REALTY AND BUILDING NEWS OF THE WEEK IN AND NEAR PORTLAND

SALES AND HAPPENINGS IN THE REALTY WORLD

Realty Men Pleased at Outlook.

improvement in times is expected. Fred A. Jacobs epitomized the sit- public market sheds, \$4000; buildings board luncheon, "We are on the verge in Mount Tabor park, \$4300,

Portland needs but to make a few sales just been completed through that will make for better conditions. Especially bright is the outlook for March totals for building permits show large increase over February, although it must be admitted the figures do not compare favorably with those of March last year. Permits to the number of 527 aggregating \$503,755 in instruction work were issued last month as compared with 347 permits aggregating \$311,740 in February.

From all parts of the state come reports of building activity and of more rapidly moving realty market. Fossil, in eastern Oregon, is experlencing more building activity than at any other time in months. From Ashland comes the report that there were more realty deals during the past month in that city than during the whole 12 months of 1914 added to-

In Portland the tendency of the week' in building with the sale of the Sorgent hotel as the outstanding deal. This is to be a banner year for pub-He improvements. According to fig-

ures just compiled proposed improve-ments will total \$6,095,300 for the year. This amount is divided into \$1,185,-000 for paving, \$100,000 for sidewalks curb construction, \$50,000 for street grading, \$2,329,900 for municipal, county, state and federal buildings, \$2,191,000 for bridges and viaincluding interstate bridge, and \$240,000 for sewers.

If the proposed bond issue passes for the construction of county roads the total amount of proposed improvements will be increased by \$1,250,000.

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 Four Hundred Lots Sold, for the ensuing year at Friday's meeting. Each of the new committee heads was called up for a short talk and each

D. Vincent, the retiring president, was dent. services as head of the Realty board during the past two years. The new committees follow:

Executive: F. E. Taylor, Dean Vincent, H. W. Fries, Fred A. Jacobs, Pavor Oregon Products. George D. Schalk, W. R. Kaser, F. N. Advertising: Frank McFarland, N. M.

E. Shears, C. Lewis Mead, M. O.

Hutchins, Frank McGuire. Legislative: Clarence R. Hotchkiss, J. G. Rainey, J. W. Kaste, J. W. Grussi, J. McCarthy.

Entertainment: George P. Henry, 1 W. Cronan, E. J. Daly, C. Ochler, L. P. Publicity: John H. Hartog, F. V.

Parsons, George E. Parkhill, M. M. Gilbert, M. J. Clohessy. Arbitration: George B, Cellars, J. O. Elrod, Herbert Gordon, Walter J. Gill.

Deal Involves \$400,000.

Dr. G. E. Watts, Portland physician, with the Hazel Investment company, became owner of the Sargent hotel, on the northwest corner of Hawthorne and Grande avenues, carly in the week in exchange for all assets in the North Yakima Malting & Brewing company of North Yakima, Wash., and a \$50,000 nortgage held against a large ranch near Stanfield. E. A. Baldwin was the second party to the trade.

Assets of the brewing company embrace buildings and plant equipment at North Yakima, buildings at Pasco, Lind, Yakima City, Wash, and land at

Priest Rapids. The Sargent hotel has 100 rooms and has been used as a family residential hotel. It is understood Dr. Watts will make extensive improvements to the

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

Much Public Building Planned. Proposed public structures to b

property.

built in 1915 total \$2,329,000. Among the buildings planned are: New postoffice, \$1,000,000; detention home for women at Troutdale, \$30,000; unit of Franklin high school, \$100,000; Kennedy school, \$45,000; municipal audi torium, \$600,000; county hospital, \$300,-000; state hospital, \$75,000; addition to Albina Homestead school, \$24,000 new fire station at Fourth and Yamhill

EXCHANGE YOUR PROP-ERTY AT A CASH PROFIT

In the city of Portland exchanges all kinds of real estate are constantly being made. Many people make a business of it and get rich. People trade and take out the extra alue in cash-retaining holdings of the same original value. Why don't you try it?

Watch the Exchange-Real Estate "Want Ads" in The Journal and when you see something attractive—investigate. Remember that The Journal contains "leads" every day. There's nioney in its columns for you. For

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 \$7500.

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, Want gold home. Am moving to city and will trade choice acreage 11 miles from postoffice for good house

on east side.

Trade equity of \$3000 in beautiful room home for first class acreage room home for fit out six miles out. Trade 360 acre wheat ranch, 230 teres in crop; Portland residence pre-

\$200-Long Beach lot to exchange; what have you?

streets, \$30,000; drill tower for fire Greaten optimism prevailed last bureau, \$2500; fireboat house, \$15,000 week among Portland real estate men residence section fire station, \$10,000; as to the condition of the market than extension of municipal dock No. 1 any time during the past winter. The \$17,600; warehouse at dock No. 1, \$65, clouds are slowly but surely beginning 000; second story to municipal boat to float away and gradual but constant landing at foot of Stark street to house commission of public docks, \$75,000

of a period of greater activity. The One of the largest farm deals of in months. The realty profession of the spring in Klickitat county has outlook is brighter than at any time to acquire a confidence and optimism 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. The ranch is six miles southwest of Goldendale, in the String

> Local real estate men are looking forward to increased activity in wheat lands, and it is rumored that the big timber belt north of Goldendale so long held closed by private interests will soon be thrown open to develop-

> street wheat belt. The consideration

was said to have been \$14,000.

Sales were made during the week by Umbdenstock & Larson in Parkway, Cumberland and Jonesmore additions, Dr. H. E. Kehres purchased a house and lot at seventieth and Hassalo streets, the consideration being \$2150. H. D. Stillman bought a six room house in Parkway at Missouri and Dekum was toward moderate priced dwellings avenues, the price of which is not an. nounced. A six room house at seventy-fourth and Broadway, Jonesmore was purchased for \$1975. house was sold to Q. C. English at a consideration of \$3310. The structure stands at Albina and Dekum avenues,

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. In tion. the transaction Mr. Hargreaves disposes of a lot at the corner of East Twenty-sixth and Yamhill streets, Tilton's addition, taking as part payment three lots in Mandy Lane addition. It means building in the near future, but t is taken to show an increased interest in city property, both improved and unimproved.

Some 400 lots in West Salem have been sold by Frank W. Waters, president of the Kingwood Park company, was optimistic as to improving realty to the West Salem Development company, which is soon to be incorporated The consideration in the deal is presented with a fob suitably engraved said to be \$150,000, Mr. Hill giving 60 as a testimonial of appreciation for his lots in Altamead, Portland, as part West Salem is across payment. Willamette from Salem and is in Polk

The Ben Franklin club, a Portland organization composed of employing printers, has presented resolutions to Apple, Max Lueddemann, C. C. Murton, the city commissioners asking that preference be given to Portland archi-Membership: George R. Engleheart, tects over eastern architects in the preparation of plans for the proposed nunicipal auditorium. Employment of Oregon contractors and labor and the use of Oregon and Pacific coast materials were also recommended.

Will Open Bids in Grants Pass.

E. McClaran, Portland architect who drew the plans for the proposed Josephine county courthouse, will go o Grants Pass this week for the opening of bids on construction. The estimated cost of the structure is \$100,000, although it is believed the actual cost will be less, due to the present prices of materials.

Acquires Two-Story Flat.

Martin T. Duffy has acquired from Amy L. Karr a two story five flat building on the Linnton road, Gasco addition. The structure stands directv opposite the new plant of the Port land Gas & Coke company. Mr. Duffy gave part cash and part property in the deal. The consideration is reported as \$5000.

City to Vacate Streets.

The city has begun proceedings to vacate East Seventeenth street beween East Oak and East Pine streets to connect the two blocks acquired by the school board as a site for the proposed Hawthorne school. It is said property owners have no objection to losing one block for this purpose.

Will Start Selling Campaign.

Oehler & Grant, sales agents for the Pacific Land company at Alvadore, are planning a campaign for the sale of this fruit land acreage, in the middle west. The proposed erection of a prune drier this spring is expected to enhance the desirability of the acreage.

EFFECT UPLIFTING

which we operate. It lifts us from the to build for the future and so estabwe will be blind indeed if we us will be poorer, much poorer. Paris, violently, arbitrarily and at a attempted and probably never will it in such a wholesale fashion, to attempt to correct our municipal mistakes.

What we can do, however, is to study our cities, the forces that are molding them, the strength and direcwon of the different currents of population that are developing its districts work with them and so guide the character of these developments that and establish for itself for all time maximum realty values, which are equally important to the citizen an to the real estate dealer.

Hiram Hager has commissioned O. If. Wheeler to build a \$1600 frame at The Dalles will probably begin this Hummel provide for three units, condwelling at 130 Humboldt street, week. Work will be rushed to have struction to be begun immediately on



NATIONAL AWAKENING IS CAUSE OF REALTY REVIVAL

livity in Portland, and throughout and title companies must be made to Oregon in fact, for the last several look at their business in a less selfish weeks is due to a national awakening light. If real estate goes to smash and not to an abnormal local condi- they will surely suffer as much as vass of the entire country. The feel- bestir themselves for the benefit of ing of optimism that pervades the the real estate interests and to reduce realty circles of this city is the same the cost of financing and refinancing that prevails in all the big centers of the United States.

It is admittedly true that the busiin conditions as found in Chicago and New York city. These two great communities are the cross-roads of national and international trade, and beng so they are sensitive to the rise and fall of the world's business tide The statements of such men as M. Morgenthau, president of the Real Estate association of the state of New York, and Richard W. Wolfe, president Cook County, Illinois, Real Estate board, are therefore of value. They are in position to gain compre-And each of them can see nothing but constantly improving times for realty men. What they think is to come durng 1915 and why is herewith presented.

By M. Morgenthau Jr.,

President of the Real Estate Association of the Stateo f New York. Before considering the prospects for 1914. Among the big reasons is the high and increasing cost of financing of advantage in presenting his

real estate propositions. The problem is one which is largey beyond our control. The opinion and seems to prevail among economists and fananciers that, on account of the cataclycm in Europe, we are likely to have high rates in our money market for many years. If this is true, then lone to remedy the obsolete method under which we have been financing

The marked increase in realty ac- | estate bonds, will help. The mortgage This is made plain by a can- anyone. It is distinctly up to them to real estate investments. that they will take a more helpful atness of the entire nation is reflected titude this year. Therefore, 1915 looms large as a year of reconstruction for real estate men; one which we welcome with confidence and hopefulness.

By Richard W. Wolfe. (President Cook County, Illinois, Real Estate Board).

There can be no more substantial tribute to real estate and real estate securities than the manner in which they have weathered the financial storm of the past several months. Stock exchanges were closed, for a time there was absolutely no market for stocks and bonds. But real estate man was still at the old stand, with him business went on just the same. leals perhaps were not so brisk, though you hear of brokers who exceptionally well through those months. Many loans were made on real estate, mortgages were bought and sold among the brokers themselves and to brivate investors.

We have beard little, if anything, at the sole of mortgage loans for less causes of sub-normal business in the than face value, and little of the sale and Oak streets to be occupied by the real estate market recorded during of real estate at sacrifice prices. The Edwards Furniture company, owned by future will

modity for investment as against the so-called liquid securities of stocks New Block for Springfield. and bonds.

It is a most encouraging sign that during 1914 the sale of small properties maintained its record. This shows that the marking man the clerk and that the working man, the clerk and for many years. If this is true, then industrious and thrifty, but are put-

the small business man are not only Another encouraging sign in the evolution is the growth of the neighborhood spirit. People are more and

our real estate market. Long term more given to patronize their own mortgages with small annual payments, will do much to relieve the situation. Other measures, such as the creating an activity in local real es-

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. The other two units, each to contain six rooms, will cost \$12,000 each. New Brick in Baker.

Baker is to have a new modern orick building to replace the one on the corner of Center and First streets

The structure will cost \$3000,

Baptist Church Planned. Plans have been presented by Pro

Portland Pirm Lowest Bidder.

Opening of bids at Washington last week for a proposed reinforced conrete lighthouse on Maury island, Puget sound, showed Stebinger Brothers of Portland to be the lowest bid-

are being made to the building at Fifth the Corbett estate. Doyle & Patterson prepared the plans.

made plans for a one story concrete Main streets. It will be 17 by 100 in

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

C. F. Carey has been issued a permit to build a two story frame residence at

A permit has been issued to Cleland & Hubbell for the erection of a \$3500

Moody & Ahlson to build a single story frame residence at 466 East Fifty-first street north, Rose City Park. It will cost \$2500.

begin at once on two residences on avenue from Umbdenstock & Larson. East Twenty-eighth street between The consideration is reported as \$800. The purchaser intends to build. Repairs to Cost \$3000.

Repairs amounting to \$3000 will b nade to the four story premises at 68 Grand avenue. The Bingham & Shelley company has been commissioned to do the work.

House Will Cost \$3500.

has commissioned R. B. Rice to erect a \$3500 dwelling in Irvington, It wil stand at 677 East Eighteenth street Salem is to have a new modern

> buildings will stand at 580 and 584 Failing street.

that structure. Fender piles torn away in dredging will be replaced and alter ations will be made to the dock plat Joseph M. Rieg, a Portland promoter

To Break Ground for School, Ground will be broken at Warrenton Construction on the proposed pack- Tuesday for a new school building. Plans as prepared by Tourtelotte &

destroyed in an incendiary fire last The structure will be 100 by 50 in dimensions, with full basement and latest improvements. John Will Build \$3000 Dwelling. C. We Christiansen has secured a

Alterations to Cost \$3100.

Springfield is to have a new business block, Budd McPherson having site of their old place destroyed by building near the corner of Fifth and

Will Build in Irvington.

A permit has been issued to A. R.

Permit for Two Story House.

217 Thirtieth avenue, southeast. The ost is to be \$2500.

John L. Karnopp has commissioned

in Cumberland addition on Mississippi tle has been done during the last few

Mrs. Eva Trohe of Vancouver, Wash.

Permits to Build Dwellings. The Hallock Building company has secured permits to erect two dwellings.

S. Rasmussen has been commis

E. 16th between Everett and Flanders, builder, same. \$250.

The Spalding estate—Repair 3 story creamery. Front between Ankeny and Burnside; builder, D. Meaner, \$200.

J. P. Menth Co.—Erect 1 story frame milk-house, Adriatic between Columbia bird, and Cecelia; builder, Wm. M. Hansen, \$200.

J. Larson—Erect 134 story frame dwelling. Lincoln sbetween E. 54th and E. 55th; builder, C. C. Martin, \$2000.

R. E. Kremers—Erect 1 story frame garage, Tillamook between E. 22d and E. 23d, builder, B. T. Allyn, \$50.

Mr. Levy—Erect 1 story frame garage, E. 7th, corner Brazee; builder, B. T. Allyn, \$50.

Mr. Levy—Erect 1 story frame garage, E. 7th, corner Brazee; builder, B. T. Allyn, \$50.

M. A. Schuster—Erect 1 story frame barn,

classical style of architecture, of white stucco, with a roof of white asbestos.

for a new Baptist church at Carleton. The Baptist congregation in that town intends erecting a \$5000 edifice.

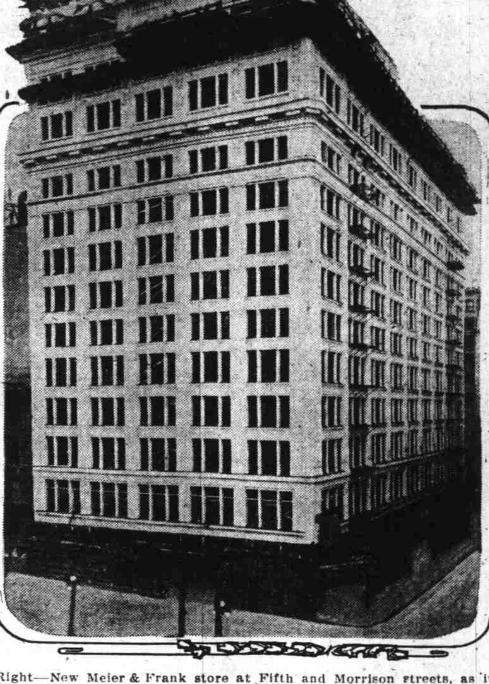
Alterations to the amount of \$3100

To Build Residence.

Will Build on Lot. Henry Kohlman has purchased a lo

Pendleton Lots Bought, to cost \$1800 each, in North Irvington.

sioned to build a single story frame



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. F. 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

Fires Stimulate Building.

Recent fires in Fossil seem to have from the Indian Milling company. The stimulated building activity. The Fos-sil Livery & Feed company began con-adjoins a 160 acre ranch recently sold struction of a new barn less than a by Mr. Hoke to J. R. Wanker, a week after their old place was burned lamette valley farmer. The considerato the ground and following their lead tion in Mr. Hoke's latest deal was not other structures have begun to arise. given. William Zachary is putting up a feed barn to be 40 by 24 feet in dimensions Idaho Men Buy Acreage. with a shed 40 hy 18 feet on each side. Gus Wildermuth, formerly manager of near Sycamore to J. S. Calvert and A. the Fossil hotel, has leased the Wilson H. Chase of Idaho. The new owners hotel and is directing the complete alteration of the structure as well as the building of a two story wing. last but not least Charles Fox and Carl Garber have begun construction of a new two story blacksmith shop on the

Consideration Was About \$10,000. S. G. Humphry has traded his ranch near Fossil to W. W. Stelwar for the Charles Royse ranch near Spray and a cash consideration reported to be \$10, 000. The transfer will be made at once, Humphrey removing to his new property, which consists of about 500 acres. About 100 acres of this amount can at the cost of a wooden one. he irrigated from the John Day irriga-

tion dam.

Trades Residence for Parm. J. M. Puckett has traded his \$7000 residence at Eugene and a six acre Fruitvale tract for 168 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 hold-

Fruit Farm Bought for \$50,000.

W. J. Ball has sold 206 acres of fruit and 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 new 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 lit

days, following the pouring of the concrete foundations. Pine Residence Under Way. A \$4500 residence is being constructed for Dr. J. L. Straight, a recent arrival in Eugene. It is going up at

Cost Will Be \$4000.

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

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 Ore-

gon Woolgrowers' association, has pur

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 Rouse.

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. 18th between Everet and Flanders; builder, Monday & Ahlson, \$2500.

E. W. Kirkham—Erect 1 story frame dwelling. E. 18th between Everet and Flanders; builder, Monday & Ahlson, \$2500.

The Spaiding estate—Repair 3 story creamerry. Front between Ankeny and Burnside builder, D. Meaner, \$300.

J. P. Menth Co.—Erect 1 story frame milk house, Adriatic between Columbia bird, and Cecelin; builder, Wm. M. Hansen, \$200.

J. Larson—Erect 1 story frame dwelling, Lincoln sbetween E. 22d and E. 35th; builder, B. T., Allyn, \$50.

Mr. Levy—Erect 1 story frame dwelling, E. J. Thomas—Erect 1 story frame dwelling, Burnside between 18th and 19th; builder, B. T., Allyn, \$50.

Mr. Levy—Erect 1 story frame dwelling, E. J. Thomas—Erect 1 story tent bouse, Simpon between Patton and Concord; builder same, \$500.

Mr. Levy—Erect 1 story frame garage, E. 19th between E. 12th and E. 13th; builder, W. R. MacDonald, \$250.

W. L. Kernopp — Erect 1 story frame garage, E. 19th between E. 19th particular, \$200.

W. L. Saroum-Erect 1 story frame dwelling, \$200.

W. L. Saroum-Erect 1 story frame dwelling, \$200.

W. L. Saroum-Erect 1 sto Simpson between Patton and Concord; builder same, \$50.

Nick Spanier—Repair 1 story frame dwelling, E. 76th between Fremont and Klickitat; builder, same, \$60.

George F. Cummins to Lettle A. Cummins, lots 4 and 5, block 6. Cloverdale extension.

Hilda I. Allen to Francis Sacco, east 1/2 lots 1 and 2, block 3. West Sunnyside F./E. Bowman & Co, to Robert J. O'Neil, lots 5 and 6, block 263, Holladay's addition to East Portland, 2 Charles M. Ross et al to Hugh Marshall, fot 11, block 1, Cross Park, being replat of block 1, 3d Electric add.

Mary C. Wirtz and husband to William C. Elliott, lots 9 and 10, block 3, Terminus addition to Albina Mary J. Kingston to Clara I. Degenhart, lot 20, block 8, Chicago.

Sidney J. Heyting and wife to R. Heyting, lot 7, Hollywood Cown Investment Co, to Andrew McKay et al. lot 4, block 7, Parkhurst Andreas Breime and wife to Attillo Galligani et al. lot 23, block 4, Reservoir Park

Albert W. Dahlke and wife to Ada F. Alexander, lots 18 to 24, block 7; lot 17, block 7; lots 6, 7, 8, 5, 12, block 8; lots 6, 7, 8, 10, 12, block 9, Gay tract

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REALTY TRANSFERS

Keynote Realty Co. to Q. C. Gearin, lots 2 to 16 inc., block 10, lots 8 to 22 inc., block 9, Glen Harber Keynote Realty Co. to Q. C. Gearin, lots 6 and 9, block 8, Glen Harbor...

Keynote Realty Co. to Q. C. Gearin, lots 6 and 9. block 8. Glen Harbor...

Same to same, 5 acrea beginning northwest corner Geo. W. Watts and wife donation land claim 46. township 1 north, range 1 west; also 235 acres beginning 4.80 chains south of southwest corner west line said donation land claim.

Same to Walter J. Gearin, lot 12, block 19, lots 2, 3, 5, 6, 7, 8, block 17, Glen Harbor Heights, lots 7 to 11, inc., block 10, lots 1 to 17, block 18; lots 8 to 17, block 15; lots 3 to 29, block 16; lots 4 to 14, block 20; lots 1 to 33, block 21; lots 1 to 31, block 22; lots 5, 7 to 27, block 19, replat Glen Harbor Heights.

John S. O'Gorman and wife to G. H. Kleinsorge, south 100 feet lots 3 and 4, block 19. John Irving's first add. P. A. Marquam Jr. to Bess C. Mitchell, lot 31, block 17, Willamette addition to East Portland.

Robert Smith and wife to H. F. Effinger, lot 1, north half lot 2, block 31, block 17, Willamette addition to East Portland; also lot 18, block 70. Irvington Park

C. L. Rogers and wife to N. E. Lenz, lot 31, block 17, Willamette addition to East Portland.

Mrs. E. G. Cornwell to N. E. Lenz, lots 28, 29, 30, block 17, Willamette addition to East Portland.

M. L. Holbrook and wife to Florence C. McEachern, lots 18, and 19, block 26, Holbrook's addition to 8t Johns.

Maud Hiff to Elizabeth S. Wood, part lot 4, block 19, part lot 5, block 10. St. Frances Hill Ridgemont Investmont Co. to Irving J. Beed, lot, 5, block 6, Ridgement

St. Frances Hill
Ridgemont Investment Co. to Irving J.
Reed, lot 5, block 6, Ridgement
G. H. Kleinsorge and wife to J. S.
O'Gorman, lot 6, block 2, Hancock
street addition
Ladd & Tilton bank to Otto Salamann
et al. lots 1 and 3, block 113, Ross
City Park

Otto Salzmann and wife to Lillie L. Bader, lots 1 and 3, block 113, Rose City Park

Rochelle
Moore Realty Co. to Ruth McAfee, lot
1. block 10, Lorrinton
Moore Realty Co. to Ruth McAfee, lot
2. block 10, Lorrinton
Henry T. P. James to F. W. Reynolds,
lot 5, block A. Park View Extd.
W. H. Chatten and wife to Edward 1.
Brown, lots 5 and 6, block 2, Montavilla

A. E. Noisn and wife to M. T. Peterson. East 3 acres lot 21. DeLashmutt & Oatman's Little Homes No. 4.
Robert McGillivary and wife to Berths E. Ross, lot 16, block 2, Kern Park.
George F. Cummins to Lettle A. Cummins, lots 4 and 5, block 6. Cloterdale extension

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Portland Gas & Coke Co.

City planning is the big progressive movement in real estate today, writes Paul A Harsch in the National Real Estate Journal, It widens the field in cost \$45,000. ranks of mere subdivision operators New Colonial House Begun, to realty efficiency experts. It dignifies our profession, and yet without sacrifice of our profits. It teaches us lish the future of our building, and the opportunity it offers us, and many City planning is merely looking dwelling will be hardwood floors We cannot take our presentday cities and attempt to rectify the in conveniences of all kinds and ample mistakes of their early building and develop them along set and conven- on the lower floor and room for four tional lines into show places for the bedrooms, and bath on the upper, alterrific cost—a cost which the French time. in the history of the world, as far as the Olmstead Park section of the city constructing a number of residences in we have any records, was such a thing e again. Certainly we have no desire.

ground floor will contain living room, We can marshal these forces and ond floor four bedrooms, and the attic story frame residence at 1183 Milwauservants' quarters. There will be an kie street Brown addition. It will the city will build up harmoniously adjoining garage. The cost will be cost \$2500 and is being put up for houx have drawn the plans,

introducing of first mortgage real able. CONTRACTS LET AND BUILDINGS PLANNED

Will Start on High School. properties, school district No. 1; will begin making working drawings of the proposed Franklin high school at once. An expenditure of \$100,000 has been authorized and construction will be on the unit system. The proposed high school is to stand on the south corner Division streets and will consist of a Libby, McNeill & Libby's own engigroup of buildings, main and administration, science, manual arts with shops, gymnasium with tank, auditorum and cafeteria, and boiler house, The structure will be two stories high with no basement, brick exterior and

sembly hall, portions of the shops and the boiler house. The first unit will consist of a part of the main buildings and the boiler house, Bids are now being received for the proposed Kennedy school at Thirty-

will eventually have 24 rooms. It is to The Oregon Home Builders began onstruction last week a new colo nial home for C. D. Lehmkuhl at 941 Dunckley avenue, Olmstead Park addi-To date the basement has been laid and the foundation set and work will be rushed to completion. Among the attractive features of the proposed throughout, casement windows, built-

Will Build Fine Residence. Mrs. Samuel D. Smith will build a handsome new residence for her own Pettygrove street between Twenty - fourth and Twenty - fifth streets. The structure will be two stories and attic, of frame construction and of the popular colonial type. The

dining room and sitting room, the sec-

The Oregon Home Builders are

Cannery Plant to Be Begun. ing plant of Libby, McNeill & Libby the buildings ready to handle the early the first. The building is to be of the

spring fruits of The Dalles district F. A. Naramore, superintendent of The several structures of the plant Dwelling Permit Issued. will cover two city blocks and will be 536 by 132 feet in dimensions, Concrete floors and foundations will be used dwelling at 1215 East Burnside street, throughout, the main building to be frame. There will be an adjoining blacksmith shop and boiler plant with a 200 horse power boiler. The cost of the plant will be \$60,000. Construction of the property at East Fifty-third and will be done under the supervision of

Permits for Expensive Residences. Permits have been issued to F. E. Bowman & Co. and construction will Tillamook and Thompson streets. the larger of the two, is for L. W. Ikle. and will be two and one-half stories and basement with eight rooms, sun porch and porte cochere. It will cost \$8000. The other is to be built for M. third and Jefferson streets, southeast. D. Hawes, who is connected with the It will be a one story structure and Bowman company, at a cost of \$6000.

It will have six rooms and attic. It

will be of the New England Colonial type of architecture while that of Mr. Ikle will be straight Colonial.

New Apartments in Salem.

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 on a lot formerly owned by the Wil liam Miller estate. The building will fireplaces. There will be six rooms cost \$50,000. It is to be built in two units from plans drawn by McNaugh- To Build One Story House. ton & Raymond of Portland. The struc nations. Napoleon III did this in though Mr. Lehmkuhl will finish but ture will be "L" shaped, making every one of the upper bedrooms at this apartment an "outside apartment."

The Montgomery Estate, owner o

Montgomery dock No. 2, has commis-

signed the Cowlitz Bridge company to

make repairs to the amount of \$1200 to

Will Build Frame Residence.

about \$9000. Whitehouse and Fouil- rental purposes.

permit to erect a story and a half dwelling at 491 East Forty-seventh street north, Rose City Park addition