

THE BUILDING NEWS OF THE WEEK AND NEAR PORTLAND

SALES AND HAPPENINGS IN THE REALTY WORLD

Realty Men Pleased at Outlook

Greater optimism prevailed last week among Portland real estate men as the prediction of the market shows any time during the past winter. The clouds are slowly but surely beginning to float away and gradual but constant improvement in times is expected.

Big Farm Deal Completed

One of the largest farm deals of the spring in Klickitat county has just been completed through the agency of E. H. Lee of Goldendale, by which D. K. Marsh, a railroad man of Portland, comes into possession of a 280-acre ranch which was owned by J. R. Dooley.

Numerous Sales Reported

Sales were made during the week by Umbenstock & Larson in Parkview, Cumberland and Jonesmore additions, Dr. H. E. Kehres purchased a house and lot at seventeenth and Hassalo streets, the consideration being \$2150.

Realty Conditions Improving

F. E. Taylor, newly elected president of the Realty board, swinging the organization's gavel for the first time, made public the board's committees for the ensuing year at Friday's meeting.

Deal Involves \$4200

Through the agency of the Oregon Home Builders a deal involving \$4200 was made last week between W. F. Prudin and Edward S. Hargreaves.

Four Hundred Lots Sold

Some 400 lots in West Salem have been sold by the Oregon Home Builders, president of the Kingwood Park company, to the West Salem Development company, which is soon to be incorporated.

Favor Oregon Products

The Ben Franklin club, a Portland organization composed of employing printers, has presented resolutions to the city commissioners asking that preference be given to Portland architects in the preparation of plans for the proposed city hall.

Will Open Bids in Grants Pass

E. E. McClaran, Portland architect, who drew the plans for the proposed Josephine county courthouse, will open bids on construction. The estimated cost of the structure is \$100,000.

Acquires Two-Story Flat

Martin T. Duffy has acquired from Amy L. Karr a two story five flat building on the Linnton road, Gasco county, Oregon.

City to Vacate Streets

The city has begun proceedings to vacate the streets between East Oak and East Pine streets to connect the two blocks acquired by the school board as a site for the proposed high school.

Will Start Selling Campaign

Oehler & Grant, sales agents for the Pacific Land company at Alvarado, are planning a campaign for the sale of the property in the National Real Estate Journal.

EFFECT UPLIFTING

City planning is the big progressive movement in real estate today, writes Paul A. Carrell in the National Real Estate Journal. It widens the field in which we operate.

Deal Involves \$400,000

Dr. G. E. Watts, Portland physician, who drew the plans for the proposed hospital on the northwest corner of Hawthorne and Grande avenues, early in the week in exchange for all assets in the North Yakima, Malting & Brewing company.

Assets of the Trade

The deal involves \$400,000, properties exchanged on each side being valued at \$200,000.

Much Public Building Planned

The proposed public structures to be built in 1915 total \$2,500,000. Among the buildings planned are: New post-office, \$1,000,000; detention home for women at Troutdale, \$300,000; unit of Franklin high school, \$100,000; Kennedy school, \$45,000; municipal auditorium, \$60,000; county hospital, \$300,000; state hospital, \$75,000; addition to Albina Homestead school, \$24,000; new fire station at Fourth and Yamhill.

EXCHANGE YOUR PROPERTY AT A CASH PROFIT

In the city of Portland exchanges of all kinds of real estate are constantly being made. Many people make a business of it and get rich.

Exchange-Real Estate 24

Will accept modern bungalow up to \$2500 or good building lot in part payment for 400 acre grain and stock ranch in Klickitat Co. Wash. Small cash payment. Balance easy. Price \$2000.

Exchange-Real Estate 24

A beautiful 20 acre home. One mile from electric line near good town. Land all under cultivation and part in very choice, full bearing orchard. Want good modern residence.

Exchange-Real Estate 24

Trade equity of \$2000 in beautiful 8 room home for first class acreage about six miles from town.

Exchange-Real Estate 24

Trade 300 acre wheat ranch, 230 acres in crop. Portland residence preferred.

Exchange-Real Estate 24

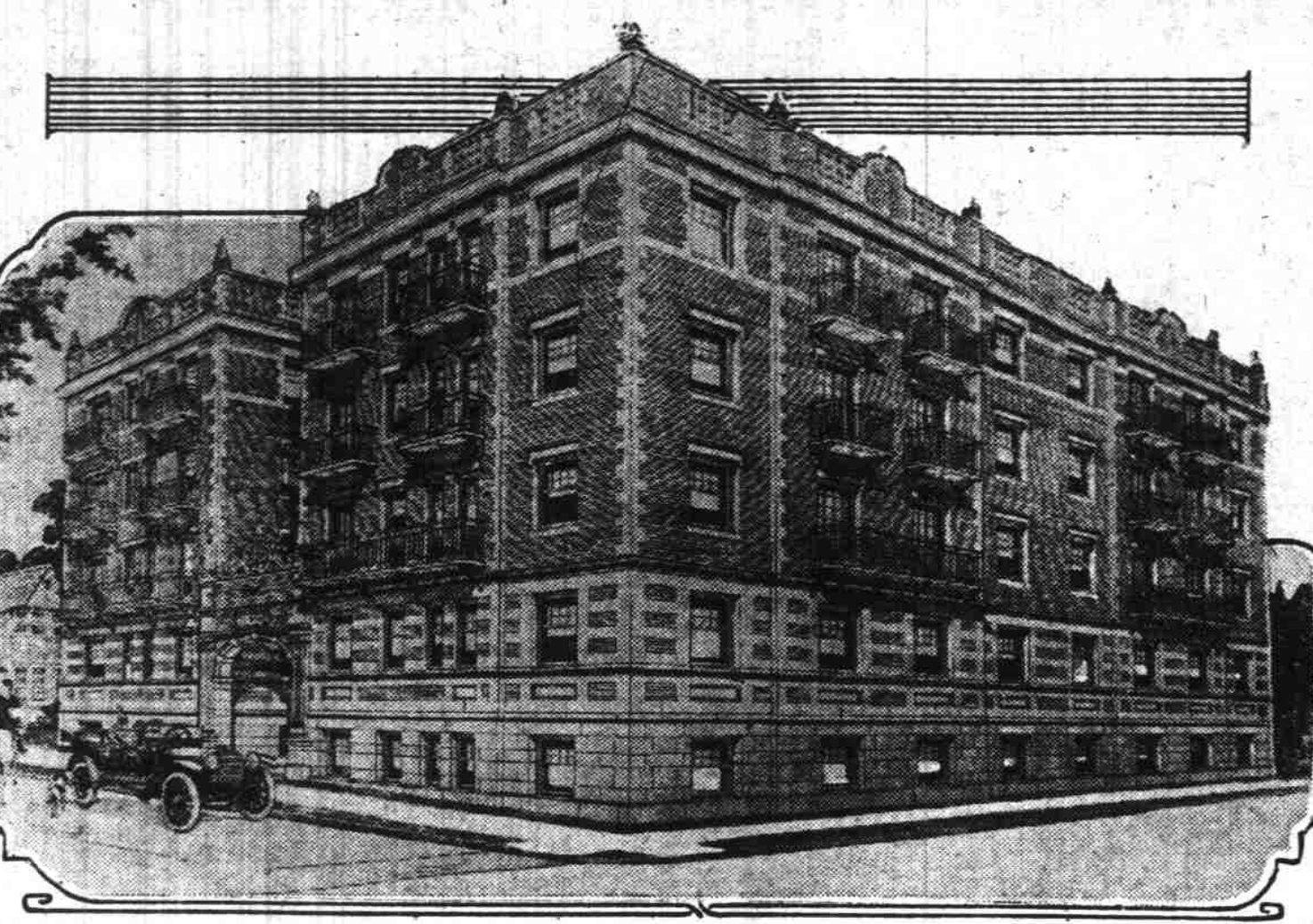
4200-Long Beach lot to exchange what have you?

Exchange-Real Estate 24

Hiram Hager has commissioned O. M. Hiram to build a 16000 room dwelling at 20 Humboldt street, Bralmar addition.

Exchange-Real Estate 24

Construction on the proposed packing plant of Libby, McNeill & Libby at the Dalles will probably begin this week. Work will be resumed to have the buildings ready to handle the early



NATIONAL AWAKENING IS CAUSE OF REALTY REVIVAL

The marked increase in realty activity in Portland, and throughout Oregon in fact, for the last several weeks is due to a national awakening and not to an abnormal local condition. This is made plain by a canvass of the entire country.

By Richard W. Wolfe

There can be no more substantial tribute to real estate than the securities that have weathered the financial storm of the past several months. Stock exchanges were closed for a time and real estate was the only asset that held its value.

By M. Morgenthau Jr.

President of the Real Estate Association of the State of New York. Before considering the prospects for 1915, it is well to inquire into the causes of the present depression in the real estate market recorded during 1914.

Contracts Let and Buildings Planned

spring fruits of The Dalles district. The several structures of the plant will cover two city blocks and will be 524 by 132 feet in dimensions. Concrete floors and foundations will be used throughout.

Will Start on High School

F. A. Naramore, superintendent of properties, school district No. 1, will begin making working drawings of the proposed high school at once.

Permits for Expensive Residences

Permits have been issued, E. E. Bowman & Co. and construction will begin at once on two residences on East Twenty-eighth street between Tillamook and Thompson streets.

New Apartments in Salem

Salem is to have a new modern apartment building. George F. Rodgers and Charles L. McNary will put up a three story red pressed brick colonial apartment house at the corner of Court and Cottage streets in the capital city.

Will Build Fine Residence

Mrs. Samuel D. Smith will build a handsome new residence for her own use on Pettigrove street between Twenty-fourth and Twenty-fifth streets. The structure will be two stories and attic of frame construction.

Will Repair Dock

The Montgomery Estate, owner of Montgomery dock No. 2, has commissioned the Cowitt Bridge company to make repairs to the amount of \$1200 to the ground floor will contain living room, dining room and sitting room, the second floor four bedrooms, and the attic servants' quarters.

Will Build Frame Residence

Joseph M. Rieg, a Portland promoter, has secured a permit to erect a single story frame residence at 1183 Milwaukie street. The structure will cost \$2500 and is being put up for rental purposes.

To Break Ground for School

Construction on the proposed packing plant of Libby, McNeill & Libby at the Dalles will probably begin this week. Work will be resumed to have the buildings ready to handle the early

classical style of architecture, of white stucco, with a roof of white asbestos. The first unit will be 70 by 120 feet, and will contain nine class rooms, offices and assembly room. Cost, furnished, will be \$14,000.

New Brick in Baker

Bakers have been promised brick building to replace the one on the corner of Center and First streets destroyed in an incendiary fire last January. The structure will be 100 by 50 in dimensions, with full basement and latest improvements.

Will Build \$3000 Dwelling

C. W. Christiansen has secured a permit to erect a story and a half dwelling at 491 East Forty-seventh street north, Rose City Park addition. The structure will cost \$3000.

Baptist Church Planned

Plans have been presented by Professor E. B. Van Ovel of McMinnville for a new Baptist church at Carlton. The Baptist congregation in that town intends erecting a \$5000 edifice.

Portland Firm Lowest Bidder

Opening of bids at Washington last week for a proposed reinforced concrete lighthouse on Maury island, Puget sound, showed Steinger Brothers of Portland to be the lowest bidder.

Alterations to Cost \$3100

Alterations to the amount of \$3100 are being made to the building at Fifth and Main streets, formerly owned by the Edwards Furniture company, owned by the Corbett estate. Doyle & Patterson prepared the plans.

New Block for Springfield

Springfield is to have a new business block, Budd McPherson having much plans for a two story concrete building near the corner of Fifth and Main streets. It will be 17 by 100 in size.

Will Build in Irvington

A permit has been issued to A. R. Rice for the construction of a story and one-half dwelling at 674 East Sixteenth street north, Irvington. The structure will cost \$3000.

Permit for Two Story House

C. P. Carey has been issued a permit to build a two story frame residence at 7217 Thirtieth avenue, southeast. The cost is to be \$2500.

Dwelling Permit Issued

A permit has been issued to Cleland & Hubbell for the erection of a \$3500 dwelling at 1215 East Burnside street, Laurelhurst.

To Build Residence

John L. Karnopp has commissioned Moody & Ahlson to build a single story frame residence at East Fifty-first street north, Rose City Park. It will cost \$2500.

Will Build on Lot

Henry Kohlman has purchased a lot in Cumberland addition on Mississippi avenue from Umbenstock & Larson. The consideration is reported as \$530. The purchaser intends to build.

Repairs to Cost \$3000

Repairs amounting to \$3000 will be made to the four story premises at 62 Grand avenue. The Bingham & Shelley company has been commissioned to do the work.

House Will Cost \$3500

Mrs. Eva Trobe of Vancouver, Wash., has commissioned R. B. Rice to erect a \$3500 dwelling in Irvington. It will stand at 677 East Eighteenth street north.

Permits to Build Dwellings

The Hallock Building company has secured permits to erect two dwellings, to cost \$1800 each, in North Irvington. The buildings will stand at 580 and 584 Falling street.

To Build One Story House

S. Rasmussen has been commissioned to build a single story frame residence at 406 East Thirty-ninth street north, for M. G. Rasmussen. It will cost \$2500.

Permit to Build House

A permit has been issued to G. W. Gillihan to build a residence at 1211 East Burnside street, Laurelhurst. The cost is given as \$3500.

BUILDING PERMITS

Mrs. Welch—Repair 2 story frame dwelling, E. 16th between Everett and Flinders; builder, E. 16th. The Spalding estate—Repair 3 story cream-colored brick and Burnside; builder, E. 16th. J. P. Month Co.—Erect 1 story frame milk house, W. 24th and E. 24th; builder, C. C. Martin. L. Larson—Erect 1 1/2 story frame dwelling, Lincoln between E. 24th and E. 26th; builder, C. C. Martin. E. K. Bremer—Erect 1 story frame garage, Tillamook between E. 22d and E. 23d, 4th; builder, W. M. Hansen. E. 23d. Mr. Levy—Erect 1 story frame garage, 7th corner Brannan; builder, E. T. Allyn. E. 23d. Mr. Schaefer—Erect 1 story frame barn,



Right—New Meier & Frank store at Fifth and Morrison streets, as it looks with the exterior practically completed. Left—Proposed Tudor Arms apartments, construction of which began last week at Eighteenth and Couch streets by R. H. Wassell and associates. The structure will be similar to the Royal Arms and Rex Arms apartments, will be of brick construction and will contain 60 suites. It will cost \$100,000.

LATE RURAL REALTY TRANSFERS AND SALES

Recent fires in Posselt seem to have stimulated building activity. The Posselt Livery & Feed company began construction of a new barn less than a week after their old place was burned to the ground and following their lead other structures have begun to arise.

Idaho Men Buy Acreage

S. F. Pitts has disposed of 20 acres near Stevenson to J. S. Calvert and H. Chase of Idaho. The new owners will develop the land as fruit farms.

Consideration Was About \$10,000

S. G. Humphry has traded his ranch near Fossil to W. W. Stelwar for the Charles Ruyse ranch near Spray and a cash consideration reported to be \$10,000. The transfer will be made at once, Humphrey retaining to his new property, which consists of about 500 acres. About 100 acres of this amount can be irrigated from the John Day irrigation dam.

Trades Residence for Farm

J. M. Puckett has traded his \$7000 residence at Eugene and a six acre Fruitvale tract for 163 acres at Pleasant Hill which was owned by Henry Schwarzer. The consideration was in the neighborhood of \$15,000. Puckett has taken possession of his new holdings.

Fruit Farm Bought for \$50,000

W. J. Ball has sold 298 acres of fruit land south of Salem near Livesley station on the Oregon Electric to Charles Schmidt of Portland. The farm will be occupied by the son of the present owner. Consideration in the deal is given as \$50,000.

Brick Work on Armory Starts

Brick work on the Eugene armory building will start this week. Very little has been done during the last few days, following the pouring of the concrete foundations.

Fire Residence Under Way

A \$4500 residence is being constructed for Dr. J. L. Straight, a recent arrival in Eugene. It is going up at Twelfth and High streets.

Cost Will Be \$4000

E. E. Hutchinson has purchased 250 acres of land on Little McKay creek, Umatilla county, from Robert Hoelt. The consideration is given as \$4000.

Pendleton Lots Bought

Sheriff T. D. Taylor of Umatilla county recently sold three town lots in Pendleton to John Endicott.

Woolgrower Buys Farm Land

John G. Hoke, secretary of the Oregon Woolgrowers' association, has purchased 1200 acres of farm land.

To Get the Home You Want

Read the ads under the heading of "Houses for Sale" in the classified section of today's Journal.

Miss Fortune

and panels force real estate prices down—and those who have a little cash should take advantage. This rare opportunity—buy now—bottom prices.

REALTY TRANSFERS

Kernode Realty Co. to O. C. Gearin, lots 2 to 16 inc., block 10, lots 8 to 12 inc., block 9, Glen Harbor. Kernode Realty Co. to O. C. Gearin, lots 6 and 9, block 8, Glen Harbor. Kernode Realty Co. to O. C. Gearin, lots 10 and 11, block 8, Glen Harbor. Kernode Realty Co. to O. C. Gearin, lots 12 and 13, block 8, Glen Harbor. Kernode Realty Co. to O. C. Gearin, lots 14 and 15, block 8, Glen Harbor. Kernode Realty Co. to O. C. Gearin, lots 16 and 17, block 8, Glen Harbor. Kernode Realty Co. to O. C. Gearin, lots 18 and 19, block 8, Glen Harbor. Kernode Realty Co. to O. C. Gearin, lots 20 and 21, block 8, Glen Harbor. Kernode Realty Co. to O. C. Gearin, lots 22 and 23, block 8, Glen Harbor. Kernode Realty Co. to O. C. Gearin, lots 24 and 25, block 8, Glen Harbor. Kernode Realty Co. to O. C. Gearin, lots 26 and 27, block 8, Glen Harbor. Kernode Realty Co. to O. C. Gearin, lots 28 and 29, block 8, Glen Harbor. Kernode Realty Co. to O. C. Gearin, lots 30 and 31, block 8, Glen Harbor. 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