

WHAT IS BUILDING NEWS OF THE WEEK IN AND NEAR PORTLAND

SALES AND HAPPENINGS IN THE REALTY WORLD

Realty Business Picking Up.

A renaissance of interest characterizing realty and business fields during the week just past. With the coming spring investors have begun to shake off the lethargy which winter and to exhibit interest in sites and building plans.

Real estate men, architects and builders all report more prospects for the present month than at any time during the past winter. Fine sunny weather has made possible the showing of lots under favorable circumstances and the warm spell of another earth carries a strong suggestion of breaking ground.

From the state at large come reports of increased building activity and sales of improved farms. In Portland the tendency of small homes in the outlying additions of the city, nation at large is shown in the reports of building activity for February from all parts of the United States. Comparative figures for 1914 and 1915 for the first two months of the present year on the upgrade.

In January the decrease in amount of building under 1914 was 26 per cent; in February it was only 11; and there is every indication that March figures when completed will approximate those of a year ago.

Portland, it must be admitted, has not made as large a proportional gain as the country at large. There is every indication conditions are rapidly mending.

Two exchanges of first water were made at the close of the week. One was the transfer of title of the Princess hotel on East Burnside street for a \$3,000 wheat ranch in Clatsop county, the other was the \$90,000 transaction in which Dr. J. N. Coghlan residence, East Fifty-eighth and Belmont streets, was transferred to J. O. Elrod for 600 feet of trackage.

Among the deals of the week may be mentioned the sale of the Bowman apartment, East Sixteenth and Commercial streets, by Robert J. O'Neill, by P. E. Bowman & company, for \$29,000, and the sale of 40 acres of unimproved land on the Gates road to W. D. Starbird.

Outside Portland a \$65,000 exchange was made by which James Nolin of Pendleton gets the pleasant View ranch near Freewater; the sale of the Holmes ranch near Cove to A. B. Conley of La Grande for \$29,000 and a deal involving \$200,000 at Halsey, whereby John Carmichael disposed of his 140 acre ranch for \$12,500 cash and two pieces of Halsey town property.

Construction was begun during the week on the new natatorium at Pendleton.

A \$5000 addition to the Portland surgical hospital by Dr. R. C. Coffey and the first unit of the new machine company building at Holgate addition were begun in Portland last week.

Indicating construction activity upstate it is reported that 35 new residences have been planned and construction contracts let in Salem alone, the total amount to be expended exceeding \$150,000.

Renewed Activity is Seen.

Judging from the number of requests we have had for plans, spring will see renewed activity in home building," remarked W. S. Kirkpatrick of the Oregon Home Builders' Association. "It should be driven home to the people of Oregon that there is no time like the present to buy real estate or put up the present low rates on the present low prices of building materials a worth-while saving is possible in all construction work which persons, who are planning to build, should not neglect. Now is the time to take advantage of the market and put money to real profitable use instead of letting it idle in the bank or in interest. Business conditions have picked up wonderfully in San Francisco recently through the impetus of a 'Buy It Now' campaign and Portland could well adopt that slogan."

Want Building Code Modified.

Modification of the present building code so as to permit the more extensive use of Oregon fir in building construction is favored by members of the Oregon Chapter of the American Institute of Architects, according to the consensus of opinion expressed at the last regular monthly meeting. It was agreed that the use of fir timber should be encouraged where consistent with safety.

The chapter has selected J. Andre Foulhoux as chairman of a committee to study the question of the use of fir timber should be encouraged where consistent with safety.

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Exchange Involves \$30,000.

Robert J. O'Neill, an attorney in the Chamber of Commerce building, has purchased the Bowman apartments, East Sixteenth and Commercial streets, from P. E. Bowman & company, for \$29,000. Payment was made partly in cash and partly in property. Howland, the Bowman building, on East Twenty-eighth and Thompson streets. One is a lot 50x100, and the other, tract, 200x285.

The new owner of the property will begin construction immediately of three new residences aggregating \$30,000. Two of these houses are already sold, and the third will be for Mr. Bowman himself.

Fine Residence Sold.

Mark D. Haves, acting for P. E. Bowman & company, has sold a house under construction in Irvington to Fletcher A. Gladde of the Portland Coffee company. When completed the structure will have eight rooms and be finished in hard wood throughout. The property is located on Commercial street between Kilkait and Fremont streets. The consideration is given as \$150,000.

Buyers Acquire for Home.

W. D. Starbird, sawmill architect and owner of the Spalding building, has purchased 40 acres on the Gates road near Powell Valley road for residential purposes from Mrs. Elizabeth Ryan. The property is a beautiful tract with a substantial home at once. The tract is said to be valued at \$20,000.

Realty Men View Property.

Dorr E. Keasey, who is holding a bargain sale of Kings Heights lots, took a personally conducted party of realty board members over the heights yesterday afternoon, providing a special street car for the party. The party was a revival of an old real estate custom.

and other organizations working for a revision of the city code.

In addition to Mr. Foulhoux serving on the chapter's committee are E. A. Naramore, superintendent of properties for school district No. 1; Chester Horne of Foulkes & Hoque, and Fred T. Webber of Bridges & Webber. Plans are being made by the chapter to broaden the scope of its quarterly meetings so as to make them more public in character and to bring in outside speakers.

With a meeting of the directors of the national body planned for September in San Francisco, the Portland chapter is already making plans and arrangements for the entertainment of those directors who pass through Portland. It is probable that a number of eastern architects will come west in a special train.

The chapter has offered its services to the commissioners of Hood River county in the planning of the Benson memorial proposed for Benson Point on the Columbia highway. The offer is in line with the ideals of the national institute that architects should stand for those things which are constructive and for the betterment of the community.

Annual Election Causing Amusement.

Members of the Portland Realty board are getting a great deal of good natured fun out of the annual election of officers which takes place next Friday. There are a number of candidates for the several club offices, and one group is calling itself "The German Candidates for 1915." This group will act as hosts to other candidates and members of the board at a "German Night" to be held at the Commercial club Thursday as sort of an election eve rally.

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Princess Block is Sold.

A deal involving \$120,000—one of the largest of the present year—has been perfected whereby title to the Princess hotel building at East Third and East Burnside streets passes from its four joint owners to Mrs. Minnie Tobey of Eugene, in exchange for a \$3,000 acre wheat ranch on Shutter flats, 16 miles south of Arlington, in Clatsop county.

The Princess hotel was purchased two years ago by M. L. Jones of Tabbish Meadows, Marion county, and divided into four shares, one each by Mrs. M. Cannon of Portland, Mrs. George W. Gray of Salem, Mrs. John Withycombe of Corvallis and Miss Gertrude Jones. The structure occupies most of a 100 by 100 corner and is of reinforced concrete construction with a frame addition.

Sullivan & Cather represented Mrs. Tobey in the deal and F. W. Newell, the former joint owners of the hotel.

Continued Activity Reported.

Callan & Kaiser report a continued activity in the realty market, having just closed an exchange of two factory buildings on the corner of Commercial and Elrod, and located at Twenty-fourth and Holladay avenue and Twenty-ninth and Sullivan streets, opposite the Doernbecher plant, using the company's furniture plant, with frontage on the O. W. R. & N. railroad company's track of 100 feet and 500 feet, and letting to the N. C. Coghlan, Mr. Elrod received in exchange for his property a highly improved residence property consisting of an 11 room house at Belmont and Fremont streets, 200x200, and located at East Fifty-eighth and Belmont streets, which he contemplates remodeling and occupying as his home.

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NATIONAL PLANS READY

The business and entertainment plans for the eighth annual convention of the National Association of Real Estate Exchanges will be held in Los Angeles June 21-24, have been virtually completed by the Los Angeles Realty Board.

The sessions will be held in Trinity auditorium. Monday March 21 will be devoted to the registration of delegates at headquarters, a meeting of the board of managers and executive committee and the calling of the convention together by President Thomas Shagross Jr.

Governor Johnson, Mayor Rose and President W. W. Mines of the Los Angeles board, will make addresses of welcome. On Monday night there will be a stag affair at the Shrine auditorium and the "Days of '49" will be staged for the benefit of visitors.

After each day's business is done some sort of trip or entertainment is planned including a junket in a special electric train to all the cities in the circuit belt, which it is expected 5000 visitors will enjoy.

Building Permits

Mary Eddy, erect 1 story temporary dwelling, 4th and Holman st.; builder, J. O. Eddy, \$100.

Mrs. M. E. Stone, erect 1 story frame dwelling, 4th and Holman st.; builder, J. O. Eddy, \$100.

V. G. Kinnear, erect 1 story frame dwelling, East 7th between Falling and Shaver; builder, J. O. Eddy, \$100.

Henry Wolf, erect 1 story frame garage, 7th between Brasse and Russell; builder, J. O. Eddy, \$100.

Mrs. M. E. Bernard, erect 1 story frame dwelling, 7th between Brasse and Russell; builder, J. O. Eddy, \$100.

Flower between Kelly and Hood; builder, J. O. Eddy, \$100.

Robert Greenwell, erect 1 story frame dwelling, 25th and 26th; builder, J. O. Eddy, \$100.

H. O. Brown, erect 2 story frame dwelling, 21st between 28th and 37th ave.; builder, J. O. Eddy, \$100.

John Hermon, erect 1 story frame dwelling, 21st between 28th and 37th ave.; builder, J. O. Eddy, \$100.

John Hermon, erect 1 story filling station, E. 17th between Tacoma and Spokane; builder, J. O. Eddy, \$100.

Elmer E. Eastinger, erect 1 story frame dwelling, 21st between 28th and 37th ave.; builder, J. O. Eddy, \$100.

Sol Bloom, erect 1 story brick ordinary building, 21st between 28th and 37th ave.; builder, J. O. Eddy, \$100.

John Hermon, erect 1 story frame dwelling, Curtis and Brant; builder, same, \$40.

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Wan, N. Daniels, erect 2 story cold storage building, 21st between 28th and 37th ave.; builder, J. O. Eddy, \$100.

O. B. Sturges, erect 1 story frame dwelling, Shales between Conkling and Sheller; builder, J. O. Eddy, \$100.

W. W. W. erect two 1 story frame dwellings, Webster between Patton and Concord; builder, J. J. Gannon, \$1500 each.

Contracts Let and Buildings Planned

Construction work has begun on a one-story annex to the Portland Surgical hospital at Nineteenth and Lovejoy streets. The hospital, which is operated by Dr. R. C. Coffey, now has 28 rooms, and the addition, which is being built at the rear of the present building, will give 10 additional rooms. The annex is planned so as to allow for additional stories when needed. Construction will be brick and concrete. J. B. Clark is the builder.

W. J. Thurman, of 524 Clay street, was awarded the contract for making improvements to the seven story building at 68 Fifth street, owned by the Weinhard estate. The work, which will cost about \$6000, includes installation of a hydraulic sidewalk elevator, two new floors, new toilets, and partitioning and plastering of four stories.

A. Palunen has been awarded the contract for the erection of a two story residence on East Burnside near East Thirty-ninth for John Sauri of the Northwestern National Bank building. The structure will be of frame construction and finished with hardwood floors throughout. Its estimated cost is \$6000.

Plans are being made for two new houses in Sellwood, one to be erected by P. W. Powers on a lot recently purchased on Umattilla avenue near East Thirtieth street; the other on the east half of lots 1 and 2, block U, East Sixteenth street and Linn avenue by F. Badtke.

W. F. Todd has been commissioned to build a single story frame residence at 10 Webster in the Riverside district. The estimated cost of the structure is \$1500.

J. J. Gannon has been commissioned by W. F. Todd to erect a single story residence at 10 Webster in the Riverside district. The estimated cost of the structure is \$1500.

REALTY TRANSFERS

John Kane and wife to A. L. Saurle, lots 8 and 10, block 24, Multnomah; \$1000.

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Contracts for Two Dwellings.

Harry Phillips, Jr., has received commissions to build two one-story frame dwellings on East Fifty-seventh avenue, one in Tremont addition to cost \$1600, and the other in Woodmead to cost \$1800.

Bungalow Will Be Built.

Ray O. Garrison, 4145 East Harrison street has procured a permit to construct a bungalow type residence on East Caruthers street between East 17th and 18th streets, north of the street, Murray addition. It is to cost \$2500.

Will Build Frame Residence.

W. T. and R. L. Mackey, of 1352 East Twenty-sixth street, north, will build a one story frame residence at 498 East forty-first street, north, for Mrs. Lillian J. Decker, 501 East Forty-third street, north. It will cost \$2500.

Will Build on East Burnside.

H. R. Kibler has been commissioned to build a one and one-half story residence in Laurelhurst for P. A. Randall of 1104 East Yamhill street. The proposed building will stand at 1150 East Burnside street and will cost \$3500.

Plans and Specifications Have Just been prepared for Astoria's first public market by E. N. Larry, an Astoria architect. It will be one of the finest public markets on the Pacific coast when completed.

Cost Will Be \$2500.

Elmer will begin construction Monday of a six room house in Rose City Park at 504 East Forty-eighth street north. It will cost in the neighborhood of \$2200.

Dwelling Being Built.

A single story dwelling of bungalow design is being constructed at 619 Linn avenue by William Dahlike for Herman Badke of 541 Umattilla avenue. The structure will cost \$1250.

Residence to Cost \$1500.

August Colberg has awarded a contract to E. Lundquist for the erection of a story and a half residence in Wame, which will stand at 1406 Winona street. The building will cost \$1500.

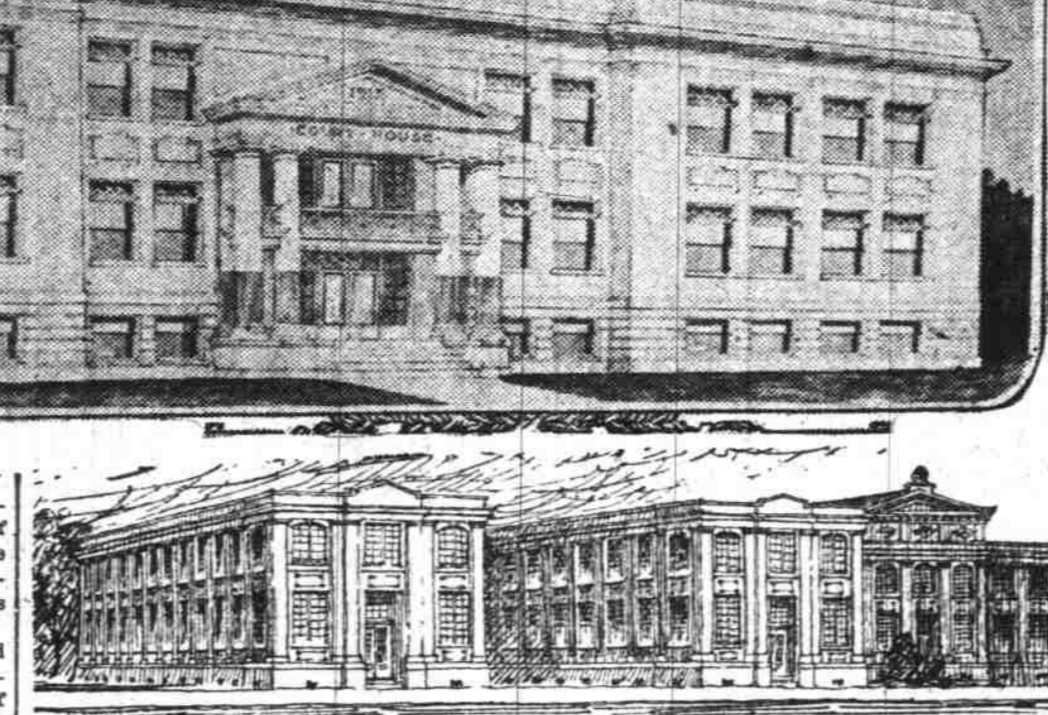
Construction is Begun.

C. H. Greene has started the erection of a \$2500 cottage at East Forty-second street near Tillamook in the Rossmore addition. The building, of frame, will be a story and a half in height.

Permit for Frame Residence.

W. C. Hood has been issued a permit to erect a one story frame residence at 999 Simpson street. It will cost \$1000.

A. V. Beesley is to build a one-story



Top—Proposed Josephine county courthouse, plans and specifications for which were completed last week by E. E. McClaran, Portland architect. The proposed structure will stand on the site of the present courthouse and will be two stories and full basement, of reinforced concrete faced with light brick construction. It will cost in the neighborhood of \$80,000, it being estimated that a saving of 20 per cent under the original figure can be made if materials are purchased on the present market. The proposed building will house the circuit and county courts and all county officials. Plans have been made with particular reference to protection from fire and preservation of public documents.

Bottom—Proposed plant of Coin Machine company, construction on work of first unit of which began yesterday on Alice street, between Seventeenth and Eighteenth streets, Holgate addition. The building will be of brick and mill construction, two stories and basement, 50 by 200 in dimensions, to cost \$28,000. Plans were made by the architectural firm of Jacobberger & Smith and James P. Taylor is the contractor. The first unit is the structure at the extreme left in the accompanying architect's drawing.

CONTRACTS LET AND BUILDINGS PLANNED LATE RURAL REALTY TRANSFERS AND SALES

Hospital Annex Started.

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To Build Residence.

An annex of 4205 Fifty-ninth avenue, southeast, has commissioned G. G. Larfield to erect a residence in the University Park district, of an estimated cost of \$2000. The structure will be two stories high and of frame construction.

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Deal Consummated Quickly.

A. B. Conley of La Grande acquired the old homestead ranch of the Holmes estate near Cove last week for a consideration of \$28,000. The ranch, which consists of 280 acres in the best part of the Grande Ronde valley, was disposed of by P. J. Holmes, representing the estate.

Up in La Grande it is said that it took just 15 minutes to make the deal and automobile was "thrown in" at the last moment. The deal was made by Mr. Conley, "Well, A. B. I won't buy a drink like they used to in the early days when a big trade was made, but I will invite you to have a six-cylinder car."

Whereupon Mr. Conley, not liking to refuse a drink from an old friend, stepped aboard and went off down the road with the gift.

160 Acres in Deal.

James Nolin, of Pendleton, has purchased the 160 acre Pleasant View orchard, near Freewater, which was owned by C. N. Hall and his brother, J. H. Hall. The orchard, which is valued at \$85,000. On this valuation they took in part exchange a 1200 acre wheat and alfalfa ranch. Nolin acted for the N. C. W. Investment Co., of which he is president. The orchard is planted to young apple trees. The farm lands are in Eugene creek district, southeast of Pendleton.

Best Cottage to Be Built.

The Women's Social Service club, at its meeting held in Salem last Tuesday and Wednesday, decided to have plans drawn and proceed with the erection of a tract house for the construction of a sky-light in the poultry building.

Buyers Farm Near Halsey.

A. E. Whitbeck of Cottage Grove, has acquired a tract of 140 acres near Halsey in return for \$12,500 cash, and 40 acres in Halsey owned by R. A. Conley. The tract is situated in the city limits of Cottage Grove. Both of the last mentioned pieces of property were taken at \$5000 each. Mr. Whitbeck will take possession October 1.

Buyers 56 Acre Farm.

John P. Denney of Sutherland, has acquired the A. C. Conter farm near Monmouth, trading a 10-acre tract with residence and other improvements near Sutherland in the deal. Total \$12,000 is involved in the transaction.

Will Buy Clubhouse Site.

The Women's Social Service club of Oak Grove has agreed upon a triangular plot comprising about three lots near Rupert station as a site for a club house.

\$10,000 Garage Planned.

Negotiations have been completed for the construction of a \$10,000 fireproof garage for the city.

Center of Traffic

The report shows that in ten hours of an average day 117,044 pedestrians pass the intersection of Fifth and Washington streets. In an hour 1125 vehicles, not including streetcars, pass the intersection.

In Boston 112,000 pedestrians pass the corner in a ten-hour day, 5944 less than at Fifth and Washington streets. In an hour 652 vehicles pass by the Boston busy corner. Fifth and Washington shows nearly double that number.

In Pittsburg 96,000 pedestrians are recorded in ten hours. This is 1,000 less than so by the corner in Washington corner in the same time.

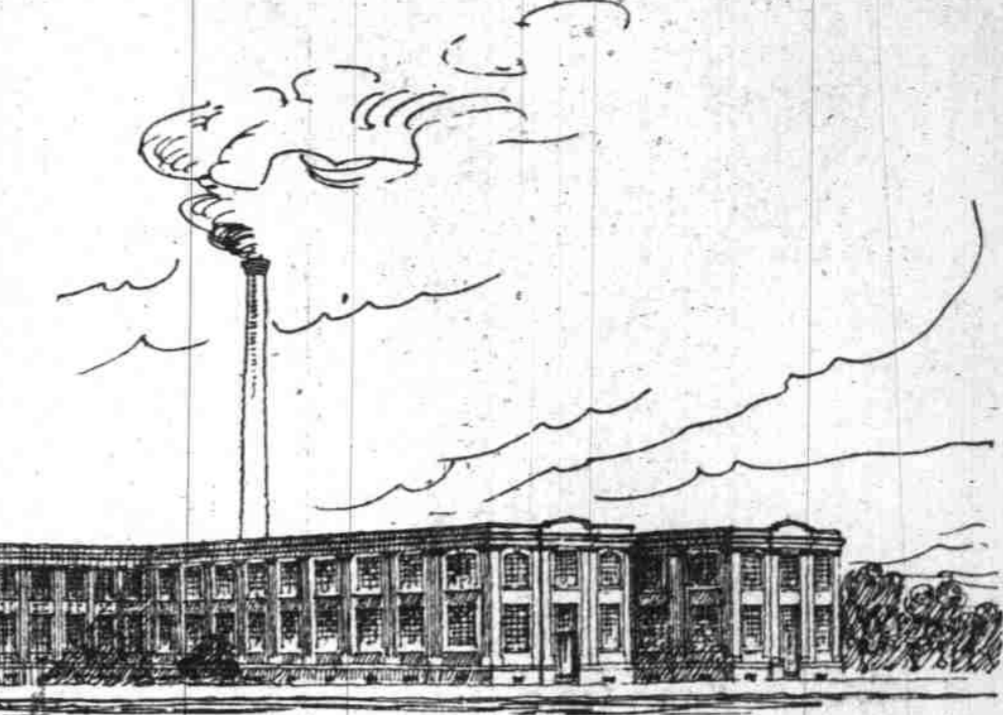
Right at this location offices and stores may be rented in an 11-story building. Apply 403 Swetland building, at this busy corner.

Will Be Ready in June.

Gresham, Or., March 13.—Work on the framework of the six room modern bungalow being erected for E. E. Howitt at the corner of Second street and Roberts avenue, is now going on and the home will be ready for occupancy in June. Brick tiling and concrete blocks form the foundation.

Pendleton Deal \$6000.

Eight thousand dollars worth of equity was involved in a recent deal in Pendleton whereby August Zuecke traded a quarter section of land to K. L. Welch for a \$4000 house and lot in South Pendleton.



New Motion Picture Houses. New motion picture houses are planned for Hesperia and Seaside, in the eastern Oregon town. The old commercial club building is being turned into a home for the Star theatre and in the city by the sea H. J. Callahan, owner of the Critchfield agency, is constructing a modern theatre structure to seat 700. It will cover a space 50 by 100 feet and will cost \$6000.

Morrow County Deal.

One of the largest wheat land deals of recent months in Morrow county involves a ranch in San Head, consisting of 640 acres, which J. O. Thompson has sold to Guy Boyer of Hinton creek. The consideration was \$12,000. Boyer has taken possession of the place and is preparing to crop it immediately.

May Build Band Hall.

The Independent Band of Seaside has under contemplation a proposition of erecting a band hall as its permanent home. Since the organization was compelled to leave the old hall, house on account of enlarged attendance, the band has been housed at the Williams hall. The band is planning a rehearsal hall all its own.

Kugley Place Sold.

Marion Chance, H. W. Smith and A. J. Schmeizer, of Tillamook, have purchased the old James Kugley place, above Heaver, and will use it for a dairy farm. The ranch consists of 349 acres, of which 160 acres is bottom land under grass. The purchase price was \$10,000.

Work on Pendleton Natatorium.

Work was begun last week on the public natatorium at Pendleton. The pool will be constructed by the city under the supervision of J. O. Conville, superintendent of public parks in Portland.

Mohawk Ranch Sold.

The Mohawk ranch, near Canby, has been sold by George Birtwell to W. P. Weisberg. The ranch consists of 100 acres and is given over to dairying, stock raising and agriculture.

Purchases Jordan Farm.

J. E. Young of Portland, already owner of a 230 acre farm near Creswell, has just purchased the old Jordan farm near Freewater, which was owned by C. N. Hall and his brother, J. H. Hall. The orchard, which is valued at \$85,000. On this valuation they took in part exchange a 1200 acre wheat and alfalfa ranch. Nolin acted for the N. C. W. Investment Co., of which he is president. The orchard is planted to young apple trees. The farm lands are in Eugene creek district, southeast of Pendleton.

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