NEW BUILDINGS AND TRANSFERS BRING UP FIGURES FOR WEEK

Engineers Are Busy With the Plans for Ship Yards and Building Permits Issued.

Building Department Authorizes Construction of \$100,000 Cobb Home on Portland Heights.

	REAL	TY TRA	NSFI	ERS
			No.	Amount.
Last	week		174	\$416,537
Previo	us wee	k	146	62,785
Three	weeks	230	179	136,003
		DING P		TS
			No.	Amount.
Last	week		68	\$200,529
Previo	ous wee	k	6.4	59,525
Three	weeks	ago	7.3	90,741

The largest realty deal of the week

was the transfer of the B. S. Josselyn property on the north slope of Mount Tabor to A. P. Henningsen, president of the Henningsen Produce company, and one of the owners of the Hazel wood company.

This and several building developments reported through the city bureau of building, gave a more optimistic tone to last week's business in all lines. The building department Friday authorized the construction of the A. P

Cobb home at 588 Montgomery drive and also issued the Grant Smith Porter-Guthrie company a permit for the building of eight shipways at its plant along the St. Johns waterfront. Shipways to Be Provided The Cobb residence was authorized under a stated cost of \$75,000. With

porperty cost and other extras, this ome, when completed, will represent an investment of \$100,000. The shipbuilding construction authorized is experted to cost \$10,000. This is the very first unit of the Grant Smith-Porter-Guthrie project, the plant of which alone is to cost over \$100,000. The company's engi-

neers are now at work preparing plans for mold lofts and shops and these will be in the hands of the city inspectors in a few days, it was stated. Plans for additional equipment at the Columbia Engineering company plant near Linnton are also in the hands of the city bureau. They provide for two additional shipways and shed, the cost of which will be around \$15,000 This company has already launched several vessels and i ow going into the business on a

Costly Residence to Rise

The Cobbs residence is the most pretentious home that has been un dertaken in Portland in several years. A. E. Doyle, the architect, said last week that it will not be completed efore late spring or in the summer of 1918. The building will be fire-proof, of steel and concrete construcion, with concrete walls and floor After innumerable delays an agree-

nent has finally been reached over the long discussed Frazier & McLean Taylor streets, and early in the week full permit was issued. cations named a cost of \$50,000. All of these things, together with a number of smaller home jobs and coalr work, brought the round total for values on going work during the

if the best weeks of 1917. One cannot go much on big figures reported through realty transfers for spoke or read papers on matters rein many instances they represent transactions that have become ancient history. For instance, last week, eeds of sale of the Hippodrome will be a discussion of the modern block, at Broadway and Yamhill methods of service and how better t streets, were recorded. This deal was consummated over a month ago. The results. the price, in round figures, was \$350.- Leaders are being selected for the discussions, and will be men of par-

week to over \$200,000, making it one

Spokane Building Is Ahead of Last Year

Spokane, Wash., June 9 .- Building permits in Spokane for the last five months of 1917 are more than \$160 .-00 ahead of last year's figures for the same period. To date 504 permits for construction valued at \$858.070 have been issued by the building inspector this year. At the same time last year the total was 582 permits, for a value of \$698.768. The May figpres are about \$237,000 ahead of the figures for last May.

Excavating for New Garage Well Started | Increase in paints. W. P. Fuller & Co. notified the trade that beginning Monday advances of 10 and 15 cents per

With the issuance of a permit early last week, work on the Frazier-Mc-Lean garage at Fifth and Taylor streets is fairly under way. The excavation for this five story concrete and frame structure has been well started. Plans were prepared by Suton & McLean, architects, and Parker & Banfield have the contract. The building is to be completed for occupancy early in the fall.

Union Abstract Co.

BSTRACTS OF TITLE, MORTGAGE, LOANS, 5%, 6%, 7%.
EXPERIENCED MANAGEMENT
EFFICIENT CLERICAL FORCE
PRICES REASONABLE.

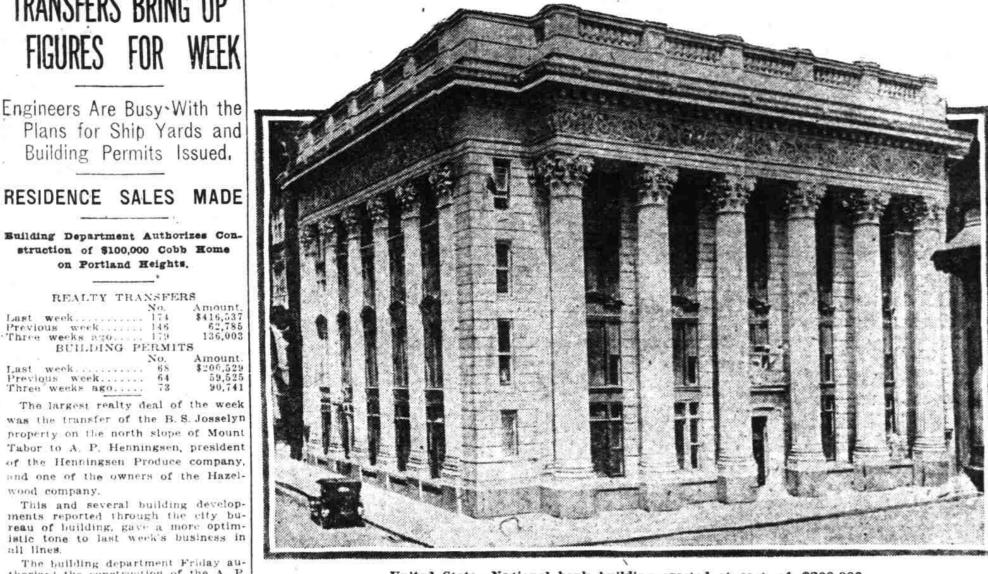
412-413-414 CORBETT BLDG. Phones Main 66 and A-3817.

OREGON DOOR CO. SASH AND DOORS

Poot Spekane Ave., Portland. Or. General Insurance BONDS and is forced to turn down hundreds

McCargar, Bates & Lively is no place for them It is estimated that to carry out the present plans will require \$100,300.

NEW BANKING HOUSE NEARS COMPLETION



United States National bank building erected at cost of \$300,000.

and Stark streets is completed. The exterior of the building has been

Some time about the middle of July streets.

The architectural treatment is class ical. The columns are so-called 'Ro-there are locker rooms and recreation space will man-Corinthian." The columns are quarters for the employes. These in-quarters.

REAL ESTATE BOARDS

at Convention.

The past two or three years have

brought a decided change in the char-

men well known nationally, either

not definitely connected with it. Every

ticular fitness, who have been leaders

in their special field. In fact, it

might better be termed an annual con-

ference than convention. The accessi-

Increases of 10 and 15 Cents Quoted

With Promise of Further Rise in

n general takes a swat at the build-

ing industries. With big advances hav-

day advances of 10 and 15 cents per

gallon would be made. Further ad-

vances in paint prices are expected

For Tangent Farm

Albany, Or., June 9.—The 101 acre farm belonging to Mrs. Bertina Schra-

der near Tangent was sold last week

for the fifth time in the last eight

years, bringing a higher price each

time. Howard Jenks of Tangent bought

the place at \$145 an acre, paying \$14,645. He has since sold off 50

acres in five and 10 acre tracts at \$200 an acre. The land brought \$100

The early prospect of paved roads has caused a demand for small tracts

along the Pacific highway, and many sales have been made in that district

Association for Blind

Plans New Factory

San Francisco, June 9.—The San Francisco Association for the Blind

has issued an appeal to the public for funds with which to build a new fac-

tory and to buy machinery for making baskets, brooms, wicker furniture rugs and other things within the abil-

The association is now giving em-

ployment to 25 blind workers, which

is the capacity of the present factory.

of applicants for work because there

ty of the blind to make.

an acre eight years ago.

within a short time, it is said.

\$145 an Acre Paid

increase in paints. W. P. Fuller & Co. in July.

bility of Milwaukee has assured

large attendance of men and women,

Price of Paints to

handle the vast interest to get the best Centralia School to

acter of these conventions. Formerly

Portland will soon have another particularly graceful and artistic, and clude a construction when the new home of the much favorable comment. The build fices. Inited States National bank at Sixth ing represents a cost of approximately

ompleted and workmen are fast apply- exactly the same floor area as in the out the bank. At night the building he bank will move from its old home affords vastly greater convenience to been devised. at Third and Oak streets to the new the bank in handling its business and accommodating the public.

eautiful type of monumental building the beauty of the building excites floors of the building will be for of-An indirect flood light system, mak-

ng cages and working quarters as The banking quarters occupy almost light as day, is being installed through-The arrangement, however, light by an ingenious system that has

Third and Oak streets have been made, In the basement, besides the vaults, but it is thought probable that the be remodeled into store

Heppner .- E. R. Huston of this city

has sold his wheat ranch in the Eight

deal was closed last Friday and Mr.

on Sutton creek, south of Baka, has

been consummated by the Meyers Real-

ty company.. The purchaser was R. A.

Gorten, a rocent arrival from Wash-

ington. The purchase price was \$25,-

La Grande.-E W. Kammorer of La

Grande on Menday took possession of

west of the city. Mr. Kammerer trad-

for the place and he has gone with his

family to that place to live. This is

section of the country and will be im-

Mile country to Harvie Young.

Curtis neighborhood,

OUT OF TOWN DEALS

places

Baker.-A

Pilot Rock .- For a consideration of | P. Scheumaker disposes of 335 acres at 26,000, F. A. Michaels sold his 900- Curtis to Henry Carstens. The conacre grain ranch, lying three and one- sideration is understood to have been half miles east of Pilot Rock, to his \$44,000 The new owner takes possesson, C. A. Michaels, and the latter has sion immediately, Mr. Schuomaker already moved onto the property. The planning to buy another farm in the CITY OF MILWAUKEE ranch is being operated by Roy Michaels this year and the new owner will not farm the property until next sea-There are some 500 acres of tillable land in this tract and the remain-Business Methods and Conder is grazing land. The crop this year consists of 300 acres of barley and wheat and 30 acres of alfalfa, C. ditions Will Be Considered A. Michaels has about 200 acres of A. Michaels has about 200 acres of on the place. Mr. Young is farming grazing and several miles southeast his father's ranch at the present time of Pilot Rock.

Albany .- Harold Jenks, a farmer reresiding near Tangent, has purchased National Association of Real Estate, Mrs. J. G. Schrader. The rurchase place, consisting of 640 acres of land Boards will be held in Milwaukee, price is said to be \$14,500. Wis., July 24, 25, 26 and 27. It will after the purchase Mr. Jenks sold 50 acres of land in smaller tracts for \$200 oncrete and mill garage at Fifth and be a gathering of business men, who an acre. He intends to farm the rewill seriously consider business meth- mainder of the land.

Pendleton .- A total of 1714 acres of land is involved in two deals just completed in this county by a sync.cate of which Colonel J. H. Raley is head and the C. W. Lofland 50 acre farm southwhich recently purchased extensive holdings of W. J. Furnish in the north-

ern part of the county. A. E. McCulley purchased 1072 cores for \$72,000 cash. this land Bring on North Cold Springs. flecting upon real estate, but perhaps Centralia .- One of the biggest realty deals closed in this section in many proved and stocked by the new owner subject on the Milwaukee program months is one announced wherein L. for dairy purposes.

ized at Becent Election.

Centralia, June 9 .- Watson Vernon,

Salem Evaporating Be Started in July Factory Under Way

Aberdeen Architect Commissioned to First Unit of Huge Building for Fruit Prepare Plans for Building Author. Drying to Be Pinished This Summer at a Completed Cost of \$30,000,

Excavation for the first unit of the Wittenberg-King evaporating plant at buildings, including the high school day night went over with the directors The first building is to cost \$30,000.

the plans for the city's new \$45,000 The Wittenberg-King company is school to be built on the Edison developing the fruit drying industry consists of hundreds of parts which grounds, bonds for which were author- to large proportions, and plans are must be assembled, adjusted and harized by an overwhelming majority at already being made for a branch plant Once again the high cost of things a special school election held Saturday, at The Dalles. The expansive type in each instance. Of course, the au-George Barner, clerk of the school of construction has been decided upon board, will officially canvass the elec ing already been made in steel, lum- tion returns Saturday. Bids will then from time to time. The main build- to be erected. But, with the extraer and other commodities, announce- be called for the sale of the bonds. ing will be one story high, but at ordinary facilities at the command of ment was made last week of a genera: Active construction is to be started either end there will be two story the modern builders, there is little

SIGHTLY RESIDENCE ON MT. TABOR IS SOLD

COST STARTING POINT FOR SATISFACTION IN BUILDING YOUR HOME

Owner Should Be Able to Visualize From Plans How the Structure Will Appear.

MATERIALS COST MORE

Can Get What He Wants Without any Difficulty.

By Noble Foster Hoggson President Hoggson Brothers, Builder

Builders and prospective owners of uildings would do well to take a page out of Blackstone. One of the chief causes for the difficulties and annoy ances which attend the average building operation, and which make the owner raise his hands in the air and declare "never again," is due to the fact that there really has not been "a

meeting of minds." The first problem to be met and definitely determined by any pros ective owner is the maximum be expended for the proposed build-This being settled, it should be understood and agreed between the owner and the builder that the cost of the completed structure shall not exceed the amount agreed upon. Owner Should Know What He Wants

The cost is the starting point. An owner's dream of the building he would like to have is, of course, his heart's desire. After his needs, wishes and requirements are understood by the builder, and it is known that the desired structure can be erected for the specified amount, then onstruction work may safely begin. finds few parallels in reality. The average owner usually omits at the ing the interior finishing touches, present quarters at Third and Oak will be flooded in a mass of white outset to determine upon and protect nimself in the matter of cost. And he is generally unable to visualize or picture from the drawings and plans that are made and shown him just his building will appear, whether his ideas will be carried out. Generally speaking plans are a source of bewilderment to the layman. Undoubtedly the prospective owner has noted and studied certain features contained in different buildings which strongly appeal to him. Often at his instigation these features have thereupon been assembled, harmonized and drawn out on what are technically known as flat elevation and sectional drawings, which are, perhaps, even more of a mystery to him than the

> ordinarily, is hardly an intelligent picture. Cost Must Be Understood

plans. To him the elevation drawing,

Then a number of contractors are asked to submit estimates of costs Young has taken possession of the based on the plans and specifications. place. With the 960 acres of farm land Statistics show that in a vast magoes all improvements and equipment ority of cases the figures received are far in excess of the owner's expectations. and will harvest the crops on both

The question arises-shall the own er reduce his requirements, cut down he size of the building, eliminate many conveniences that he had longed for and dreamed of, to bring the whole for the owner to pay more than the the Brown home, at East Eighteenth within his appropriation? Or, on the contract price. The builder, on the and Bybee streets. The latter is a other hand, shall he have recourse to chance, and seek bids from other con- any saving that may be effected in tractors in the hope that some one the execution of the work. of them may offer to do the work at

a price equal to his means? The prospective owner should realize that building materials and labor cannot be legitimately obtained ed La Grande property to Mr. Lofland at less than cost. Therefore, should he accept an offer that is materially lower than the ruling price he must one of the good little farms of this take it for granted that the contractor purposes to erect and deliver the kind of building that can be constructed for the low price he has made. If the cost is 20 per cent less than the market price, the owner wil receive a building 20 per cent less in

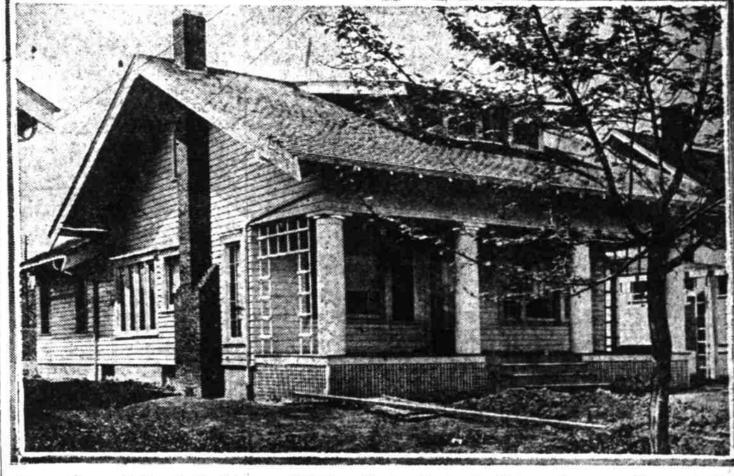
value than he intended to build Cost Agreement Essential Building is today a much more ex-

pensive and difficult operation than it was a generation ago. This is due to the constantly increasing cost of labor, and the correspondingly increasing intricacy of building construc-

Yet it has been practically demonstratplans for several of Centralia's public Salem has already been started. The ed that it is entirely feasible for a man plans for several of Centralia's public plans provide for a one story mill and who would erect a building to go to a concrete building, 50 by 200 feet in di- reliable business concern which will de-Go Higher Monday and Carnegie library, at a special mensions. The completed structure sign, construct and deliver to him a meeting of the school board Wednes- will be \$700 feet long and cost \$150.000. building, completed as a motor car building, complete, as a motor car company would sell him an automo bile. An automobile, like a biulding, monized. The principles are the same tomobile has been built; it is a comand additional units will be elected modity; whereas the building is yet

ATTRACTIVE HOMES JUST COMPLETED





Above—Home of Mrs. A. B. Spinney, 1256 East Nineteenth street. Below—Brown residence at East

and the guaranteed cost can be agreed upon, and in such case it is not necessary other hand, will credit to the owner

REALTY TRANSFERS

Rochelle
Sheriff to Charles H. Fox, E. S31.3
ft. of L. 1, 2, B, 6 re sub. of Sunnyside Add.
Sheriff to Charles H. Fox, L. 9, 10, B, 6, Saratoga
Thomas B. Winehip and wf. to Harry
E. Divilbins, L. 8, B, 107, Laurelhurst
John Ferguson and wf. to Susie S.
Smith et al, tract 3, Alexander Villa
Homes Smith et al, tract 3, Alexander Villa
Homes

Lare Realty Co. to William Waddle et
al, L. 18, B. 1, Clemson Add.

Jacob Huwiler et al to Joseph Woerndle, L. 1 to 8 inc. B. 4, Santa Rosa
Park

Charles E. Pyke and wf. to C. A. Becktell, L. 3, B. B. Suburban Homes
Club Trace

tell, L. 3, B. B. Suburban Homes Club Tract Topes Land Co. to Mary A. Boyd, L. 1, 2, 3, 4, B. 6, Madrona Hill L. J. McDaniel to Christine Spackman, trustee, L. 7, B. 5, Lorrinton Arthur Vorpahi to A. J. Ray, L. 2, B. 3, Howitz 3. Howltt
Jora Louise Emile Poulsen and hus.
Louise Poulsen, L. 3, 4, B, 118, Hol-Louise Poulsen, L. 2, 4, B, 118, Holladay's Add.
L. L. Bodry and wf. to F. C. Busan,
L. 5, 6, 7, 8, B. 2, Normandale sabel Ammon to Sadle Ferguson, L.
5, B. 6, Oakhurst
L. H. Iwing and wf. to D. H. Rand,
L. 9, 12, B. 13, Orchard Homes
Tylan L. Robinson and wf. to A. C.
Raven et al, L. 7, 8, B. "A". Amity
Park

Park

Exile Burkitt and wf. to Edna A. Oren,
N. 20 ft. L. 26 and S. 20 ft. L. 27,
B. 14. Hawthorne Ave. Add...

Will, E. Purdy and wf. to Fred G.
Lawson, S. 64 ft. L. 5, B. 1, Logan's
Add.
A. W. Yates and wf. to Walter G.
Cox, L. 1, B. 8, Killingsworth Ave. Add.

Bertha Koschwitz to Martha Reinecke.

L. 19, 20, B. 17. Tremont Place.

John H. Marfels and wf. to C. C. Crow,
L. 11, B. 11. Cook's Add.

Warren Estate Co. to Emma E. Albert,
L. 5, B. 32, Walnut Park

G. W. Holcomb and wf. to Fanny E.

King, L. 5, B. 6, Albion, Add.

H. R. Trowbridge and wf. to H. C.

Stephens, und. 35 int. in L. 7, B.

2, Myrtle Add., being sub. of L. 2,

Fruitvale Male 12y Guenther and hus. to Mrs. Lillie V. Haynes, L. S. B. 14, West moreland
Ben A. Bellamy and wf. to I. S. Ram-sey et al, L. 1, B. 2, Woolworth's
Add. Add.

A. Robertson to Johan Isak Land, land beg. 32 ft. N. of SW. cor. of NE. 14 of SE. 14 sec. 34, T. 1 N., R. 2 E.

's of SE. 1/4 sec. 34. T. 1 N. R. 2 E.
Charles P. Nelson and wf. to A. D. Hoskins, L. 3 9, 10, 11, 12 B. "A", Amity Park
M. C. George and wf. to Myrtle J. Hummel, tract 40 Linn Park Tracts, A. Kutner to Joseph Simon, L. 4, B. 7 and L. 1, 2, 3, 4, B. 8, Evelyn...
Clara M. Heaton to Sylvia K. Barbow, L. 23, 24. B. 11, Tremont Place.
Albert Lange to Margaret Lange, portion of L. 4, B. 6, Portland Homest'd Glendora Stewart to Peter Hess, L. 6, B. 4, Wiberg Hts.
Laurelhurst Cb. to J. R. Esison, E. 1/4
L. 11, B. 96, Laurelhurst
Cora D. Miller and bus. to Belle Vista Subdivision Co., part of L. 1, B. 208
Lane's Add. Cora D. Miller and bus. to Beile Vista Subdivision Co., part of L. 1, B. 268 Lane's Add.
Belle Vista Subdivision Co. to Alice S. Devereaux, same as above.
Mt. Hood Valley Co. to Olive Pearson, L. 4, 6, B. 1. Walden Park.
Sheriff to S. Tomihiro, L. 19, 20, B. 23, Tremont Place
Lois M. Weygandt to G. F. Bernhardt, L. 24, B. "C", Tibbetts Add.
Kate Brunwell to Mand Brunwell, L. 6, B. 4, Evelys Add.
Western Ore, Trust Co. to C. L. Wolf, L. 4, 5, B. 6, Mentone
Eatle McIrvin and hum, to E. E. Everts, and 3 int. in L. 1, 2, 8, B. 27, College Place Eighteenth and Bybee streets.

Two attractive residences in the ney, 1256 East Nineteenth street and colonial bungalow. The houses are illustrative of a type that is being numerously followed in Eastmoreland. Westmoreland and Reed college divisions. Considerable residential development is now under way in various parts of the city

ECONOMY OF CITY AND

Cited as Examples of Consolidation Results.

Showing the great saving that had been accomplished in cities like San of labor as well as food is the aim of ty. Ben Riesland gave an interesting paign. talk at the Friday luncheon of the ters urging housewives to refuse to Portland Realty board on the subject of feed tramps and also not to give them "Consolidation of County and City Gov. a meal for any work they might do

Mr. Riesland pointed out that the 16 city had just taken a wise step in get immediate work at good wages, causing its elections to coincide with says the letter, and those who refuse 10 state elections, and said that a similar and greater saving would be effected police to arrest and either ship out 10 in the consolidation of county and city

As evidence of the useless extrava- may be employed on the farms. gance of the present system, the speaker dwelled on the fact that beween 40 and 50 various purchasing agencies now exist in the separate governments of Multnomah county and the peror Maximilian in days long past, city of Portland. These could be co- has just died here and been buried in ordinated under one department, with obscurity. No relatives and but a handgreat subsequent economies, said the ful of friends attended the funeral, speaker, should the consolidation plan held in an undertaking establishme

The address was so well taken by

Germans Steal War Idea From British

London, June 9.-When a German seaplane swooped down and discharged an aerial torpedo which sank the 3000 ton British steamship Gena, the Boche stole one of the pet ideas for naval warfare which the British admiralty had been treasuring. Over a year ago the English aeroplanes were fitted out with devices for carrying and discharging torpedoes against enemy ships, but the Germans beat them to it. The idea of aeropianes attacking in this fashion is extremely practical, a British naval authority declared to-day. It is hoped that the United States will soon start offensive movements against German ships with this means of attack. A light gun, loaded with ordite can be used to fire the torpedo, or a special launching arrangement in the form of a light basket which throws the torpedo and enables it to

Asked to Refuse to Give Food to Tramps

singlized government of city and coun- sociation in its "work or starve" cam-

The association is sending out letaround the place. Every tramp should: be referred to the places where he can to work for the association ask the of the counties or put to work on county roads, so men thus engaged

Dies in Obscurity

Atlanta, June 9 .- Mrs. Leo Beck. often the dance partner of the Em-

BUILDING PERMITS

The address was so well taken by the board that its committee of investition on this project was directed to remain active. M. H. Atchison is chairman of the committee, and it was his effective work, while chairman of the public markets committee, that was largely instrumental in establishing the large marketing centers that now exist.

R. J. Emerson of Seattle, secretary of the Pacific Coast Defense league, and Mayor Harley of Astoria were other speakers, both talking on road minor of national defense.

The realty board feels keemly the loas of Fred A. Jacobs, leading realty operator of the city, who was killed last Tuesday in an automobile accident.

Besolutions Passed

His passing was the cause of much regretful comment at the Friday meeting, and when resolutions of condoto lence were submitted to the body, the members arose and stood during the residing. The resolutions speaker of the sound able members of the board, who gave his time and money to its problems without stint."

Jacobs as "one of the most estimable and able members of the board, who gave his time and money to its problems without stint."

No meeting of the realty board will be held next Friday because of the Rose Festival, and it was decided that after the last meeting in Juns the board will take a vacation through the months of July and August.

Home purchased by A. P. Henningsen. Property formerly belonged to B. S. Josselyn. The B. S. Josselyn residence on the | their new home sometime this sum-This mortgage, it is understood, was north slope of Mt. Tabor, one of the mer. Almost two years ago the home sightly homes of the city, has been and a part of the five acres constitutsold to A. P. Henningsen, president of ing the property were sold to a syndithe Henningsen produce company and

cate. It was proposed to establish one of the owners of the Hazelwood residential apartments for bachelors. ompany.

Mr. Henningsen and family now reside at Fifteenth and Wason streets sumed by the purchasers became overin Irvington, but expect to move to due.

turned over in the home transaction, and Mr. Henningsen also purchased the property.

Mr. Josselyn's remaining interest in The property is elaborately land-scaped. The building was the New York state building at the Lewis & Clark exposition.

SHOWN AT LUNCHEON

St. Louis and San Francisco

Francisco and St. Louis through the Northern California Coufities as-

Committee Continues Work the board that its committee of investi-