and acknowledged as a payment of money down does not make a binding contract. The contract should be signed by the parties thereto or by their duly and lawfully appointed agents, said appointment to be in writing, and the wife of the seller should be a party of the contract and sign the same.

The law prescribes no form of contract for the sale of land. A contract may be by means of letters or it might be by telegrams. Exceptions to general rules and principles of law can nearly always be found. There are some cases where the courts have compelled the owner of real estate to carry out a contract of sale although there was no actual written or signed contract, an authority i land law (?) cites the following case, which proves exception to the general rule for the sale of land:

May Be Oral Agreement.

"There may be an oral agreement for the sale of land and purchaser may be in possession and make a part payment of the purchase price and he may keep the premises for sometime and make valuable improvements thereon. In such case, notwithstanding the statutes of frauds which requires contracts for the sale of land and any exchange in lands to be in writing, the courts either of law or chancery will compel specific performance of such an agreement."

In order that the purchaser under a land contract may be entitled to possession of the premises he should see to it that it is so stipulated in the contract; without such stipulation in the contract he has no right of possession.

The homestead may be claimed in land of which a party is in possession under a contract of purchase, hence a buyer in a land contract should require the signature of a wife in the assignment of the land contract.

TAKES OUT PERMIT FOR $10,000 HOME

J. W. Morrow procured a building permit last Friday for an elegant new residence which he is planning to build at Twenty-fourth and Hoyt streets. Its estimated cost is $10,000.

C. G. Ruff is having plans drawn for a 2½ story frame residence to be erected for him by the Investors Building & Trust company, on Portland Heights, at a cost of $10,000.

Dr. J. Boyd Montgomery has taken out a permit for a 2½ story residence to be built on Montgomery Drive, near Canyon Road, Portland Heights. Its estimated cost is $6000.

A permit was issued last week to Frank E. Mangold for a one story cottage to be erected on Mississippi avenue, near Dekum street, at a cost of $3000.

E. C. Dunniway has let the contract for a 1½ story frame cottage to be built on East Fifty-first street, between Broadway and Hancock streets. The house will cost approximately $3000.

TYPE OF NEW BUILDING ON WATERFRONT

Three story fire-proof structure recently completed at foot of Burnside street by George W. Bates.

PORTLAND'S TALLEST APARTMENT HOUSE, 7 STORIES AND BASEMENT

Wauna Apartments, approaching completion at King and Davis streets. This is the largest building in the district at the head of Washington street, which has been largely given over to improvements of that class.

PERMITS IN SINGLE DAY REACH TOTAL, NEARLY $100,000

Home Building Activity Will Continue With New Residences Costing From $6000 Down.

Wednesday of last week was a busy day with city building department. Permits to the value of nearly $100,000 were issued, the largest individual permit calling for a two story frame store structure to be erected on Alberta street between Union and Grand avenues by James O. Shay, for the total cost of $22,000.

The remainder of the permits issued were for dwelling houses ranging in values from $6000 down. The most expensive residence authorized on that date is to be erected by Lesher & Tozier, and it is to be a one and a half story frame cottage on East Everett near East Forty-first street. Its estimated cost is $6000.

Two permits were issued to H. A. Spear, each calling for a one and a half story frame cottage, valued at $3500, one to be erected at 198 East Forty-ninth street and the other on Sandy boulevard, near East Thirty-sixth street.

Michael J. Mahoney took out a permit for a two story frame dwelling which he has under construction on Tillamook street, between Thirty-third and Thirty-fourth streets. Its approximate cost is $4000.

T. G. Anderson secured permits for two one story cottages to be erected on East Fifty-fifth street, between Lincoln and Sherman, each to cost $2500.

Other permits were as follows: Lee G. Mair, one story frame cottage First between Lowell and Bancroft, $3000; E. H. Bannerly two story frame dwelling East Eleventh between Wygant and Humbolt, $2500.

D. H. Tatham two story frame dwelling Montgomery drive near Patton road, $2600.

M. S. Fishburn one and one half story frame dwelling East Market, near East Thirty-seventh, $3000.

Mrs. A. F. Moore, one and one half story frame cottage, East Fifty-sixth and Stanton, $3000.

B. E. Bailey, one story cottage on East Forty-ninth, between Lincoln and Harrison, $2000.

Charles Colman, one and one half story cottage East Twenty-second, between Tibbets and Powell, $2000.

W. T. Battle, one story cottage, on Garfield, between Park and Dekum streets, $2000.

Gabriel Heikkinen, one and one half story cottage on Fifty-fifth street, between Flanders and Gilsan, $2000.

TITLE & TRUST CO. TO OWN ITS HOME

If the plans of the Title & Trust company, as now agreed upon, go through, that institution will have its own home within the next 12 months. John F. Daley, president of the company, recently acquired a 50 year lease on the single lot adjoining, the Henry building on the south, and has had plans drawn for a six story office building to cover the site.

As planned, the Title company will occupy the entire ground floor of the proposed structure and the upper stories will be fitted up as a first class office building. The plans provide for two light courts, thus giving to all the offices ample outside light. It is estimated that the building will cost approximately $75,000.

PURCHASES 30 ACRES AT JENNE STATION

H. Rostad, cashier of Multnomah State bank of Lents, recently purchased 30 acres of land at Jenne station on the Gresham line, which he plans to subdivide into acre tracts.

An electrical device has been invented in England which automatically awakens all sleeping firemen, switches on all the lights and opens the doors of a fire station when an alarm comes in.

PLANS FOR COMING YEAR ARE OUTLINED BY REALTY BOARD

Members Aim to Make Organization One of Most Active Bodies in City; Series of Lectures Is Begun.

President Dean Vincent of the Portland Realty Board called a meeting of all the standing committees of the board at the Commercial club last Thursday afternoon for the purpose of planning the work for the ensuing year. Plans were discussed by the president and committee members to rehabilitate the board and make it one of the most active and valuable civic bodies in the city.

The board recently incorporated thereby, making it possible to broaden the scope of its activities and increase its usefulness not only to the members but to the public at large.

It was announced that arrangements had been made to have on hand at the board's headquarters maps and statistics to which both members and the general public will have access. The newspapers of the city will be asked to print articles on realty subjects, written by experts, treating on all phases of the business of selling real estate. These articles will contain valuable information for the general public and will bring out the important points in realty transactions, showing the absolute necessity of having property handled by good, honest and reliable operators.

It is planned to organize a state realty association, with branches in the principal cities, thereby keeping in touch with values and the realty situation in all sections of the state.

The entertainment committee has arranged good programs for the Friday luncheons, commencing with four lectures on salesmanship by the Sheldon school, one each week for four weeks. These lectures will be not only interesting but instructive and should be heard by every member of the board.

The first of these lectures was delivered at last Friday's luncheon and proved of absorbing interest to the 100 or more realty men present.

YAMHILL LAND IS SOLD AT GOOD PRICE

Kupper & Humphry, realty brokers, report the sale of an 82-acre tract of Yamhill county land, located near Wapato, to E. W. Becker for Martin Stennick for $9000, all cash.

O. R. Menefee closed a deal last week for the purchase of a choice building site in block 52, Portland Heights. Zella W. Whitney sold the lot to Menefee for $7500.

Emma Benson has sold to M. L. Holbrook, vice-president of the Merchants National bank, a house and lot located three blocks north of the east end of the steel bridge in McMillen's addition for $10,000.

F. D. Van Vliet has sold to Grace Cohen a quarter block improved with a small dwelling in Smith's addition on Portland Heights. The consideration involved was $6500.

Charles E. Gray has sold to the Investors Building and Trustee company lots 7 and 8 in block 230, East Portland, for $8000.

A new and modern cottage, located on lot 2 in block 5 in Gleneyrie was sold last week by the Portland Pacific Investment company to R. R. Thompson for $6000.

NEGOTIATIONS FOR SALE OF BUELL FARM MADE

"Terry & Harris, realty brokers, have just closed negotiations with a Portland investor, for the sale of the Buell ranch of 1700 acres, located close to Oakland, Or. The property will be operated as a high grade stock ranch, with the breeding of sheep and horses as the principal line of business.

This ranch is classed among the finest properties in Douglas county, is located on the Pacific highway and Southern Pacific railway. The transfer involved a consideration of $45,000.

START WORK ON NEW RESIDENCES

East Side to Be Improved With Number of New Homes at Once.

Architect McClaren has let the contract for a two story and basement residence at East Fourteenth and Knott streets for J. H. Layton. The house will be thoroughly modern and will cost about $4000.

A permit was issued last Monday to Gold Gauler for a two story dwelling, to cost $4000, and to be built on East Glisan street, between East Forty-second and East Forty-third streets.

Permits have been taken out by the Provident Trust company for two one story bungalows which are under construction on Thompson street, between East Fifty-sixth and East Fifty-seventh streets, at a cost of $2000 each.

Emily Sloehr has broken ground on East Thirty-fifth street, between Clinton and Division, for a 1½ story cottage which will cost approximately $3500.

Leon La Forge has taken out a permit for a one story cottage to be built on Mississippi avenue, near Dekum street, at a cost of $3000.

Carl Stelzer has let the contract for a one story frame cottage to be built on East Sixty-third street, near Fiftieth avenue, southeast, at a cost of $2000.

Journal Want Ads bring results.

WESTOVER WORK BRINGS COMPANY LARGE CONTRACT

Lewis-Wiley Selected by Construction Co. for Four Big Hydraulic Jobs After Inspection Here.

A remarkable tribute to the stability of the work done on Westover Terrace by the Lewis-Wiley company, has been given by William L. Church, of Boston, president of the Ambursen Hydraulic Construction company, one of the large engineering concerns of the country, who has just awarded the Lewis-Wiley company four big hydraulic engineering contracts after having made a personal inspection of Westover Terraces.

Two of these engineering jobs are in Utah, one is in Colorado and the other in South Carolina. The Lewis-Wiley company was selected over all other hydraulic contracting companies in the United States because of the quality of their work on Westover Terraces and in Seattle regrading, which they also handled.

Mr. Church is enthusiastic over the quality and stability of the terrace work in Portland.

Steep Slopes Permanent.

"The high terraces being built by sluicing methods on your Goldsmith hill are attracting the attention of engineers everywhere," he said. While I had heard of them through friends, my first definite knowledge of them came from a stereopticon address by William H. Lewis in New York last January. That led me to come to Portland and make a personal examination of the terraces with special reference to their stability and permanence of the slopes, and with the purpose of using similar methods in building earth dams for power and irrigation projects.

Our company has plans for several large earth dams in various parts of the country. After a careful examination of the embankments made on Westover Terraces, where the stability of the slopes is so manifest, I have decided to employ the same methods in our construction and have concluded arrangements with the Lewis-Wiley people to do the work.

"Hydraulic engineers, of course, have long been familiar with the building of dams by sluicing. But the work on Goldsmith hill has demonstrated its value in new ways, notably in the steepness of the slopes and the height to which they can be built, their absolute stability and permanence, and the rapidity of construction.

"There are also excellent opportunities right here in Portland for demonstrating the stability of earth slopes built by sluicing as compared with similar slopes built of dry earth."

Built Estacada Dam.

Mr. Church is the originator of the Ambursen type of dam. He expressed regret that he will not have the time to visit the big Estacada dam built by his company for the Portland Railway, Light & Power company, on the Clackamas river. He said that he considers this one of their best dams. His firm is finishing a still larger dam near Victoria, B. C.

"We have a large amount of work now under way and have no cause to complain of hard times," said Mr. Church. "In fact, the outlook in irrigation and power development is better than ever before where such work is properly handled.

"In some cases, however, we find our particular type of dam is not suited to local conditions and it is necessary to build of rock, mass concrete or of earth, as conditions may require. For this reason, we have been looking the country over to find the best results obtained in various lines of construction. I have no hesitancy in saying that the sluicing work done by the Lewis-Wiley company in Portland is the best that has been done anywhere."

EXTENSION PLANS FOR WILLIAMS AVENUE FILED

Plans have been filed by the city engineer providing for the extension of Williams avenue three blocks from McMillen avenue to Adams street.

The proposed extension will straighten Williams avenue, eliminating the number of sharp and dangerous curves. The extension as projected will cut through the center of blocks 15, 22, and 23, McMillen's addition. The total amount of damages to be awarded for property confiscated by the street extension will amount to $68,722, and the excess damages $64,312. This latter sum must be assessed against the property benefited and will be paid to owners whose property is confiscated for the street extension. The assessments have been spread through a large district extended for several blocks on both sides of Williams avenue, north of McMillen avenue.

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