

REALLY A BUILDING NEWS OF THE WEEK AND NEAR PORTLAND

SALES AND HAPPENINGS IN THE REALTY WORLD

Situation Further Strengthened.

While big business is not yet to be classed as an everyday occurrence in the realty and building circles of Oregon, there is an unmistakable increase in trading and much of that which speaks for a further strengthening of the situation.

While the movement is still restricted, there is nevertheless a marked improvement and a tone which indicates broad gaged operations with the coming months.

Buyers are showing the courage of their convictions that the city is going forward and not behind.

One thing that particularly marked the week just closed was the noticeable increase in the number of permits for residential construction. In one day no less than 20 permits were taken out for erection of home buildings and another day's record showed a total of eight.

In the building operations the names of building contractors, who erect houses for sale, appeared frequently, a sure sign that they anticipate steady buying later in the season when the sunshine makes the pocket of the home seeker bloom.

Among the big things which the year holds in store was announced as ready for actual work during the week, when a wire was received from Jason Moore, in New York, that interests he represents are ready to spend \$7,000,000 in construction of pipe lines, pumping plants and factories to handle the salt solutions of the Summer and Abert lakes. This announcement follows ratification by the legislature of the 40 year lease on the lakes. The project calls for \$2,000,000 in the construction of a 271 mile wooden pipe line from the lakes to the proposed plant sites on the Deschutes, at \$5,000,000 for plants and machinery.

Another big thing which is rapidly approaching actual construction is the Interstate bridge that will connect Portland and Vancouver. Bids for the various work in connection with the \$1,750,000 structure will be opened Tuesday, and it is expected that contracts will be let very soon.

One of the largest repair jobs in Portland will soon be started when the Alder hotel at Fourth and Alder, gutted by fire recently, will be rebuilt. It is estimated that the approximate \$35,000 will be expended on the job.

At Medford excavation work has been started for the \$30,000 post-office and it is expected that the contracts will be let for the \$30,000 Blake-McFall building, which will rise at the east end of the Burnside bridge.

Reports from the state indicate that spring building operations are opening up in good shape and that trading in rural properties is good as compared with the operations of last autumn.

Moore to Spend \$7,000,000.

Provided the plans announced by Jason Moore, head of a syndicate that has just taken a 40-year lease on the Summer and Abert lakes are carried through the coming summer will find hundreds of men at work building a 271 mile wooden pipe line from the lakes to the site proposed for the company's proposed plants on the Deschutes near its mouth. Moore, who is in New York City, has retained Portland attorneys that all plans are made to go ahead with the expenditure of \$7,000,000, which will be necessary to extend in construction work and machinery before the various salts contained in solution in the lakes can be separated and manufactured for commercial purposes. In addition to the pipe line the plans call for the erection of various plant buildings and the construction of hydro-electric plants to generate power.

Realty Executive Board Meeting.

Dean Vincent, a member of the executive committee of the National Association of Real Estate Exchanges and president of the Portland Realty Board, has received notice of the quarterly meeting of the executive committee, to be held in Los Angeles, June 22. This will be one of the most important meetings of the committee, as it will consider plans in connection with the eighth annual convention of the National Association of Real Estate Exchanges, which will be held in Los Angeles, June 21 to 24.

From the large number that have already signed the intention of attending this convention, it is predicted that it will be the biggest gathering of real estate men ever held in the world. Perhaps the principal matter of business will be to approve a tentative program, which is being prepared. An entirely new idea will be introduced, and instead of the usual papers which have been read, the program provides for a brief presentation of practical real estate subjects and then reasonable time for discussion from the floor.

Each subject will be given a specified time on the program, and will be presented by a man thoroughly competent to lead the discussion. It is believed that this plan will add much to the interest of the sessions, and that many valuable ideas will be developed that will enable the members to give a greatly increased service to their clients.

Officials to Visit Bull Run.

Tomorrow the city commissioners will visit the Bull Run headwaters for the purpose of inspecting the preparatory to the construction of a large dam and some other improvements.

The dam will span the Bull Run river and will elevate its stage to allow a flow into the two conduits supplying the city. When completed the project as proposed will cost about \$150,000.

The city Engineer and the water bureau has prepared plans for the structure already.

Will Heat Building by Electricity.

Providing the plans under consideration go through, the proposed Elks' building at Klamath Falls will be the first building on the coast to be completely heated by electricity. An expert has been consulted in this regard and is now at work in San Francisco securing data to ascertain whether the scheme would be feasible as a practical proposition. The building will go up some time this year, and will cost between \$100,000 and \$50,000. It is anticipated that bids will be asked in the near future.

Will Test Shock Ordinance.

The city's anti-shock ordinance, which provides that the city can condemn and wreck any buildings more than 40 per cent dilapidated, is due to be tested in the courts to ascertain whether it is constitutional.

ROUSES FOR SALE.

Very easy terms. Improved st. R. C. car. Owner, 513 Corbett bldg.

ACREAGE FOR SALE.

Nearly 2 acres, beaverdam land, 1/2 mile from S. P. depot, near Forest Park, cheap for cash. Address Mrs. R. W. Bailey, 155 Belmont st.

LOTS FOR SALE.

\$1000 lot on E. Lincoln near 35th st. for \$700; \$350 cash; must have money at once. 1200 E. Grant.

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several, such as city planning, municipal ordinances, real estate appraisals, taxation and real estate legislation, which are subjects that every citizen should be interested in and which should be in the mind of the interest of every citizen and real estate owner.

Several boards in different sections of the country are hoping to combine their delegations and travel to Los Angeles by special trains.

Brunner's Stand Approved.

Portland architects are virtually a unit in their approval of the stand voiced by Arnold W. Brunner, past president of the American Institute of Architects, against "anonymous architecture" as printed in Thursday's Journal. Brunner's article, which is one of a series of articles published in The Journal and written by men of national reputation in various lines, declared that he believes architects, like authors or painters, should "sign" their work.

Asserting that architecture is an "art that is half a science," he declared that on structures of importance the architect should have his name inscribed on a plate or tablet. Already the American Institute of Architects is championing the proposition.

Under the ordinance the department of public works is entrusted with this service. The plaintiff also asserts that the structure is not as dilapidated as the city alleges.

Lessee May Relinquish.

A three year lease held by a gardener is now all that stands between the city and its possession of the H. C. Campbell tract near Troutdale as a site for the proposed detention home for women for which a fund of approximately \$34,000 is available. It is believed the gardener can be persuaded to relinquish his lease.

As soon as it is cleared away, Mayor Albee is ready to close the deal and plans for the construction of the home will go ahead. No decision has been arrived at as yet as to whether the cottage plan will be followed or a single building erected.

Pettigrove Street Lot Sold.

W. H. McEldowney of Forest Grove has sold to Mrs. E. M. Smith of this city a lot 100 by 100 on the north side of Pettigrove street, between Twenty-fourth and Twenty-fifth. The lot is unimproved and the consideration was placed at \$7500. Wakefield, McEl-downey in the transaction.

Webb Cherry Farm Bought.

O. A. Bosserman, of Portland, purchased the 30 acre farm of Lawrence E. Allen, known as the "Webb Cherry Farm," a mile and a half north of Gresham, several days ago, and will manage the farm himself.

Bridge Bids to Be Opened.

Unless a postponement is ordered, which is not likely, proposals for the construction of the proposed \$1,750,000 Interstate bridge between Portland and Vancouver, will be opened next Tuesday afternoon.

A large number of bids have been submitted in connection with the construction of the entire plant. Under the provisions of the advertisement, contractors are allowed to bid on any part of the work they desire. This stand was taken by the commission in the double object of securing comprehensive bids for the entire project at the same time making it possible for a greater distribution of jobs with a view of setting more people to work.

Webb Cherry Orchard Sold.

The well known Webb cherry orchard on the Base Line road, near the 12 mile house, is now the property of O. A. Bosserman, formerly manager of the Behnke-Walker Business college. The tract, which consists of 30 acres, is valued at \$25,000 and was traded by its owner, Mrs. Mary Elizabeth Allen, for a 476 acre stock ranch three miles from Anity. Mr. and Mrs. Allen have agreed to let take possession of their property.

The Webb ranch is planted to cherries and 20 acres of them consist of trees of the Lambert variety. In the spring it is one of the show places of the county when the trees are in bloom. The deal was handled by the Ralph Ackley Land company, of this city, which represented both parties.

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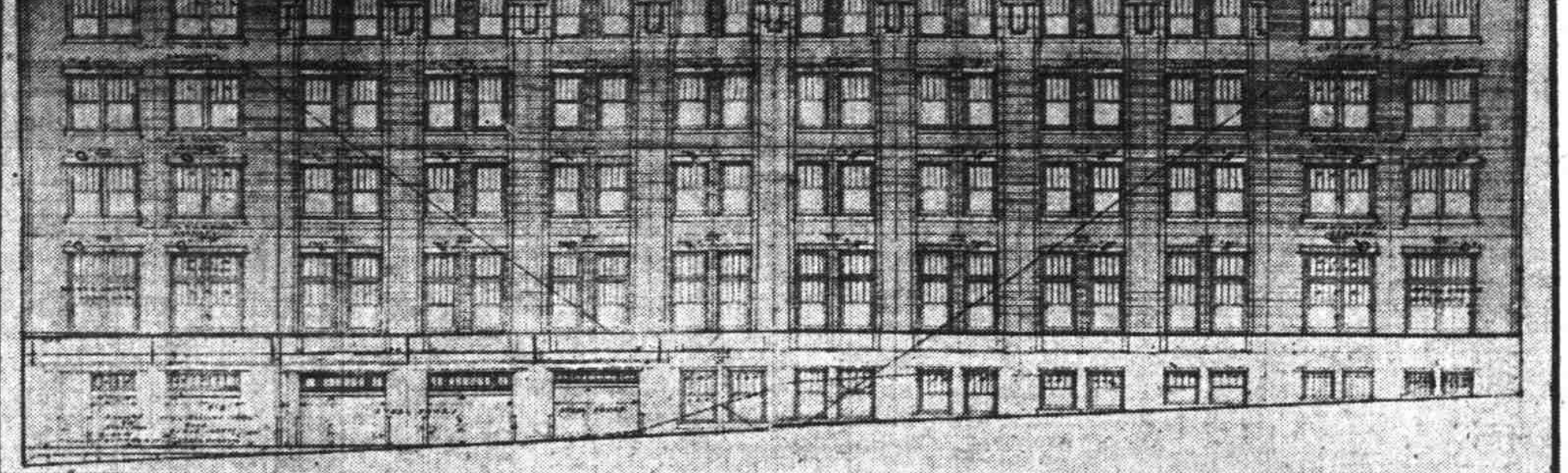
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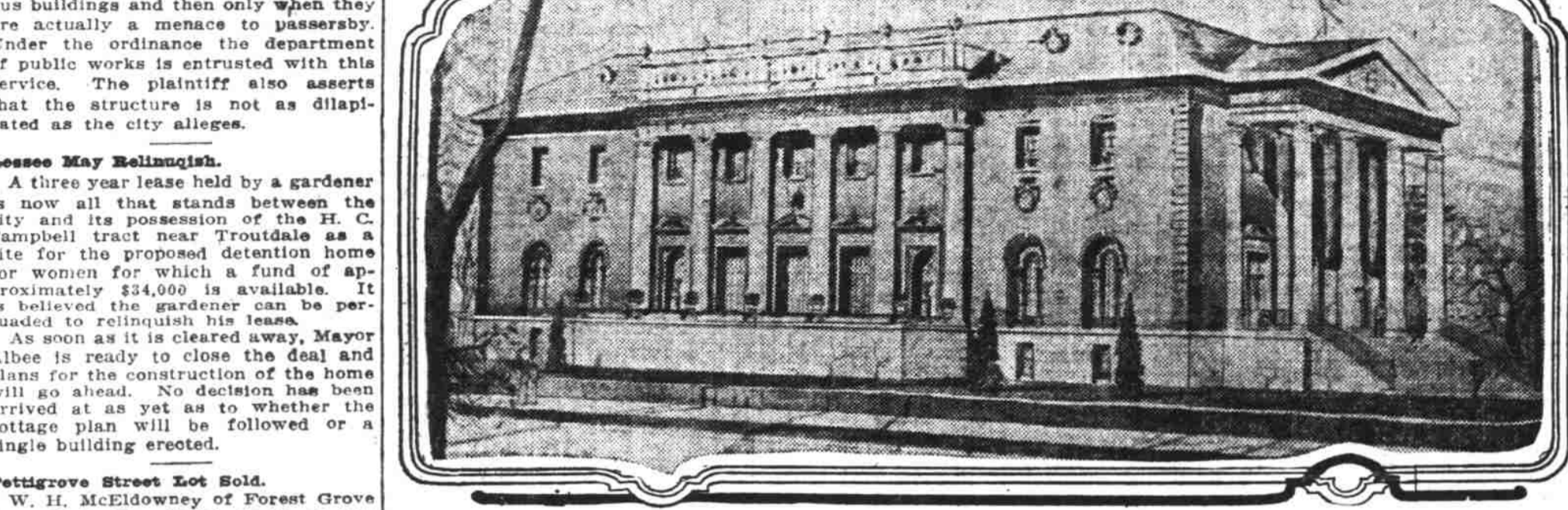
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