

REALTY AND BUILDING NEWS OF THE WEEK IN AND NEAR PORTLAND

SALES AND HAPPENINGS IN REAL ESTATE WORLD

Simon Buys Business Site.
Ex-Mayor Joseph Simon has purchased two lots at the southeast corner of Maple street and Hawthorne avenue. The property is described as lots 3 and 4, in block 14, Ladd's addition. Mr. Simon bought the property direct from the Ladd Estate company, paying \$5720 for the parcel.

Sale on Killingsworth Avenue.
G. C. Goldenberg has sold to G. C. Love the west half of lots 29 to 45, in block 38, Irvington Park, which is located at the northeast corner of East Twenty-ninth street and Killingsworth avenue. Consideration, \$2200.

Sale on East Glisan Street.
Mrs. Margaret Fleming has taken title to two lots located at the northwest corner of East Forty-first and East Glisan streets. Consideration, \$2200.

Industrial Property Sold.
The North Star Iron Works has purchased lots 12 and 13, in block 1, Southport, as a site for a factory building. The property was sold by L. G. Wiedewitsch. Consideration, \$4000.

Bartch Park Deal.
Frederick W. Drake has sold to E. E. Hoppwood lot 6, block 6, Bartch Park, for \$2269. The property is located at the southwest corner of East Thirty-ninth and Yamhill.

King Buys on Floral Avenue.
Gilbert L. King has sold to the Brighton Development company an unimproved lot on East Burnside street near Floral avenue for \$2700.

Duffy Buys in Glenwood Park.
J. A. Bishop, executor, has sold to Martin T. Duffy block 2, and three lots in block 3, Holmes subdivision of Glenwood Park. Consideration, \$2225. Duffy in turn deeded a portion of the property to W. R. Lacey.

Aurora Building Activity.
Architects Houghtaling and Dougan have been engaged to prepare plans and specifications for a two-story concrete building to be erected at Aurora, Oregon, for Kraus. The building will be 69x100 feet, the ground floor to be devoted to a department store and the second floor to living apartments.

Additional Bids Asked.
The second lot of bids is being taken by Architect Aaron H. Gould for the proposed theater and store building to be erected at Hood River. Bids submitted June 1 were all rejected and contractors all invited to submit additional propositions. The contract will be awarded June 25. The estimated cost of the structure is \$15,000.

\$3500 Permit Issued.
W. C. Sechrist obtained a permit yesterday for a two-story frame residence to be built at East Fifty-third and Multnomah streets at a cost of \$3500. Plans by C. W. Ertz, J. N. Justus, contractor.

Rasmussen Apartments.
E. N. Rasmussen has completed plans and specifications for a two-story and basement apartment building which he proposes to build at the southeast corner of East Twenty-fourth and East Irving streets. The structure is to be of frame construction with exterior walls in stucco. Its ground dimension will be 60 by 100 feet. The apartments will be divided into three and four rooms each. Estimated cost, \$30,000.

West Side Lots Sold.
Mrs. Esther N. Cook has taken title through sheriff's deed, issued June 8, to 100 by 200 feet, improved with a large frame dwelling, located near the east end of block 268, Couch addition. The property extends through the block from Marshall to Lowry, between Nineteenth and Twentieth, and has 100 feet frontage on both streets. The consideration involved was \$20,815.

Holladay Park Deal.
Frank W. Monroé has purchased from Albert Cleveland 71 by 100 feet on Multnomah street near East Twenty-sixth. The property is a part of the first addition to Holladay Park addition. It is improved. Nominal consideration.

Sellwood Deal.
The improved quarter block at the northeast corner of East Eleventh and Marion streets was sold last week by E. J. Brown to J. O. Eldrod for \$25,000.

Merchant Buys Home.
George L. Pearson has purchased a house and lot on Hassalo street near

East Fifty-third in Queen Anne addition.
The property was sold by Clark Fox for \$5000.

Irvington Residence Site.
The east half of lots 6 and 7 in block 59, Irvington, has been purchased by Mabel Burke from the Hughes Investment company for \$3750.

T. O. Goff has sold his 13 acre fruit ranch on David's Hill near Forest Grove to C. M. Straus of Idaho.
Mr. Straus formerly lived at Beaverton and then went to Idaho and California. He couldn't get the Oregon germ out of his system and has come to the Forest Grove vicinity to make his permanent home.

Merchant to Build Fine Home.
J. L. Bowman, proprietor of the Brownsville Woolen Mills stores, has let the contract for a \$26,000 residence to be built in Irvington. The house is to be a two-story frame structure and will occupy a six lot site on Knott street, between East Seventeenth and East Eighteenth streets. Contractors Husby and Tolison will do the work. Plans by Ellis F. Lawrence.

Permit for New Cottage.
Builders Williams and McCrum took out a permit yesterday for a one-story frame cottage for H. A. Williams, which is to be erected on East Sixty-second street southeast, at a cost of \$3500.

Astorian Building on Clinton Street.
Contractor Ramsey and Ramsey took out a building permit yesterday for a two-story store and flat building to be erected on Clinton street near East Thirty-fourth for H. A. Goodell of Astoria. The estimated cost of the building is \$3000.

New Cottage in Belle Crest.
G. E. Gillette is building a 14 story frame bungalow at 609 East Sixty-fifth street north. Crozier and Bauer are the contractors. The house will cost \$1600.

Corbett Buy City Lots.
The west half of lots five and six in block 285, Portland proper, was purchased by Eugene N. Richet to Hamilton Corbett and associates. The property is located at the northeast corner of Chapman and Morrison streets opposite the east entrance to Multnomah Park. In the deed transferring the parcel the consideration was given at a nominal figure.

Corbett Street Deal.
George H. Ribbecke has taken title to a 70x150 foot improved parcel of land, located at Hancock avenue and Corbett street, South Portland. The property was sold by E. I. Karr for \$4000.

McMillen Addition Sale.
John G. Tracy has purchased by sheriff's deed, the property described as lot one in block eight, McMillen's addition, which is the lot located at the southeast corner of Larabee and Cherry streets, Lower Albina. Consideration, \$11,164.

Administrator Sells Acreage.
William Hughes, administrator, executed a deed yesterday to N. H. O'Connor conveying 106.6 acres in sections 11 and 12 south, range 2 east. The property is located just north of the Powell valley road seven miles east of the city and adjoins the Ryan place. It was sold for \$24,000.

Mt. Tabor District Deal.
A. B. Gangloff has purchased from J. W. Spiller a house and lot in Kinzel park, paying \$3200 for it. The parcel is located at the southwest corner of

East Eighth and East Alder streets.

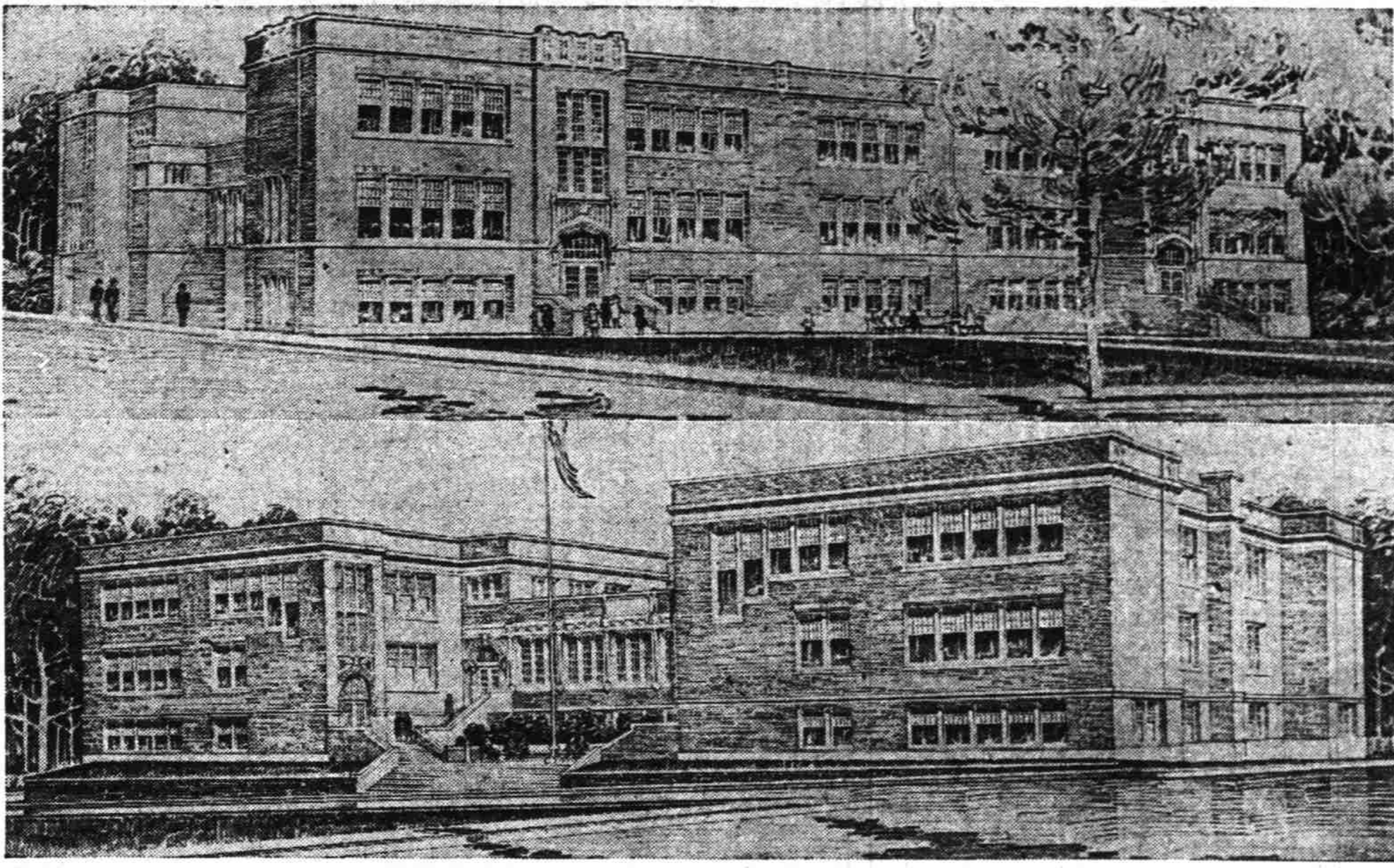
South Portland Sale.
Samuel Slinger has purchased from Patrick Murray a part of the quarter block at the northwest corner of Third and Baker streets; consideration \$2000.

Rancher Building Home.
Frank Holdman, a well known farmer of Umatilla county, has begun the erection of a handsome \$5000 residence on Madison street in Pendleton. The dwelling is to be two stories high and of colonial design.

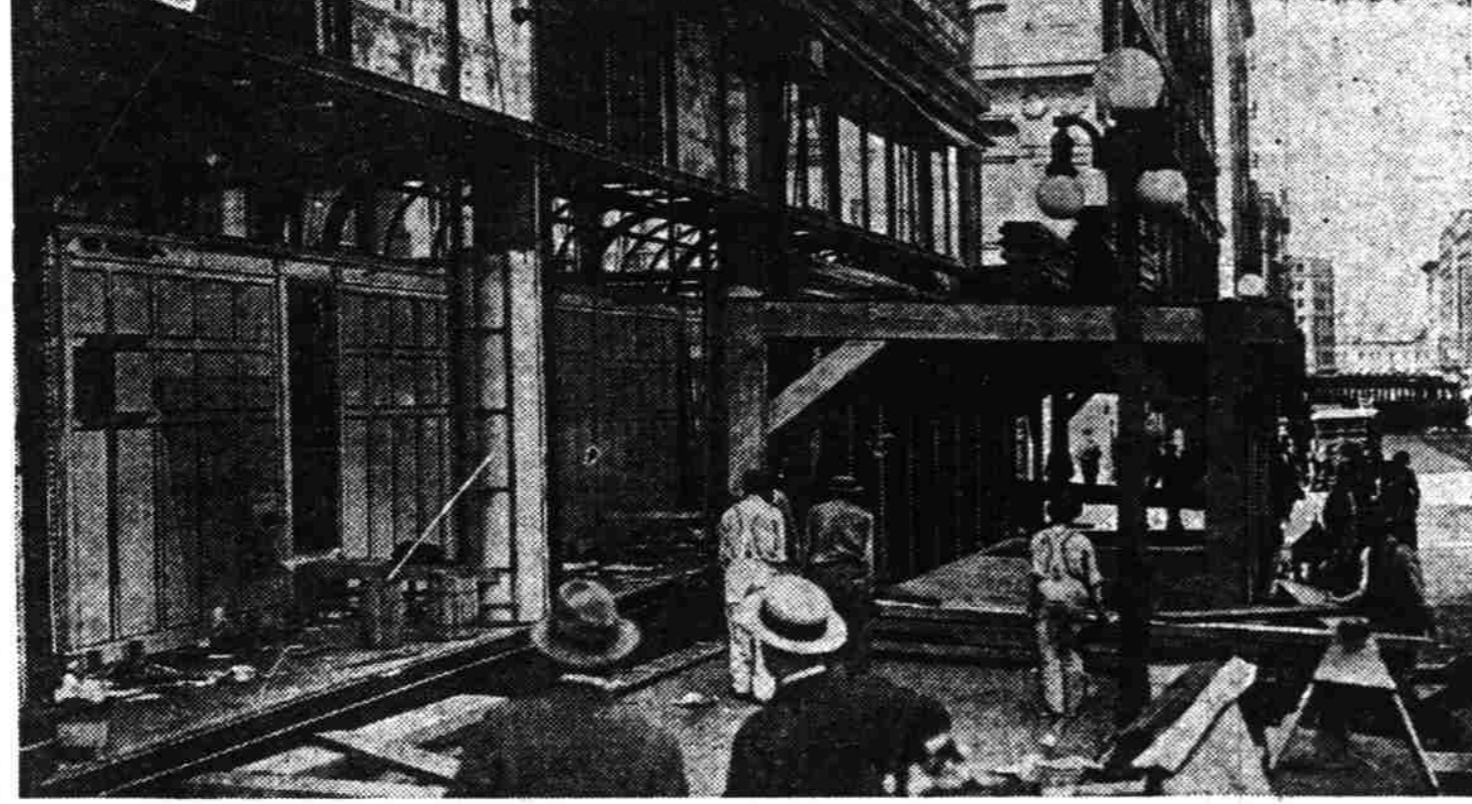
New Odd Fellows' Lodge.
The Odd Fellows' lodge at Florence, Or., has commissioned Architect J. R. Ford of Eugene to prepare drawings for a new lodge building. The structure will be three stories high, of frame construction, and will cost \$10,000.

Morrow County Mecca of Farmers.
Within the past few days D. E. Gilman of Heppner has disposed of Morrow county land to six different families, who will locate there in a short time. Mr. Gilman is also responsible for locating two new families in Grant county recently.

Proposed Auction Arouses Interest.
The forthcoming auction sale announced last week by the Fred A. Ja-



Architect's drawings of Couch (above) and Shattuck (below) school buildings prepared by F. A. Naramore, superintendent of building for school district No. 1.



Five story Meier & Frank building on Fifth street being demolished preparatory to the construction of the \$1,000,000 fourteen story structure, which is to rise on the Fifth street half block, between Alder and Morrison.

Portland Company Enters Business of Selling Real Estate at Public Auction

The auctioning of real estate is to become a permanent feature of the realty business in Portland, the Metzger & Goodkind Auction Realty company having been organized by Herman Metzger, one of the oldest and best known land operators in the northwest. This company plans to follow closely the method employed by the large eastern auction houses in disposing of real estate at auction sales. The various offerings will be listed, the title examined and the announcement made in the newspapers of the dates on which certain parcels will be sold at public outcry.

Mr. Metzger is confident that Portland has reached that point in its development where land, improved and unimproved, can be made to bring its market value at auction sale.

Exchange of Farms.
A recently closed deal in Morrow county lands was the transfer of the Shelby Lee place, near Lexington, by V. E. Way to Carl Her of Timber, Or. Consideration was \$25 per acre. Mr.

SCHOOL PLANS DRAWN

Drawings of proposed new Couch and Shattuck schools have been prepared by Architect F. A. Naramore, superintendent of building school district No. 1. Both buildings are to be two stories high, with a basement or ground story. The construction will be of reinforced concrete with exterior walls of brick. Each will have 24 class rooms, including domestic science room, sewing room and two open-air class rooms. On the first floor will be the principal's office, teachers' rest room, assembly hall and class room, emergency room and open-air play room over auditorium. In the basement will be the heating plant, play rooms, gymnasium, swimming tank and manual training rooms.

Each of the buildings will have the following equipment: Electric lights, intercommunicating telephones, automatic clock system, vacuum cleaning system, heating and ventilating—low pressure steam boilers, with fan, thermostat control, air washer and humidity control—natural slate or glass blackboards.

The management of the Fred A. Jacobs Company and the representatives of A. J. Rich & Company, who are in Portland at the present time, express themselves as well satisfied with preliminary inquiry, and there is no small doubt this sale will have a stimulating effect on the general market and that unexpected results will be obtained.

The management of the Fred A. Jacobs Company this week, which is to be held in conjunction with A. J. Rich & Company, of San Francisco and New York, within the next 60 days, has already aroused unusual interest among local property owners and brokers. A large number of property owners have expressed themselves as ready to dispose of their holdings, and several downtown Portland pieces have already been listed. This sale will undoubtedly be one of the largest events of its kind in the history of Northwestern real estate. From every standpoint such a unique opportunity both for buyers and owners will be of inestimable advantage to all concerned.

The local realty market has for some time needed a sound initial stimulus to set it moving again. The inauguration of modern Eastern auction methods is being appreciated by owners, as they by that means realize most quickly on their real property assets in a manner heretofore impossible.

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Journal Want Ads bring results.

BUILDING OPERATIONS IN MAY EQUAL TO LAST YEAR

Building operations throughout the country for May were practically abreast of the May record of 1913. The difference in volume amounted to only a fraction of 1 per cent. Official reports received by the American Contractor of Chicago from 70 cities representing every section of the country show that the building permits issued last month aggregate \$72,077,112, as compared with \$72,251,905 for the same month one year ago.

A number of notable gains were made. New York, for example, reports an increase of 21 per cent; Philadelphia, 50 per cent; Pittsburgh, 59 per cent; Omaha, 140 per cent; Minneapolis, 150 per cent; Grand Rapids, 93 per cent. Chicago is the only city of the first magnitude to show any considerable loss in building operations. The detailed statement is as follows:

	May	May
	1914	1913
Akron	\$ 399,650	\$ 484,280
Albany	569,565	359,565
Albuquerque	732,249	723,957
Baltimore	1,032,200	825,147
Boston	674,968	2,614,400
Buffalo	1,137,000	1,568,000
Cedar Rapids	321,000	293,000
Chattanooga	78,400	70,200
Chicago	6,912,150	8,216,200
Cincinnati	1,181,715	790,572
Cleveland	2,201,820	1,958,025
Columbus	198,186	192,913
Dallas	540,100	1,107,405
Dayton	435,871	54,825
Denver	218,020	254,420
Detroit	3,638,225	3,900,645
Duluth	310,365	282,750
Evansville	198,186	192,913
Fort Wayne	352,376	237,250
Grand Rapids	304,759	320,957
Harrisburg	129,175	124,050
Hartford	430,159	671,530
Indianapolis	1,547,745	1,084,478
Kansas City	1,147,945	1,129,660
Lincoln	88,832	131,035
Little Rock	117,235	189,413
Los Angeles	1,478,703	3,232,410
Louisville	459,830	367,460
Manchester	149,805	206,917
Memphis	304,695	471,412
Milwaukee	1,684,989	1,390,866
Minneapolis	3,183,885	3,280,545
Newark	809,248	1,583,705
New Haven	307,200	351,936
New Orleans	204,587	418,088
New York	8,626,529	4,926,544
Omaha	2,219,150	3,247,924
Phoenix	2,852,523	2,100,670
Be. of Queens	2,300,879	2,038,066
Richmond	350,143	442,406
Total	\$16,675,782	\$17,755,620

LOCAL MEN ARE ELECTED

The American Institute of Architects at a recent meeting of the board of directors in Washington City has declared the following Oregon architects, members of the Oregon chapter, elected to associate membership in the American Institute: David C. Lewis, W. G. Holford, Joseph Jacobberger, W. C. Knighton, V. A. Naramore and A. E. Doyle.

Estate of Frank Bode.
Inheritance taxes totalling \$60.81 were ordered paid to the state by the widow, two daughters and two sons of Frank Bode, who died November 13, 1913, by Circuit Judge Cleeton yesterday. The net value of the estate was estimated to be \$31,460.77. The appraised value was raised, by approximately \$12,000 by a stipulation after objection to the appraisal had been made by the state.

Builders' and Finishers' Directory

- HOUSE MOVER**
A. D. MOODIE, 103 E. Water st. E. SIDE. Latest improved handling machinery.
- HOUSE MOVER**
(See Real Estate Section.)
- IRON WORKS**
PACIFIC IRON WORKS. All Architectural Iron. Beams, Castings, Angles, Channels.
- PAINT, OIL AND GLASS**
KARLISSEN & CO., "High Standard" paint. N. E. corner 22 and 23rd. M-A-4771.
- PAINTER PAPEHANGING, TINTING.**
PAINTER framing, painting and paperhanging business, with stock, tools, etc.; will sell phone T-94. Journal.
- PAINTING, PAPERHANGING, TINTING.**
PAINTING, paperhanging, tinting, \$2 room up. Marshall 4674. C. A. Barnes.
- SHEET METAL WORKS**
JACOB LUSIL, sheet metal works, hotels, restaurant work, roofing, general jobbing. Main 1424. 210 1st. bet. C. and Clatsop.
- WINDOW CLEANING.**
EXPERT WINDOW CLEANERS — A-4768. Main 6227. 212 Henry Bldg.
- WALL PAPER**
MORGAN WALL PAPER CO.—230 9d st. between Salmon and Main

Real Estate At Auction

The announcement last Sunday of our action in establishing a permanent auction real estate market in Portland was received with much favor among property owners, real estate dealers and the public in general. It will furnish an outlet for many property owners who have failed at regular sale to dispose of holdings which they have desired in vain to sell.

It will furnish the real estate dealer with a vehicle for unloading all properties which have failed to move in the regular way.

It will indirectly benefit every citizen of Portland, through the increased activity which it will cause in the Portland real estate market.

It will aid the buyer in securing the desired investment and be a benefaction to him on account of the unusual profits he will enjoy through buying at practically his own price.

Listings are being made slowly and carefully from selected pieces among the large number of properties submitted during the past week. The number (one at a time) to be offered in the initial auction—to be conducted on clean, fine, strong business principles in the parlors of one of Portland's leading hotels—will be limited, and will consequently be high class.

The energies of this concern will be devoted exclusively to the handling of real estate at auction, and not in the conduct of a mere "auction department," where your interests would be handled between various principals or departments.

Date of first sale, complete list, terms of, and conditions of sale, will be published in due time, when you will be invited to examine the properties and consult any dealer as to their values. Inquiries invited.

Metzger & Goodkind Auction Realty Co.
Marshall 468
401-402 Title & Trust Building, Portland, Oregon

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84-86-87-89 FRONT STREET
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OF
"FAULTLESS" PLUMBING AND HEATING SUPPLIES
(Trade Mark Reg.)
The best QUALITY IN PLUMBING and HEATING is essential for Economy and Health.
When the plumber furnishes you with our "FAULTLESS" plumbing and heating material, you are assured of perfect satisfaction.

We Have Everything Necessary
when we start to fix up your plumbing. No sitting around while we send the boy back for some forgotten tool or materials. We don't make any more dirt than is absolutely necessary either. Do good work, do it quickly and do it cleanly. Keep our phone number on your list.

STARK-DAVIS CO.
247-249 SALMON ST.
Phone Main 797.
Plumbing Supplies, Wholesale and Retail.

Come out today, rain or shine, and see the prettiest house in Irvington, located on a quarter block at 22d and Klickitat Sts. It is useless to attempt a description of this house, and the above picture, with its clean, artistic lines, only gives a slight idea of the beauty of the interior. The walls of the main rooms on lower floor are covered with imported wall papers, and decorated by a French artist. The bedrooms on upper floor will be papered to the order of purchaser.

Price and terms on application. House open all day Sunday, until 10 o'clock p. m.

H. E. STEMLER, OWNER AND BUILDER.