

REALTY AND BUILDING NEWS OF THE WEEK IN AND NEAR PORTLAND

SALES AND HAPPENINGS IN REAL ESTATE WORLD

The daily lengthening out of the list of transfers filed for record in the office of the county clerk is proof positive of a growing interest in local real estate. Since May 1 the market has undoubtedly turned from sluggishness to near activity.

Nothing, however, has occurred to uplift in any way the prevailing price level. While owners are somewhat aware that conditions necessitate a marking down of their properties in order to bring about sales, they nevertheless are on the lookout for anything in their localities that has the semblance of a real sale, following which they promptly stiffen in their demands and in some instances actually set their figures up a few notches. Low prices are quoted until a broker happens to come along with an offer, and then the encouraged holders elevate things a few pegs.

In the face of this discouraging situation, however, there are a lot of brokers here who are turning out a astonishingly large list of sales every week. One phase of the brightening aspect of the current situation, which indicates better things for the future is the keenness of speculators. These gentlemen are anxious to do things but when they get right up to the point of signing the contract many of them get thoughtful and strangely back away.

That there must be some hope for an early change in the real estate market is evidenced by the recently made statement of brokers that there is a broader inquiry from prospective investors than has been known for a year or more past.

File Company Buys Factory Site.
The Raymond Concrete Pile company has taken title to lot 9, block 4, in Industrial Center, where a plant for the manufacture of concrete piles is to be located. The property was sold by the F. N. Clark Co., representing the Lewis-Wiley Hydraulic Co., owner of the tract.

Irvington Lot Changes Hands.
Nathaniel T. Palmer has sold to W. H. See the single lot at the southwest corner of East Twenty-fourth and Tillamook streets, Irvington; nominal consideration.

Royal Court Lots Sell.
Dr. J. G. Grim has purchased the two lots at the southwest corner of Royal Court and East Gilliam streets; consideration \$4300.

South End Sale Reported.
A fractional lot at the southwest corner of Water and Mead streets, South Portland, was sold last week by Paul A. Vieke to Carmine Roberti for \$3500.

Mount Tabor Residence Deal.
The quarter block residence site on East Morrison and East Sixty-sixth streets, Mount Tabor, was recently purchased by Martin Kelle from Rozala Keilar for \$3200. The property is in East Lynn addition, on the west slope of the hill.

Kenton Lots Bring \$800.
A. C. McMillen has sold to John Lamovie the west half of lots 53 and 54, in block 77, Kenton, for \$1800.

Richards Buys in Irvington.
Bert W. Richards has purchased from the estate of George C. Claff the residence site described as lot 19, block 24, Irvington, and located on East Twentieth street, near Knott. A nominal consideration is recited in the deed.

Alameda Park Sale.
Nicholas Frank has purchased from Carl V. Livy, of Mt. Tabor, a fraction of a lot on East Twenty-fifth, near Mason, in Alameda Park.

Big East Side Deal.
A parcel of land 150x148 feet, in section 31, Township 1 N. R. 2 E. was recently purchased by H. Meister from E. N. Elkerton, the consideration being \$5600.

Sale in Lincoln Park.
D. W. Campbell has closed a deal with Sidney G. Lathrop for the purchase of a fractional residence lot located in Lincoln Park. The lot faces north on Shaver street, between East Sixth and East Seventh; consideration \$2500.

Drifting, just drifting, that's all, is the best possible summary that can be made of the current condition of the local realty market. And this is not intended to say that there is not a lot of property changing ownership, for there is but even at that, realty brokers complain bitterly of the lack of interest manifested in what they claim is the best opportunity to make money that has been offered here for years. An investigation of comparative sales in half a dozen cities in Portland's

REALETY TRANSFERS

Minnie C. Barnes and husband to W. H. Boland et al., lots 14, block 5, Arleta Park No. 2, \$1000
A. G. Harkins and wife to H. H. Miller et al., lot 20, block 9, Terrace Park, \$2900
The Kern Park Food & Fuel Co. to J. M. Barber, west half lot 4, block 5, Howes Addition, \$2000
Donald H. Smith to Leola C. Smith, north half lot 6, lot 7, block 24, Calvert Addition, \$1200
Frank L. Cole and wife to William J. Williams, east half lot 3, block 4, Irvington, \$1000
A. H. Harrison to Paul Niemann, lot 9, block 4, Archer Place, \$750
E. J. Meats and wife to Louise Williams Patterson, lot 4, block 4, Irvington, \$500
Peter Erickson to Mt. Hood Railway Development company, lot 12, block 11, Jonesmore, \$500



Recently completed home of Jacob Kanzer, president of Progressive Business Men's Club, at East Thirty-first and Clayborne streets, Eastmoreland. Plans by Architect Charles W. Ertz.

Albina Business Site Sells.
The business property comprising a 40x100 foot improved lot at the southwest corner of Russell street and Rodney avenue in Albina was sold yesterday by Sarah Clark to William Obisier, consideration \$7500.

To Build in Irvington Park.
Oliver Goodspeed has purchased from Edward A. Washburn lot 11, and the south half of lot 9, in block 15, Irvington park, for \$2375.

Sandy River Farm Sells.
Thomas P. Varwig has sold to L. T. Dussell 80 acres in section 3, township 1 south, range 4 east, W. M., for \$3500.

Sale of Albina House and Lot.
D. M. Fisher has taken title to lot 22, block 8, Williams avenue addition. The property is located on Cook avenue, just off Williams avenue, and was sold by Fannie L. Hall for \$4500.

New Home on East Ankeny.
George W. Priest, a speculative housebuilder has purchased a building site facing south on East Ankeny street near Floral avenue, immediately opposite the fine new home of Mayor Alb, consideration \$2250.

Sale in Albina Homestead.
The quarter block at the northeast corner of Skidmore and Williams avenue, Albina Homestead, was sold yesterday by William Oeiser to Sarah Chlunia for \$4500.

City View Park Sale.
R. R. Hill and associates have taken title to two lots facing on Leo avenue between East Eleventh and East Thirtieth streets in City View Park, just north of City Park. The property was sold by Clara Venator for \$4000.

Buys Lorington Home.
R. H. Pinner paid \$3000 for a house and lot located at the northwest corner of Henry and Stronbridge avenue, in Lorington Addition, Ethel L. Dryer sold the property.

Mawthorne Terrace Deal.
The house and lot described as lot 2, block 3, Hawthorne Terrace, was recently purchased by A. L. Grutzke from D. T. Lloyd for \$2500.

Beleated Deed Filed.
Transferring title to an Edgewood house and lot from V. L. Clark to R. W. Gilbert, a deed was filed for record yesterday which was executed last October 17. The property is located on the west slope of Mount Tabor, at East Taylor and East Fifty-eighth streets. The parcel sold for \$5000.

Sale in Southeast Section.
Judge J. H. Cleland has sold to Lillian H. Schmidt an improved parcel of land on East Forty-ninth street, near Clinton, consideration \$3500.

Terrace Park Cottage Sells.
H. H. Milliren has taken title to a new house and 60 foot lot in Terrace Park, adjoining Montaville on the east. The property was sold by A. G. Harkins for \$2300.

Contracts Let and Buildings Planned

Ruby to Build at Fifth and Burnside.
Architect W. H. Bell has completed the plans for the six-story office building to be constructed on the corner of Fifth and Burnside streets, and is this week receiving bids for the construction of the building. The building is being constructed for A. C. Ruby. It will be 80x100 feet in dimensions, four stories high. The ground floor will contain a moving picture theatre and five store rooms, all fronting on Burnside. The upper floors will contain about 75 hotel rooms, half of which will be equipped with private baths. The building will probably cost \$75,000.

Y. M. C. A. at Astoria.
The announcement comes from Astoria that the actual construction of the proposed \$20,000 Y. M. C. A. building will begin about July 15, and that it will be ready for occupancy January 1 next. The building will be 63x100 feet, four stories high, and will occupy a site at the corner of Twelfth and Exchange streets.

South End Improvement.
George W. Estes, of the Lumbermans National bank, has let the contract for the erection of a two story concrete stable on First street, between Grover and Gibbs, South Portland. The building will cost about \$5000.

Six New Homes in South End.
W. J. Summers procured building permits yesterday for six dwellings of the one and two story type, to be erected on Milwaukie avenue in South End. The houses will cost \$2500 each, the entire building program providing for an investment of \$15,000.

Astoria Masonic Temple.
A firm of local architects, whose name is temporarily withheld, has been commissioned to submit preliminary sketches for a Masonic Temple which it is proposed to build at Astoria. Tentative plans of the building committee provide for a four story fireproof structure 45x100 feet in ground dimensions. The details of the building are being handled by a committee composed of G. W. Sanborn, W. F. MacGregor and Dr. G. C. Fulton.

\$5000 Residence in Irvington.
Bert W. Richards is having a \$5000 residence built on a lot on East Twentieth street, near Knott, in Irvington. The building permit was taken out yesterday. Work will begin at once.

New Home on Mallory Avenue.
M. Trulson has let the contract to Edward Olson for a one and one-half story frame cottage, to be built on a quarter block site at 960 Mallory avenue. The house will cost \$2500.

New Bank at Canby.
The Canby State bank, better known under its old name of the Canby Bank & Trust company, is now building a fine new bank building at Canby and expects to be able to occupy it in a very few weeks. It will be 60x50 and occupies one of the most prominent corners in town, one block west of its present location. The new building will be of concrete with an ornamental front of cream pressed brick and will be a decided change from anything ever put up in Canby.

Cottage Grove Activity.
Cottage Grove realty men report a brisk inquiry for both city and farm property. The great bulk of the sales reported involve small acreage tracts a few miles south of the town.

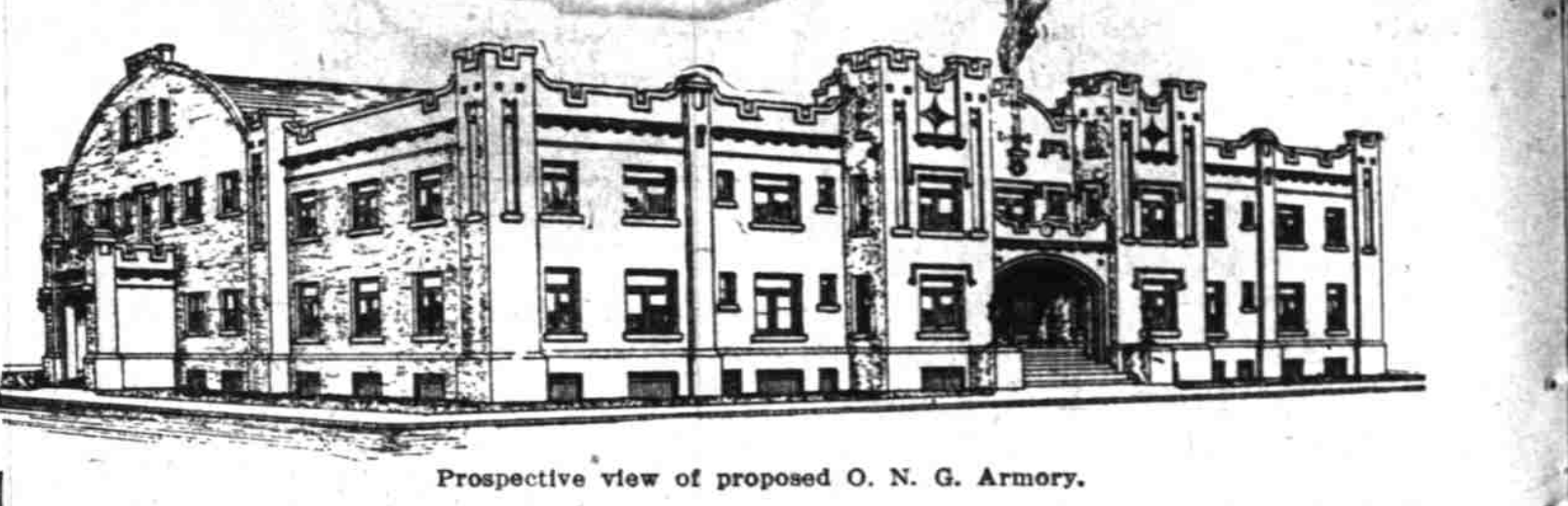
Al J. Prophet has sold to W. W. Lambert a 12 1/2 acre parcel two miles east of Cottage Grove.

Karl K. Mills has sold to William Van Gordon six acres located south of the town.

One of the leading agents reports a deal under way for a large farm.

Oklahomans Coming to Oregon.
A. R. England of the Hillsboro Land & Realty company recently received word from Oklahoma that five families were selling out near Kingfisher in that state for good prices and were coming to Washington county to locate.

Portland Architect Gets Job.
Architect P. C. Brown of Portland has been employed by the school director.



Prospective view of proposed O. N. G. Armory.

Eugene, Or., June 6.—The plans of Hummick & Frense, of this city, for the new O. N. G. armory in Eugene, have been selected by the general staff, and bids for the construction of the building, which is to be erected at the corner of Seventh avenue East and Oak street, will be called for at once. The building will be either of brick or reinforced concrete construction, and will be 132x150 feet in dimensions, containing a large drill hall, which will also be used for a city auditorium. The gallery will have a seating capacity of 1500. There will be a large number of rooms for the officers, rooms for non-commissioned officers, store rooms, rifle range, bowling alley, gymnasium, playing rooms and others necessary to a well equipped armory. The building will cost between \$55,000 and \$60,000. The state appropriated \$25,000. Lane county gave a similar sum, and the city of Eugene will issue bonds in that amount for its erection. The site cost \$19,000.

UNIVERSITY STRUCTURES TO BE IMPROVED

State Architect W. C. Knighton's plans for the alterations and additions to the university buildings at the University of Oregon, Eugene, will greatly improve these structures and largely add to their efficiency. Mr. Knighton is taking bids for the work, and will probably let the contracts by June 30.

In the reconstruction of the university buildings the exterior of Deady hall will be unaltered, although the interior will be entirely replastered and refinished, including the replacement of the former steep stairway by one of easy rise.

A brick wing 62x40 feet will be added to the present library building to accommodate the demand for stack space, providing an ultimate capacity of 63,000 books.

Duplicating the two story portion of the engineering building will be built a 42x100 foot brick addition, with wing 24x44 feet, which will be converted into class rooms, offices, lecture and exhibit rooms.

To the dormitory will be added a two story and basement brick portion, to be given over to a new dining room for the matron on the second.

The estimated cost, exclusive of heating, electric wiring, electric book elevator and metal book stacks, is \$40,000.

Large apartments containing four and five rooms to one of two and three room apartments. The building will also be provided for an interior open court. The estimated cost of the work is \$20,000.

Building in Alameda Park.
H. B. Oakleaf is building a \$4500 dwelling on East Fifty-second street between Mason and Skidmore in Alameda Park.

\$5000 Irvington Home.
F. E. Bowman & Co. took out a building permit yesterday for a two story frame dwelling to be erected on East Nineteenth street, between Kliffick and Fremont in Irvington. The house will cost \$5000.

Theatre Foundation Permit Issued.
The Boyjohn-Arnold Contracting company obtained a building permit yesterday for the concrete walls, footings and columns of the theatre building being erected by the Farrell estate at the southwest corner of Stark and Park streets. The cost of that portion of the construction of the building will be \$4000.

New Home on Upper Peninsula.
At East Ninth and Barrett streets, Contractor Thomas F. Downing is building a 1 1/2 story bungalow for F. Johansen. The contract price is \$2400.

New Thompson Street Home.
Contractor W. S. McMeeken has broken ground on Thompson street near East Eighteenth for an \$8500 residence; the house is to be a one story frame and is being erected by E. J. Ellison.

Mt. Tabor Cottage.
Contractors Oberie and Cassel have begun the erection of a two story frame dwelling on East Fifty-fifth street near Taylor, for Miss Mary Bell. The house will cost \$4500.

Holman Apartments Altered.
Edward Holman is repairing and altering the three story frame apartment building at the southeast corner of Third and Mill streets at the cost of \$3000.

Permit for Two Cottages.
The Metropolitan Investment and Improvement company has begun the erection of a one story frame building at East Seventieth and Sandy Boulevard. The house will cost \$2500. The same company is building an

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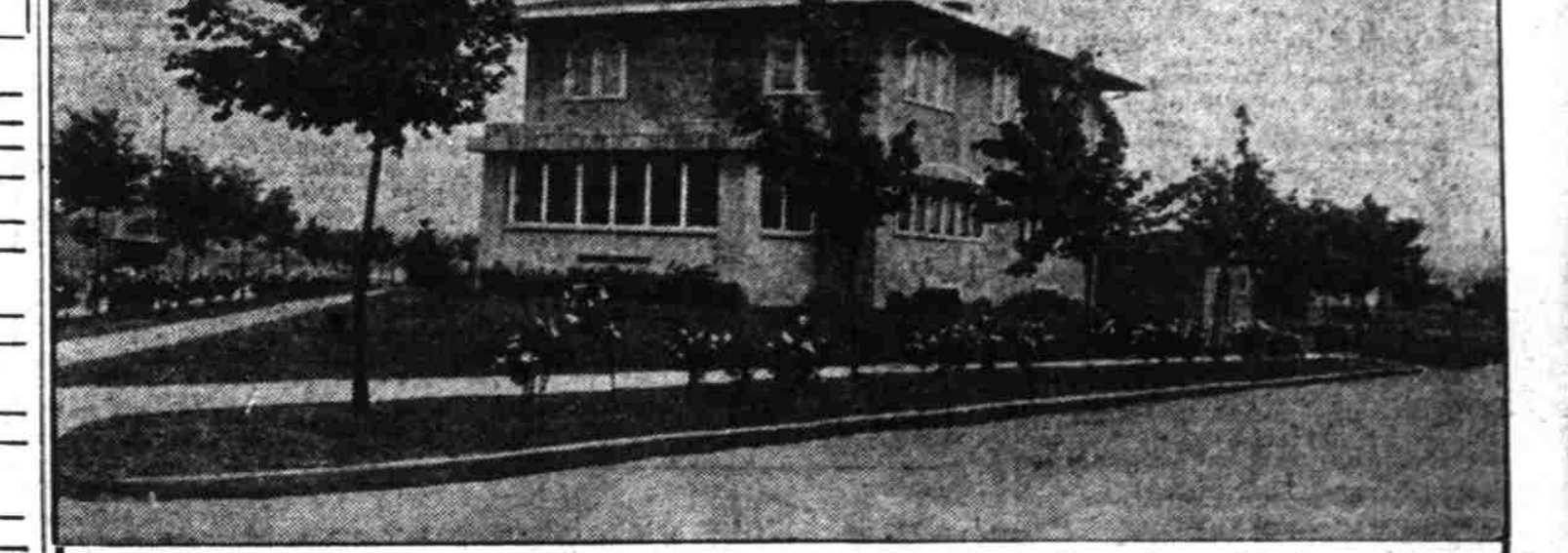
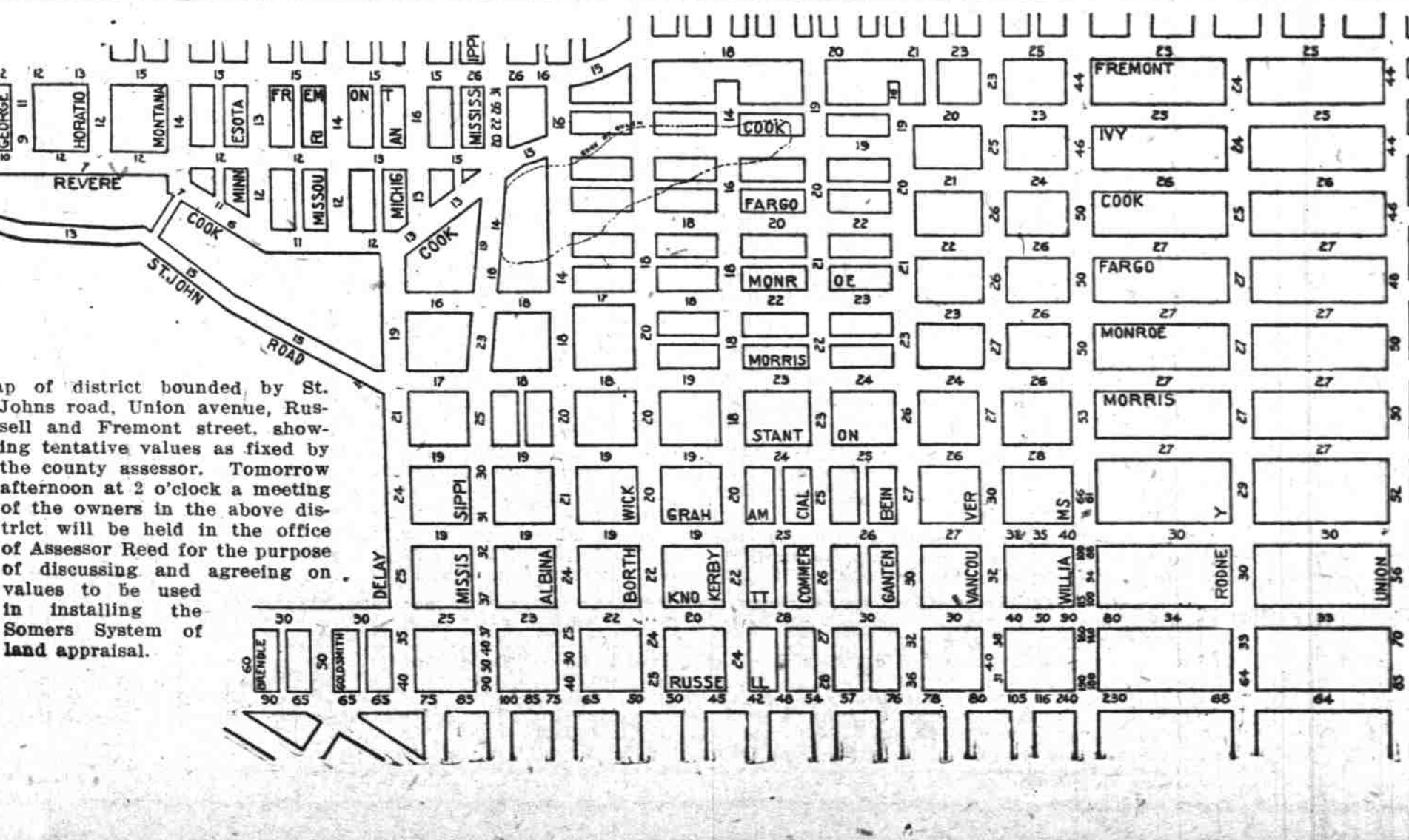
TOULET, best work and square prices. E. T. Cruise, 170 1/2 Main. A-7053.

SHEET METAL WORKS
JACOB LOMAL, sheet metal works, hotels, restaurants, work, roofing, gutters, Jobbing. Main 1424. 810 1st bet. to 9th and 4th.

WINDOW CLEANING. — A-4763. Main 6227, 312 Heavy Bldg.

MOHGAN WALL PAPER
Mohgan Wall Paper Co., 220 2d St. Between Salmon and Main.

TENTATIVE LAND VALUES WILL BE CONSIDERED AT MEETING TOMORROW AFTERNOON



AUCTION SALE This Complete Modern Residence Will Be Sold at Public Auction on Monday, June 15th

It was built for a home by the owner, A. P. Sprague, a Portland lumberman, now engaged in business at Hoquiam, Wash. The house is modern in every detail — oak floors, plate-glass windows, glass doors, separate hall, library and living-rooms, sun porch, sleeping porch, hot-water heat, fireplace, full-finished cement basement, cement garage with underground gas tank; in fact, everything consistent with a practical modern home, ready to move into on an hour's notice. Located in Ladd's Addition, near East Twentieth and Hawthorne Avenue. Large corner lot, with more than 250 feet of paved street frontage. ALL IMPROVEMENTS PAID. Terms \$1500 cash, balance to suit at 7 per cent.

For inspection and further particulars, apply to W. H. ROSS, 516 Spalding Bldg.