

REALTY AND BUILDING NEWS OF THE WEEK IN AND NEAR PORTLAND

SALES AND HAPPENINGS IN REAL ESTATE WORLD

Realty brokers express the belief that local market conditions are looking better. A marked improvement is expected by early fall. As Portland is one of the big realty centers of the Pacific states, any improvement here will, it is believed, have a favorable influence on the real estate business in other coast cities.

North Side Across Change Hands. Mrs. Jessie May Hamblen has purchased by sheriff a deed to 10 acres in section 27, township 1 north, range 1 east. Consideration involved, \$3815.

Hotel Manager Buys Land. George Pirie, manager of Gearhart hotel, has purchased from George H. Primrose three small tracts of acreage located in Primrose Acres, near Multnomah station, on the Oregon Electric line. Consideration involved, \$5000.

Sale in Stratford-Sidney Addition. Henry C. Weber has sold to John J. Perkins an improved residence lot on Division street, near Twenty-fourth, in Stratford-Sidney addition. The improvement consists of a small cottage. Perkins paid \$2500 for the lot.

Deal in Vernon Lots. Lot 15, block 33, Vernon, located on East Twenty-fourth street between Alameda and Sumner, was recently purchased by Fred A. Schaffer from H. W. Brown for \$2000.

Tabor District Sale. J. C. Portman and associates have purchased by sheriff the residence property described as lot 10, block 4, Villamead, for \$2500.

Acreage Sale on Oregon Electric. Three acres of land, located on short distance north of Hillside, has been deeded by Lillian B. Powers to F. A. Estock, consideration \$2480.

House Sale in Rosedale. Louis A. Hart has purchased from Ira L. Appleton a house and lot described as lot 14, block 10, Rosedale Annex, and located at the southeast corner of East Twenty-fourth and Webster streets. Consideration \$2700.

Genevieve Klose Changes Hands. A new Genevieve home, located on East Twenty-eighth street between Knott and Stanton, was purchased last week by M. L. Sandon. The property was sold by H. G. MacElvaine for \$5625. It comprised a lot and practically new dwelling.

Home Site in Mallory Addition Sells. The quarter block at the northwest corner of East Forty-first and Grant, in Mallory addition, has been sold by B. T. Brumwell to F. A. Johnson for \$1500.

Miss Weber Buys Ross Cottage. George A. Ross has sold to Miss Leone Weber a house and lot at East Forty-first and Ivon streets southeast. Consideration, \$4500.

Sale of Crystal Springs Lot. Frank A. Reed has sold to H. E. Noble a portion of lots 7 and 8, in block 8, Crystal Springs Park. The property is located on East Fifty-fourth street near East Glisan, and brought \$2750.

New Burnside Street Home. As a site for a modern residence, C. W. Hayhurst has taken title to a lot on East Burnside street near Floral Park.

CONTRACTS LET AND BUILDINGS PLANNED

Big Structure for Third Street. Plans are being prepared by Architect C. A. Duke for a combination store and apartment building to be constructed by H. Meter on Third street between Market and Clay. The building will cover a plot 74 feet front and 96 feet deep, and will be three stories high, and will cost approximately \$35,000. The first floor will contain four large store rooms and the two upper floors will be arranged for living apartments, containing altogether 12 or 13 one and two room suites. Specifications are now ready for contractors' inspection.

Architects Planning Market. Architects Whitehouse & Foulhoux have been commissioned by Scott Brooke to get up the drawings and working plans for a one story and basement concrete building, which is to be erected at Fourth and Yamhill. The building is to be utilized as a public market. Excavating for the basement and foundation of the building is now under way.

Gill to Build \$7500 Home. John Gill, head of Third street book and stationery firm, has let the contract for the erection of a three story frame residence facing Terrace road between Spring street and Buena Vista avenue, on Portland Heights. The contract price of the house is \$7500. The architect is Building & Investment Co. has the work.

Bids Solicited; New Ones Asked. Giving as his reason the excessive figures submitted by contractors, the school board has rejected all bids for the construction of the proposed new Fulton Park school. Some minor changes will be made in the plans, after which contractors will be invited to submit new proposals.

New Hyde Park Bungalow. The Metropolitan Investment & Improvement Co. obtained a permit last Friday for a one story frame bungalow to be erected at East Seventy-seventh and Falling streets, in Hyde Park. The house will cost \$2000.

Delahunt Building \$8000 House. M. T. Delahunt took out a permit last Monday authorizing the construction of a two story frame residence on Tillamook street between East Seventeenth and East Nineteenth, at a cost of \$8000. Plans by Architect, J. V. Benne.

Naval Reserve Man's New Home. Umbdenstock & Larson have begun the erection of a 1 1/2 story frame bungalow on Mississippi avenue between Dekum and Bryant streets for T. F. Blair, a commissioned officer in the Oregon naval reserve. The structure will cost \$3000.

Hospital Plans Ready. Architects Tourtelotte & Hummel complete the completion of plans for a \$45,000 hospital building to be known as Immanuel hospital, and to be erected at Graham and Commercial streets.



Residence of Judge C. U. Gantenbein which was purchased last week by A. Welsh, president of the Oregon and Washington Corporation for \$45,000. The house is a true specimen of colonial architecture. It occupies a full block in Murraymead and is one of the most attractive homes in Portland.

CALIFORNIANS TEACH AUDITORIUM LESSONS

Both San Francisco and Oakland are building fine modern auditoriums, and the money with which to build them became available long after Portland voted \$500,000 for a public convention hall. The California cities had no trouble in locating their auditoriums, so it is said. There was no prolonged fight between different sections of the city in Portland. Here we decided several years ago that the city needed a public auditorium, the money was voted and some of it has been spent, but we have no auditorium. Everybody seems to have a different view about where that auditorium ought to be located. In spite of the fact that a commission had been named according to law for the special purpose of locating and building the structure, everybody in town seemed to have a different notion about where it ought to be located, with the result that we don't yet know where it will be located.

They conduct public business in San Francisco and Oakland in an orderly business-like way. "The people in both those places decided that they wanted a big, modern auditorium, so they voted the money and then told their city officials to go ahead and build the structures. The officials lost no time in carrying out the mandates of the people. First they will involve the expenditure of \$4500. The others are one story cottages, one of them to be erected on East Twenty-ninth and Wygant and the other on Stratford street near Mississippi avenue, each to cost approximately \$2000.

East Forty-first Street Bungalow. Will Fries has let the contract to F. J. West to build a 1 1/2 story frame cottage on East Forty-first street between Multnomah and Hassalo, at a cost of \$3500.

Alterations at Tenth and Washington. O'Shea brothers, owners of the business property at the southwest corner of Tenth and Washington streets, have awarded the contract to Litherland & Abrey for extensive alterations to the building. These alterations will consist for the most part in rearranging the Washington street stores and putting in new fronts and removing the brick wall on the Tenth street frontage and substituting a glass front. The interior will also be rearranged. Plans for the work were prepared by Architects Bridges & Weber.

New Residences in Berkeley. Building activity in Berkeley and the other additions adjoining the Reed college district on the south is more pronounced this summer than at any time since that section became a residence suburb of Portland. Several modern homes are under construction, a number are nearing completion, and arrangements are being perfected by numerous owners of property there to build dwellings before the rainy season sets in. Berkeley, the center of this activity, joins Eastmoreland on the east and is just west of Errol Heights and south of Woodstock, may be reached by two carlines. A movement is on foot to have the streets hard surfaced and sidewalks built throughout that and adjoining additions.

Elks to Build \$80,000 Temple. Architects Hotelling & Dougan have received a commission from the Elks lodge of La Grande to get up the designs and working drawings of an Elks temple to be built in that city at a cost not exceeding \$80,000. The intention of the La Grande Elks is to put up a three-story structure 60x100 feet in dimensions, with exterior walls in faced brick with terra cotta trimming. The building will be used exclusively for lodge purposes and will be so arranged that a Turkish bath room and some gymnasium apparatus can be installed.

Telephone Building Enlarged. The Sound Construction company took out a permit yesterday for the construction of a two story addition to the Pacific Telephone building in the Woodlawn district. It is estimated that the work will cost \$20,000.

Tenth and Burnside Parcel Improved. A contract has been entered into between the Fiske Rubber company and Strong Brothers, owners of the triangular parcel of land at Tenth and Burnside streets, whereby Strong Brothers, will build on the triangle any basement building 48x80 feet. The contract provides that the Fiske Rubber company is to take a long time lease of the improved property. The building will probably be of brick and mill construction.

Portland Firm Plans Churches. The proposed new Catholic cathedral at La Grande will be erected entirely by contractors of that city. In opening the bids last week the local firm of architects having charge of the work found that La Grande contractors had underbid those from every section of the state. The estimated cost of the building is \$38,000. Included in the specifications is a requirement for the use of terra cotta and brick manufactured by one of the Oregon plants of the Denny-Kenton Clay and Coal company. The same firm of architects that designed the La Grande church have also been commissioned to prepare plans for a Catholic church to be erected at Jordan Valley, Oregon, the limit of cost to be \$8500.

New Rosemere Bungalow. A building permit was issued Friday to W. H. Dowes for a one story frame bungalow to be erected at East Forty-first street, between Thompson and Braze in Rosemere addition, to cost \$2800.

Golf Park Cottages. Richard Wilder and Victor A. Johnson have awarded contracts to J. G. Kilgren for the erection of two cottages at Golf Park. The houses will cost about \$1800 each. Plans by Architect D. L. Williams.

Church Plans by Ertz. Architect Charles W. Ertz is preparing plans and working drawings for a frame church edifice for the A. M. E. church to be built at East First and Halsey streets. The building will cost \$5000.

New Building at Fourth and Salmon. Messrs. A. & C. Feldenheimer, Washington street jewelers, awarded the contract Thursday last to Palmer & Ellison, to build a two story store and hotel building at Fourth and Salmon streets. The building will cover a quarter of a block and will cost approximately \$20,000.

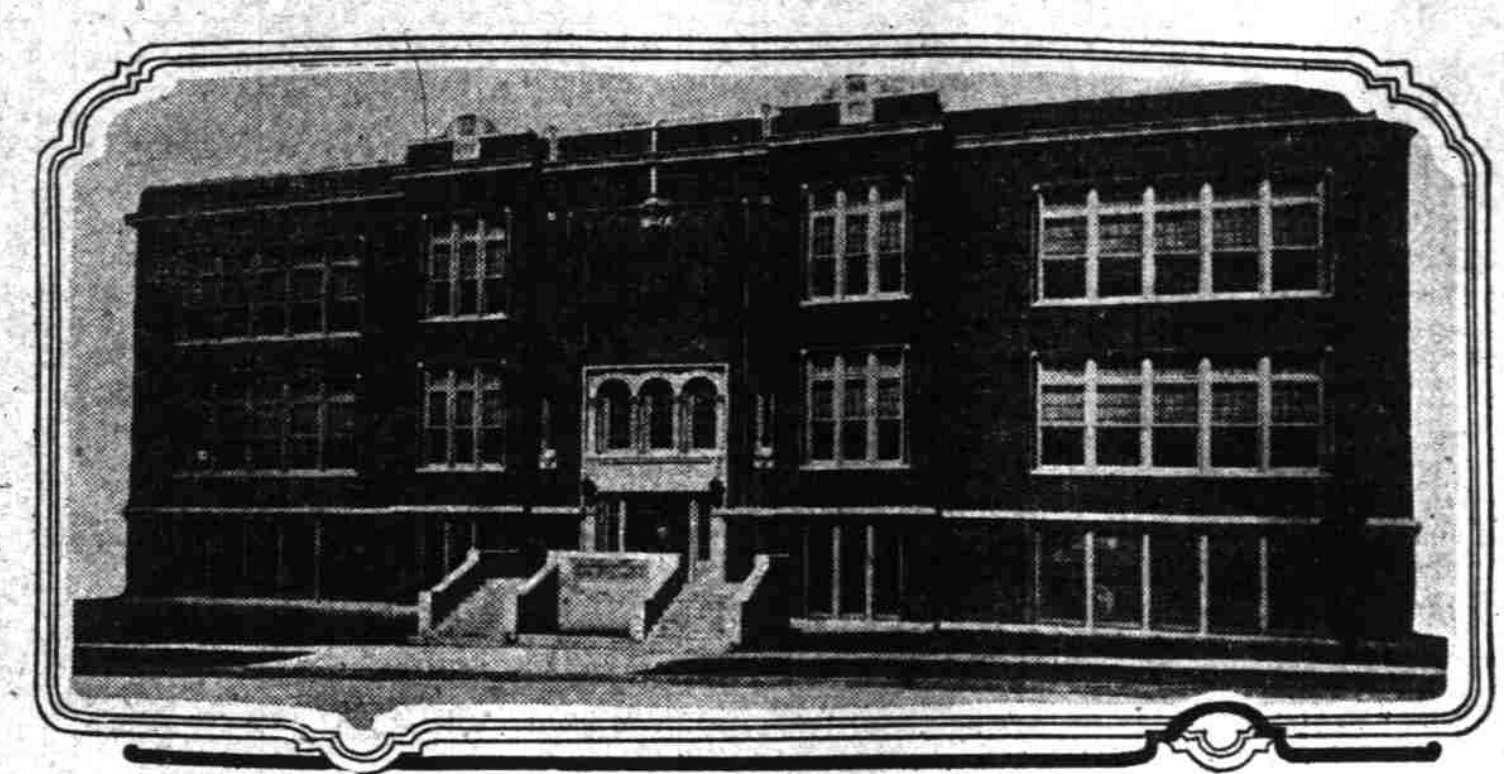
\$2500 Cottage in Merlow. Contractors L. R. Bailey & Co. obtained a permit Thursday for a one story frame bungalow to be erected on East Fifty-third street between Thompson and Braze, in Merlow addition. The house will cost \$2500.

A. B. Bullart Gets Permit. A permit was issued Thursday to A. B. Bullart for a one story frame cottage which is being built by him at 6230 Sixty-third street, S. E. Cost, \$2000.

Town Building in Southeast Section. Ground was broken this week by O. F. Winkley for a one story bungalow on East Fifty-ninth street, S. E. The house is being built for Philip Town and will cost \$1700.

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View looking northwest which shows the greater portion of the heavy construction of recent years in Portland. On the east side of Fifth street, the main thoroughfare in the picture, can be seen the Corbett building, the Falling, now occupied as a temporary annex by Meier & Frank, and the Yeon building. On the opposite side of the street is seen the old Meier & Frank building, now being demolished to make room for a new skyscraper; the Lipman & Wolfe department store, the Holtz store and the Neustadter building in the distance. Over on Sixth street is the Y. M. C. A., the Hotel Portland, the Northwestern National Bank building, the Selling, the Meier & Frank annex and the Wilcox building. On Broadway is seen The Journal building, the Broadway building. Here are buildings representing a total outlay approximating \$10,000,000, and nearly all erected during the last five years.



First wing of proposed 22-wing school building at Kenton. The site is bounded by Russett, Greenwich, Lombard and Fenwick streets and comprises a double block. As shown in the picture the building contains six rooms and an assembly hall. When completed it will be a 22-room building, one of the largest and finest school houses in Portland.

REALESTATE TRANSFERS

- Harlan P. Gardner et al to the Hassalo Street Congregational church, lot 14, block 21, James Park addition, \$1750. Charles W. Dempsey and wife to Paul Ahrens, lot 4, block 5, Evanston addition, \$1175. Association Trust Co., Somerset etc. to J. B. Thompson, lots 10 to 15, block 7, lot 11, block 8, \$225. A. E. Motter and wife to F. P. Babney, et al, lot 1, block 2, Magdalen Park, \$225. Emma L. Fries and husband to Marie S. Clapp, lots 18, 19, block 1, Corvus Park, \$100. F. D. Thompson to A. H. Tellow, lots 20, 26, block 23, Jonesmore, \$575. Portland Trust Co. to F. P. Babney, et al, block 2, Newfield addition, \$2383. The Jacobs-Stine Co. to Harriet Alexander, lot 2, block 3, Hyde Park, \$800. Bankers' Investment Co. to Harriet Alexander, lot 28, block 31, Hyde Park, \$100. Warren Emrick and wife to Albert Bohmer, lot 14, block 5, Foxchase addition, \$100. Jarot A. Dean and husband to Vasil N. Dean, lot 38, block 18, Fairview, \$100. Henry Chambers to Lillian J. DeKester, lot 14, block 2, Rosemere, \$100. Harlan P. Gardner et al to the Realty Co., lots 5, 6, block 80, Holladay's addition, \$100. Roy Marrett to Katherine E. Bacon, lot 11, block 1, Patt addition, \$450.

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BEEF FROM SACRED BULLS

Kansas City, July 11.—Forty so-called sacred Hindu bulls were sold here to be converted into ordinary American beefsteaks. They were shipped from Big Lake, Texas, the first "sacred" cattle ever received in Kansas City.

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LAND IS HELD TOO HIGH; PROSPECTIVE DEAL FAILS

Recent efforts to locate an important institution at the northeast corner of Fifth and Morrison streets, which would have brought about the erection on that quarter block of an elegant and ornate business building, were a complete failure for the reason that the owner of the corner lot put a price of \$450,000 on his property which was considered much too high by the prospective purchasers. Because of the excessive price demanded for this corner the \$500,000 improvement which otherwise would have been located at Fifth and Morrison will be made in another section of the city.

The high and Morrison street corner, which is known as lot five block 62, was assessed for 1914 taxes at \$230,000, and the building at \$8500, which is just 63 per cent of the \$450,000 asked for by the owners.

If the 1914 assessment is a fair indication of land values, and it is very generally agreed that Assessor Reed made a just and equitable assessment for the 1914 tax roll, then it is evident that the price asked for that lot was much too high. Based on the assessment, which throughout the city is not far from 75 per cent of the market value, the single lot at the northeast corner of Fifth and Morrison would have been fairly well sold at \$325,000.

The inside lot of the Fifth and Morrison street quarter block was assessed for 1914 taxes at \$110,000, which is 73 per cent of \$150,000, the sum the owner is reported to have agreed to take had it been possible for the prospective buyer which wanted to buy the entire quarter to get the corner lot at a fair valuation.

The quarter block at Fifth and Stark, now occupied by the J. G. Mack Company, which has been selected by the First National bank as the site for its new building, has been sold to the bank by the Corbett estate for \$400,000. This quarter is assessed for \$235,000 and the building for \$33,000. Taking the value of the building from the price he paid for the bank for the property leaves the actual value of the land at \$334,000, and of this sum the 1914 assessment is a little more than 70 per cent.

The fact should not be overlooked that the lot at the northeast corner of Fifth and Morrison is probably worth no more in proportion to its assessed value than the quarter block at the southwest corner of Fifth and Stark, yet the owner of the Morrison street corner holds it at nearly double the assessed value, while the owners of the Stark street property, the site of the proposed First National Bank building, agreed to sell it at a price based upon an assessment equal to about 70 per cent of its market value.

HUGE MORTGAGE IS FILED AT CHEHALIS

Chehalis, Wash., July 11.—Covering 40 closely typewritten pages, one of the largest mortgages ever recorded in Lewis county, Wash., has just been filed in the office of the auditor at Chehalis. The recording fees amounted to \$3375.

The mortgage was in the form of a deed of trust from the Eastern Railway and Lumber company, of Centralia, to the Grand Rapids Trust company of Grand Rapids, Michigan, trustee, and was given to secure an issue of \$250,000 of timber bonds purchased by the Lumbers Trust company of Portland.

LATE RURAL REALTY AND BUILDING NEWS

Yamhill Lands Are Active. The A. L. McIntosh place, situated six miles north of McMinnville, consisting of 150 acres, was sold last week to A. H. Leland. The tract is under cultivation with the exception of 14 acres. Mr. Leland is planning to erect new buildings on the place, but primarily bought the farm as an investment.

The Ira White farm comprising 160 acres located near McMinnville has been sold to a Portland woman investor for \$25,000. This is considered one of the most valuable pieces of farm property in that county.

Walter L. Hember of McMinnville has closed a trade with A. L. Stover of the McMinnville dairy, whereby he takes title to 260 acres of Sherman county land and the latter gets 60 acres located five miles west of McMinnville. The wheat land has some incumbrance, which is assumed by Mr. Hember.

Iowan Buys Farm Near Gaston. B. S. Strong of Ottumwa, Iowa, has closed a deal for the purchase of a 200 acre farm near Gaston, Washington. The property was bought as an investment and will be rented, although the new owner will reserve a small area on which he will build a summer home.

Eugene's Proposed New School. The Eugene board of education has asked for bids for the construction of a \$1,000,000 high school building. It is understood that the contract will call for the completion of the building no later than January 1, 1915.

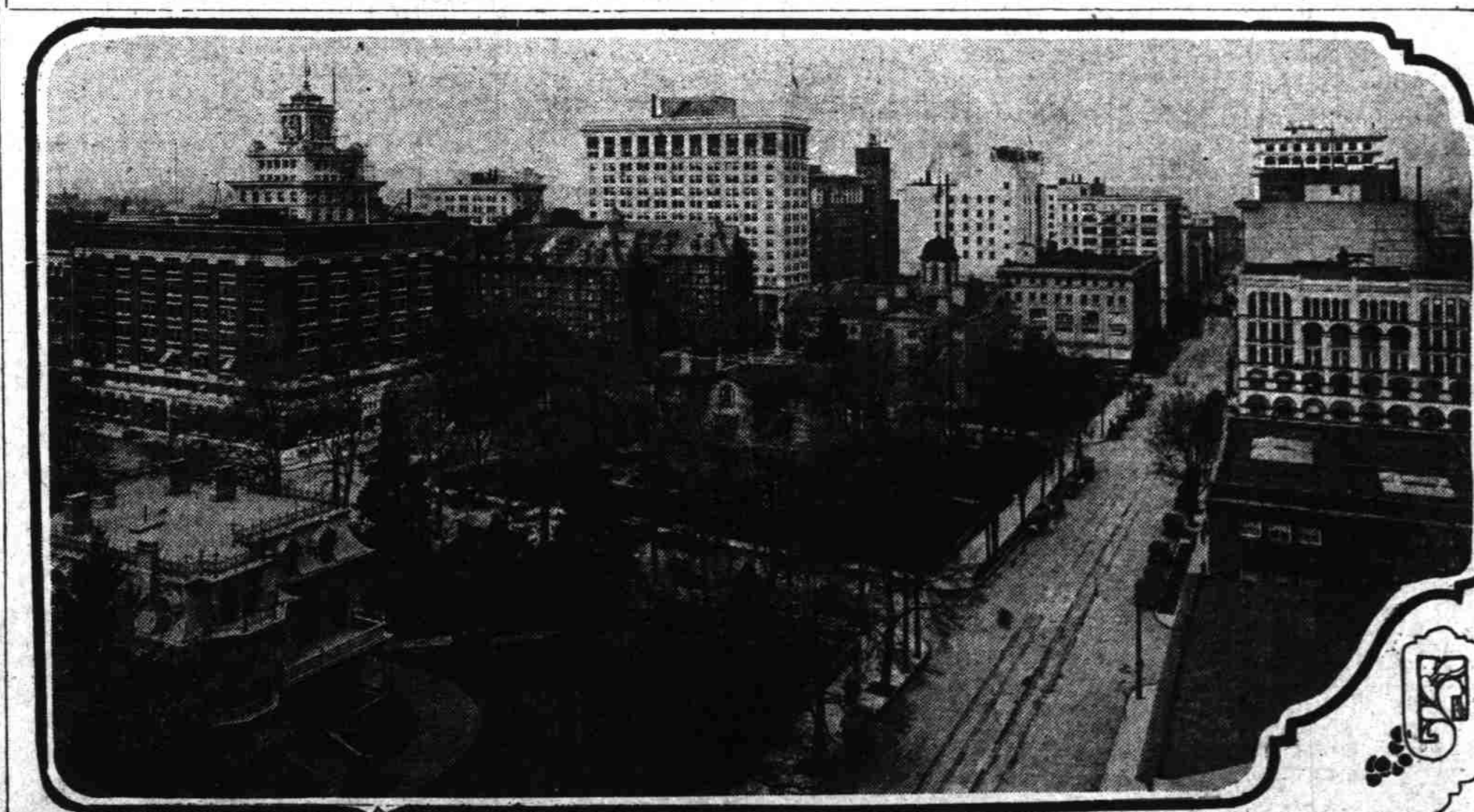
Pine Hotel at North Bend. Arrangements were practically closed today for the erection of "The Simpson," a four story concrete and brick hotel at North Bend. The hotel is to cost \$75,000 and will contain about 85 guest rooms. It is to be built on the Simpson property at the corner of Montana and Sherman. A stock company is being formed to carry the project through.

Tide Lands Reclaimed. Seven of the finest farms adjacent to Reedport and Gardiner, in Douglas county, which a few years ago were used chiefly for stock ranges, have in the past few years been converted into dairy farms by W. P. Reed. Twelve miles of diking built by Reed has reclaimed the land from the tide flats. Two years ago these hundreds of acres only supported two families, whereas at the present time they are supporting seven, and in a short time more. Mr. Reed has subdivided his reclaimed tracts and leased them to others on shares, which is advantageous to all parties, thus putting the land under cultivation.

Elegant New Reading House. The Ontario National bank, the oldest financial institution in Malheur county, has just completed a new bank house, which is situated on the corner of Fifth and Morrison streets, which is reported to have agreed to take had it been possible for the prospective buyer which wanted to buy the entire quarter to get the corner lot at a fair valuation.

The fact should not be overlooked that the lot at the northeast corner of Fifth and Morrison is probably worth no more in proportion to its assessed value than the quarter block at the southwest corner of Fifth and Stark, yet the owner of the Morrison street corner holds it at nearly double the assessed value, while the owners of the Stark street property, the site of the proposed First National Bank building, agreed to sell it at a price based upon an assessment equal to about 70 per cent of its market value.

PANORAMIC VIEW OF HEART OF PORTLAND'S BUSINESS SECTION SHOWING WEALTH OF NEW BUILDINGS



View looking northwest which shows the greater portion of the heavy construction of recent years in Portland. On the east side of Fifth street, the main thoroughfare in the picture, can be seen the Corbett building, the Falling, now occupied as a temporary annex by Meier & Frank, and the Yeon building. On the opposite side of the street is seen the old Meier & Frank building, now being demolished to make room for a new skyscraper; the Lipman & Wolfe department store, the Holtz store and the Neustadter building in the distance. Over on Sixth street is the Y. M. C. A., the Hotel Portland, the Northwestern National Bank building, the Selling, the Meier & Frank annex and the Wilcox building. On Broadway is seen The Journal building, the Broadway building. Here are buildings representing a total outlay approximating \$10,000,000, and nearly all erected during the last five years.

Pennsylvania Road Rushes Car Repairs

Improved Freight Traffic Is Absorbing Idle Cars and Officials Prepare for Crop Moving Period. Philadelphia, Pa., July 11.—Because of the increasing absorption of box cars for crop moving purposes, Pennsylvania railroad officials have given orders to repair all freight equipment as quickly as possible. There are 35,487 freight cars awaiting repairs.

Improvement in freight traffic begun four weeks ago steadily advances. The number of idle freight cars is decreasing, and due to the crop moving demands has greatly diminished the last few days. The number of idle cars east of Pittsburgh is now 67,646, as compared with 72,000 a week ago and 80,000 two weeks ago.

Builders' and Finishers' Directory

- CONTRACTING AND BUILDING HORACE D. JONES JR. I BUILD ANYTHING FROM SCREEN DOORS TO HOTELS. 1400 1/2 ST. SEASIDE. M-1764.
- HOUSE MOVER A. D. MOODIE, 108 E. Water st. E. 2025. Latest improved handling machinery.
- PAINT, OIL AND GLASS KAMMUSSEN & CO. "High Standard" paint. N. E. corner 2d and Taylor. M-4743.
- PIKORKE PAINT CO., 186 1st st. Main 1324. A-7043.
- PAINTING, PAPERHANGING, TINTING JOHN BIRD, best work in painting and papering. M. 1872. A-2225. 129 11th st.
- A. OSBORNE, 90 Grand ave. E. 3002. Painting, tinting and paperhanging. Low prices. YOUNG for good work and square prices. K. E. Craze, 170 10th, Main 2328.
- SHEET METAL WORK JACOB LOSLI, sheet metal work, hotels, restaurants, work, reasonable. Tarry, 4th, Main 1424. 210 1st, bet. Columbia and Clatsop.
- WINDOW CLEANING EXPERT WINDOW CLEANING - A-4724. Main 6227. WALTER BROWN.
- MORGAN WALL PAPER CO. - 220 2d st. bet. Salmon and Main.