HIGH PRICES IN ALL LINES HOLDING BACK CONSTRUCTION WORK

Steel, Lumber and Wages Are Far Above Normal and Investors Hesitating.

ARCHITECTS HAVE PLANS

Activities Despite High Prices Expected to Result Once Portland Makes Start.

Realty Transfers

	No.	Amt.
Last week	189	$ 74,746
Previous week	179	70,920
Three weeks ago	174	416,537

Building Permits

	No.	Amt.
Last week	65	$ 65,325
Previous week	58	50,475
Three weeks ago	68	200,529

With business in all other lines booming, building activity in Portland is conspicuous by its quietness.

The long sustained lull is not peculiar to this city, for it is the case in every part of the United States today.

At the present time there is little building being done save on a few public structures and at industrial plants. The building in the latter instances is for the most part inexpensive and more or less temporary.

Home Permits Small

The number of home permits being issued is very small. For several weeks the municipal bureau of buildings has not issued one permit a day for new residences. A few apartments, small garages and other structures are being constructed, and this roughly covers the present field of active building operations.

Under it all, there is a steady rumble of suppressed activity. Everywhere in the trade one hears talk, talk of new buildings, ambitious plans for factories, buildings, additions, apartment houses, homes.

If all the plans that are in the minds of investors materialize, architects and contractors will be very active indeed and Portland will begin to enjoy a prosperous building season.

Material Costs Have Advanced

The reason why these things are not going today; the reason for building being the one industry that is nominal in its activity, can be explained in the one phrase that tells the situation existing in every other line today. High price of materials.

It is conservatively estimated that building costs today are 35 per cent more than two years ago.

The steel market figures largely in building operations and the prices of these commodities holds firm at from 75 to 100 per cent increase over the normal three years ago.

Bars used in reinforcing, according to J. A. Curry, manager of the Trussed Concrete Steel company, selling three years ago at $55 to $60 a ton are now worth from $87 to $90 to $110 per ton. The first two prices hold good if the builder orders his bars from the east and waits 40 to 60 days for delivery. The larger price is asked if the builder insists on immediate delivery and takes the stock from supplies in local warehouses.

Wages Also High

The United States Steel corporation is practically out of the market as far as present orders are concerned. The price of heavier truss steel has proportionately increased.

Another important factor in building is labor. The cost of labor is up from 10 to 25 per cent, and there is a shortage in supply.

For a long time it is not believed that labor will be more plentiful. The ranks of laborers are being steadily depleted by army and navy demands. Many have gone from this country to Europe to join the armies.

Most of these will not return for a long time as they will be employed profitably in rebuilding their own devastated countries after the war. Those in touch with the situation say the European demand will be so great that many others from this country will go there to help in the reconstruction.

The cost of concrete has increased very slightly and is not noticeable in the general advance of other building materials.

Lumber Advances Rapid

Lumber has gone up from 33 to 100 per cent. Cull lumber, sold a year ago at $8 per thousand, now demands $15. Common lumber, once around $11, is now at $21; flooring has jumped from $26 to $36; finishing lumber from $28 and $30 to $38 and $40; rustic from $22 to $31 and $33, and ceiling from $18 and $20 to $28 and $30.

The prices fixed by the government in shipbuilding are expected to have a steadying effect in the lumber market, but no reductions are expected in the near future.

Paints, varnishes and other finishing materials have increased gradually from 1914, 35 to 40 per cent. The advances have been made in small jumps. Plumbing and hardware has made proportionate advances.

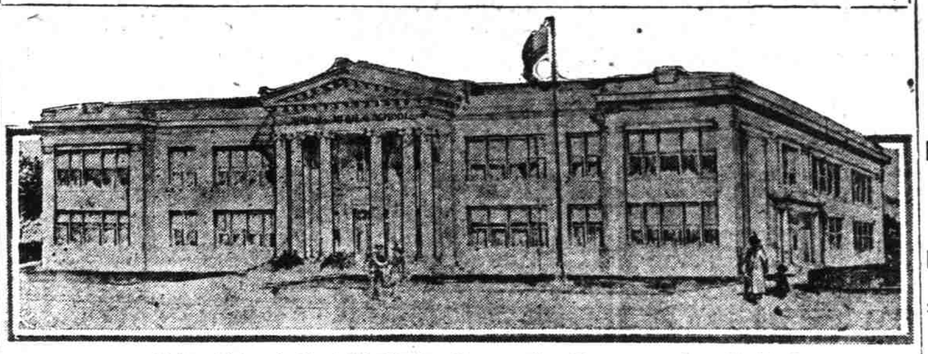
These are a few of the things that have made builders hesitate. The things now being undertaken are along cheaper building lines.

Money Market Tightens

Another thing contributing to the depression is the tightness of money and general uncertainty regarding the program of the government for the war. The Liberty loan has taken up considerable money that might otherwise be available for expansion purposes.

A prominent Portland architect stated Friday that prospective builders were awaiting for some one to start. Just at present no one seems willing to take the initiative. When some one ambitiously steps over the line, others are expected to follow, and activity, in spite of high prices, will be the result.

PORTLAND ARCHITECTS PLAN SCHOOL UNIT



Union high school at Warrenton, Or., as it will appear when finished.

The school board of Warrenton, Clatsop county, has ordered Tourtellotte and Hummel, architects of Portland, to prepare plans and specifications for finishing the second story of the first unit of the Union high school, and have asked estimates for wings on either end of the present building.

The central unit, now completed, has nine rooms and a large auditorium. Each addition will give six schoolrooms.

The town of Warrenton, because of the new industries recently locating there, anticipates the need of this completed school building. When completed as planned, the structure will be the most beauitful one, from an architectural standpoint, in the county.

The same architectural firm has also completed plans for a store building in Hood River, to be erected for E. A. Schiffler at a cost of $10,000. The structure will contain two large store rooms, and in the rear will be two stories. The front will have one story frontage on the street and will be of plate glass and enameled tile. The new building replaces one recently destroyed by fire. Bids will be asked next week, and construction started immediately.

RENTALS MORE ACTIVE AS VACANT BUILDINGS IN CITY ARE FILLED

Quiet Expected to Continue in Realty Market During Summer Vacation Period.

Seasonal quiet is prevailing in all lines of the real estate business in Portland and in a short time many principals of the market will be enjoying summer vacations that are not likely to be disturbed by any great rush of activity.

The lull is expected to last for several weeks, possibly throughout the summer as at least that much time will be required for conditions to adjust themselves.

Scarcely anything "big" in the way of realty transactions was reported during the past week, while building conditions still remain nominal in extent.

Vacant Buildings Filling Up

Rental agencies report generally better business conditions. More buildings and offices are being taken, and many are seeking better locations for their enterprises. The shipbuilding and its auxiliary activity has given this branch of the realty market a welcome impetus. Rental business at this time is almost the principal feature of the current market.

Plans for close to $75,000 of work was in the hands of officials of the municipal building bureau Saturday, and permits for most of it will be granted this week.

Work for the Grant Smith-Porter-Guthrie shipyard buildings, involving about $40,000, is at the city hall for approval. The plans are for two sheds, each 288 feet square, and a warehouse 40 by 80 feet in dimensions.

Plans Are Submitted

W. A. Carpenter has submitted plans for erecting a three story frame addition to the El Dorado apartments at the northeast corner of Failing street and Garfield avenue. This will cost about $10,000.

John V. Bennes, architect, submitted plans for a substantial residence to be built at 150 Kingston street, Arlington Heights, for Mrs. M. Titchener, 75 North Twenty-third street, and a permit was issued Saturday. The home is to cost over $10,000. Work has been started, and the work will be completed in three months. This will be a two story and basement frame house, classic in type. It will contain nine rooms and two baths.

Work has already been started on the building at the northwest corner of Broadway and Flanders street for Fred Dunlee's automobile repair shop. A permit for the work, which is to cost $16,000, was issued Wednesday. The deal was negotiated early in the week by J. Fred Staver for the Bernard Stone estate, a lease for five years, dated September 1, being signed. The building will be 100 by 125 feet in dimensions. Houghtaling & Dougan are the architects.

The week saw plans for a $4000 mold loft, part of the Peninsula Shipbuilding company's equipment, submitted for approval at the city hall.

West Side Property Sold by Manning

In a deal consummated Saturday, Mrs. Elizabeth Hillis of St. Joseph, Mo., became owner of the 100 by 100 corner at Sixteenth and Johnson streets in Couch addition. The property was purchased from H. E. Manning. The consideration was not made public, but similar property in this district has recently been held at from $30,000 to $35,000.

As part payment, Mrs. Hillis deeded to Mr. Manning six lots in block 21, Irvington, the balance of the purchase price being made up in a mortgage and cash. Mrs. Hillis has not yet decided what she will do with the property, but a business development is looked for. The deal was handled by the F. E. Taylor company.

Realty Men Report Several Small Sales

The following real estate deals were reported for the week by Frank L. McGuire:

To Mrs. Ethel M. L. Powell, six room bungalow at 503 East Fifty-second street north, and also a small cottage in Irvington Heights on the Irvington carline. Mrs. Powell made both these purchases as an investment.

To Charles M. Pomeroy of the Multnomah Trunk & Bag company, house and lot at 630 East Fifty-fourth street north, bought for a future home.

To John Puvogel, six room residence at 365 East Eleventh street, which he intends to occupy.

To S. M. Cozad, three room at 190 Farragut street.

The above sales were made by G. C. Goldenberg, manager of the house sales department.

Plans for Masonic Home Are Indefinite

Grand Master W. G. Shellenbarger has not yet appointed the committee of five to act with a like committee to be appointed by Grand Matron Mrs. Lena C. Mendenhall to consider the building of a Masonic and Eastern Star home in Oregon. The committee will first hear offers for a site, and it will endeavor to secure such a site as a donation. The home will be started when the two orders have $50,000 with which to build it, and the financing will not be taken up until the committee reports to the next grand lodge and grand chapter. The resolution of the grand lodge recommends the cottage plan with a central administration building. Until the site is decided upon the plans will not be considered except in a general way.

Bids Called for on Third Franklin Unit

School Clerk R. H. Thomas will receive bids for the third unit of the Franklin high school, in the Creston district, until 3 o'clock, July 5. The plans were prepared under the direction of F. A. Naramore, superintendent of school properties, and provide for a fireproof two story and ground floor structure. The exterior walls will be brick with slate roof. The plans provide a large assembly hall to accommodate 2000 persons, cafeteria, music room, recreation rooms and nine class rooms.

Realtors Visit Weed Farm

Several machines carried members of the Portland Realty board to the Weed peony farm, near Beaverton, Saturday afternoon, enjoying luncheon served by Mr. and Mrs. H. E. Weed. A number of the realty men were accompanied by their wives. The party returned to Portland late in the afternoon.

CITY PROPERTY AND RANCH INVOLVED IN $100,000 TRANSFER

460 Acre Farm Near Brownsville Traded for Three Story Brick Building.

One of the biggest farm deals of the year, involving property worth $100,000, was consummated last week in the trade of the 460 acre stock ranch owned by H. L. Childs of Los Angeles, and located four miles from Brownsville, for the three story brick building at the northeast corner of First and Clay streets and other securities and cash.

The transaction was negotiated by H. G. Epton and J. S. F. McClellan, realty associates at 512 Chamber of Commerce building. The real ownership back of the building property was not made known, the deal at this end being handled in the name of the Iroquois company.

The ranch near Brownsville has $15,000 in building improvements, 30 head of cattle and horses, 50 head of sheep and farming machinery.

North Plains Ranch Traded

The new owners will add thoroughbred stock to the animals already on the farm, and the ranch will be further developed along the same lines as formerly.

The building at First and Clay streets was erected in 1890. It is an old brick structure now used for hotel and other business purposes. Its valuation in the trade was fixed at $40,000, the balance being handled in mortgages and cash.

Another trade handled by the same realty associates was that of a 160-acre ranch near North Plains, owned by Mrs. Della Etchison, for three six room houses, located at Kirby and Skidmore streets and valued at $8000. The owner of the latter properties, John Sundquist of Portland, also assumed a $4000 mortgage on the farm, the valuation of which was placed at $12,000. Fifty acres of the ranch are in a high state of cultivation. The ranch is nicely equipped with buildings, an orchard, some stock and farming implements.

Other Trades Are Made

A frame store building and four and one-half lots at Gladstone, Clackamas county, owned by Henry Kerbs, was traded to Mr. and Mrs. C. W. Udell for a corner lot at East Twenty-second street and the Alameda and three lots in Mosely's addition in Sellwood. The Alameda property was valued at $2500, the Sellwood lots at $2000, while the store property was valued at $8000. The difference was made up by the Udells' in cash and a mortgage.

The Alameda lot was then traded by Mr. Kerbs to Edward Reinick for 10 acres in Josephine county near Grants Pass and a six room house at Front and Gibbs street. Both these deals were also handled by Messrs. McClellan and Epton.

Ferdinand Joplin Has 70th Birthday

Ferdinand Joplin, a member of the contracting firm of Glebisch & Joplin, celebrated his seventieth birthday Saturday. Mr. Joplin has been in the contracting business in Portland for the last 25 years, although he came to the northwest from Missouri in 1883. At a local hospital he recently underwent a serious operation, but his rugged physique is enabling him to make complete recovery.

Fred S. Morris Buys Home in Irvington

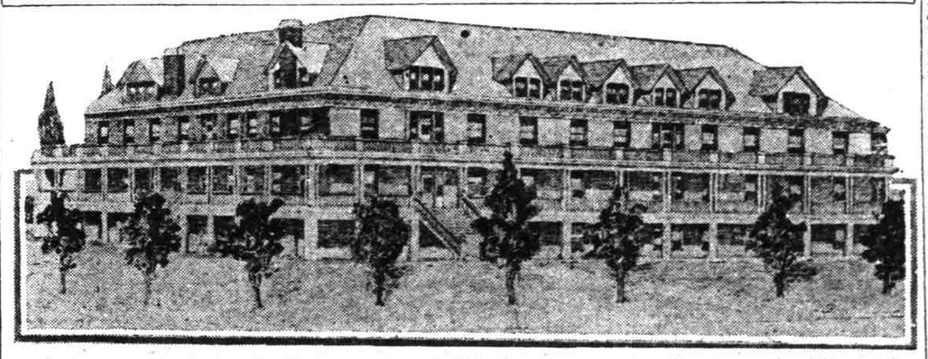
The beautiful home erected a few years ago by H. P. Palmer at East Twenty-fourth and Hancock streets, was sold Friday by S. Morton Cohn to Fred S. Morris, bond broker, who recently returned to Portland after residing a while in Philadelphia. The Palmer home was built at a cost of about $30,000. The consideration in the transaction last week is said to have been $25,000, satisfied in part by the transfer of acreage at Estacada, some cash and the assumption of a mortgage by the new owner. The deal was handled by C. Lewis Mead.

Bank's New Home Ready About July 15

The United States National bank building at Sixth and Stark streets will ready for occupancy about July 15. Interior finish is now being completed and most of the fixtures have been installed. The exterior has been completed. Notice of formal dedication of the building will soon be sent forth by the bank. A. E. Doyle is the supervising architect.

J. C. Ainsworth, president of the bank, said that the fixtures in the present building at Third and Oak will be sold and the quarters cut into small rooms for individual shops.

ODD FELLOWS' HOME ADDITION PLANNED



Odd Fellows' home at East Thirty-second and Holgate streets as it will appear when completed.

Work on an addition to the Odd Fellows' home at East Thirty-second and Holgate streets will be started in a few days, or as soon as bids have been submitted and contracts let. The addition will cost about $25,000, and will be ready for occupancy in the fall.

The home building as it now stands was completed 12 years ago. Crowded conditions have prevailed for some time and the addition will give a completed structure almost twice the size of the original. The building will have brick walls and interior mill construction.

The completed building will be in an L shape, the addition being the south wing. It will contain 38 rooms in addition to an auditorium, children's dining room and laundry.

Plans were made by Architect Ernest Kroner. Robert Andrews is chairman of the home board of trustees. The home is supported by the state grand lodge of I. O. O. F.

REALTY BOARD HEARS SOME LIVELY TALKS AT FRIDAY LUNCHEON

President Taylor Says 140 Have Signed to Make Trip to Grays Harbor Session.

RED CROSS WORK AIDED

Recent Attack on First Families Assailed; Prosperity Here, Says John H. Hartog.

Although the attendance was small, the meeting of the Portland Realty board Friday noon was patriotic and stirring, one of the liveliest luncheon gatherings the board has had in a long time.

In the first place, Captain Clarence R. Hotchkiss, a member of the board who is now in charge of a company in the Third Oregon regiment, paid farewell respects to his fellow members until the war is over.

Captain Hotchkiss was not scheduled on the regular program, but he was called on for a speech, and in it he said the regiment was expected to go into a concentration camp shortly, preparatory to active service overseas late in the fall.

Will Assist in Red Cross Drive

In a short address Captain Hotchkiss emphasized the seriousness of the international situation and urged those too old for military service to do everything in their power to help the Red Cross and other auxiliary movements in connection with the war. Three great cheers were given for the captain when he concluded his farewell.

Louis W. Cronan started with an address on the value of "Westover Terraces" as a residential asset to the city, second to none of its kind anywhere in the country. He concluded with a talk for the Red Cross.

Cronan said that the board had been pledged to assist in the final drive of the campaign Monday and that some of the members were going to begin work as early as 7 o'clock in the morning. The Rose Festival street vases are to be stationed at the Red Cross center, Sixth and Alder streets and an attempt will be made during the day to fill them with coin.

Realty board members, in relays, will guard the containers and will urge passersby to contribute. Herman Van Borstel, chairman of the entertainment committee of the board, was named head of a committee on arrangements for this event.

140 Sign for Grays Harbor Trip

Some of the difficulties being met in properly recognizing the claims of both Aberdeen and Hoquiam in the forthcoming convention of the Inter-state Realty board were recited by F. E. Taylor, president of the board.

The convention is being held "on" Grays Harbor and not at Aberdeen or Hoquiam, said President Taylor. Exactly half of each visiting delegation will be domiciled in each city, and the special trains will not stop at Aberdeen, but run through to Hoquiam.

The speaker said that 140 persons had signed up for the trip from Portland, and enough more are expected to give a party of 250 people from this city. Up valley points have registered 60 persons, and special trains are scheduled from Spokane and Tacoma. Interest in the convention at Seattle, President Taylor asserted, was disappointing.

A recent public speech in which the Chamber of Commerce and members of some of Portland's "first" families were criticiszd, was attacked by Mr. Taylor.

"This constant hammering and lambasting of people in Portland has got to stop if we ever expect to get anywhere," he said. "We cannot expect to have leadership in any movement if these leaders are to be constantly subjected to attack and criticism. I hope every member of the realty board will refrain from this, and, instead, get behind and boost and put in good words for these people and things."

"The 'Buy a Home First' movement cannot be judged by the number of homes it sells at once," said S. Dean Vincent, in speaking of the recent home investment campaign. "The movement was primarily intended as one of education, and in this we were successful. We may expect results from this over a period of seven or eight years. In connection with this movement, realty men should be careful not to sell a man a home that is beyond his means. Do not sell a man a $10,000 home when he can only afford a $5000 one. An investment beyond a man's means makes of him an enemy."

Prosperity Already Here

John H. Hartog, in a forecast ahead said that in 12 months realty men would not be looking for buyers of homes and properties, but looking for properties to sell to them.

"Prosperity is not only coming to this city, but it is here," said Mr. Hartog. "If you do not see it, your eyes are closed. From now on there will be very little house building done. We will not be able to build because of the high prices of materials. It will be a matter of selling what we have, and the demand is going to exceed the supply."

In the process of rebuilding Europe, Mr. Hartog asserted, the Pacific coast is going to have a large share of the business.

OUT-OF-TOWN REALTY DEALS

Roseburg. — William McMaster, a Portland capitalist, yesterday closed a deal by which he acquired the 170 acre ranch owned by A. R. Metz, a short distance north of Oakland. The place is well improved and it is said will be developed to a high standard by the new owner.

Klamath Falls. — The Black Butte Livestock company, represented by C. A. Parvin of Portland, has purchased the well known W. J. Jamison ranch lying in Lake and Klamath counties, comprising approximately 900 acres, for a consideration of $90,000. In the deal is included 3000 head of sheep, 64 head of horses and mules and farm machinery.

Enterprise.—By several recent purchases, Jay H. Dobbin and Guy W. Huffman have largely increased their holdings in the canyon of Snake river. They also have taken over several hundred head of cattle.

The firm of Dobbin & Huffman has bought the land and stock of Roy Favor and of J. H. Tippett of the Grande Ronde and Horse creek country. This purchase gave Dobbin & Huffman a half section of deeded land and a lease on two and a half sections of other land which Mr. Favor controlled. More than 200 head of Hereford cattle of various ages and 30 head of horses were included in the transacation. The consideration was nearly $20,000 cash.

Marshfield.—The finale in the deal for the sash and door factory at North Bend, between the Buehner Lumber company and the North Bend Mill & Lumber company, was staged last week, when the deeds for the property, which includes not only the sash and door plant and machinery, but just over nine acres of land, were handed over by Philip Buehner to the North Bend Mill & Lumber company, in exchange for a sum of $50,000.

Klamath Falls.—G. F. Hayes of Berkeley Cal., has completed the purchase for and taken possession of the H. H. Mustard ranch of 320 acres at Nye postoffice. The place is well improved, and has 80 acres in grain which goes in the deal. The consideration was in the neighborhood of $9000. Mr. Hayes is formerly from Versailes, Mo., and was well acquainted with J. W. Etter, I. M. Schannep and other substantial citizens of Pilot Rock who were one time residents there before migrating to God's country.

North Bend.--Harold Moore, who until recently has been on the Larson ranch on Larson inlet, has bought Owen and Joe Moore's interests in the ranch on Daniels creek and has taken possession.

Half Way.—D. J. Thomas has sold his farm of 80 acres a mile and a half east of Halfway to Parney George. The price including crop was $9000. Mr. Thomas plans to leave this coming fall for Arizona, where he will probably buy an irrigated tract and take up farming again.

Roseburg.—An important real estate transaction was made here last week when the E. Maulding farm near Melrose was disposed of through the firm of Perrine & Marsters to J. E. Hoffman, who recently arrived here from Montana to live. Mr. Hoffman has taken possession of the property.

Pendleton.—At a price of $175 per acre, George Peringer today purchased the John La Roque allotment on the reservation, 148 acres, the total bid for the land being $25,680. The land lies six miles due south of Athena and is considered very good land. The price paid almost sets a record for wheat land in this county.

REALTY TRANSFERS

Meridianal Co. to L. E. Lockwood, S. ½ L. 8, B. 7, Germania	$ 1
City Treas. to Meridianal Co., S. ½ L. 8, B. 7, Germania	3
Belle P. Rutter to J. M. Rutter, L. 15, 16, B. 13, Portsmouth Add.	1
Peninsula Industrial Co. to C. C. Colt, 102 acres beg. on W. line of Jos. H. Switzler D. L. C. 4339.5 ft. from SW. cor. said claim	1
Peninsula Industrial Co. to B. C. Darnall, 114 acres with exc. beg. on W. line of Jos. R. Switzler D. L. C. 2739.5 ft. from SW. cor. said claim in sec. 10, T. 1 N., R. 1 E.	1
Peninsula Industrial Co. to R. H. Brown, 93 acres beg. in W. line of Jos. R. Switzler D. L. C., 1039.5 ft. from SW. cor. said claim	1
First Trust & Savings Bank of St. Johns, Or., to Daniel T. Baton, L. 13, 14, B. 5, North Bank Add.	1,300
E. Burslem Thomson and wf. to W. T. Reed, L. 12, B. 132, R. C. Park	10
Minnie Wrede to Joseph Schempp, L. 26, B. 2, Wapello Park	10
Sidney G. Lathrop and wf. to Jessie G. Lathrop, L. 4, B. 22, Woodlawn	10
Sheriff to A. B. Carlock, L. 4, B. 18, Elmhurst	2,500
Alice L. Dunbar Nickerson and hus. to R. W. Anderson et al, L. 13, B. 2, Rumsey's Add.	650
Title & Trust Co. to Wellington Invst. Co., L. 5, 6, 7, B. 14, Wellington	10
J. A. Black to Isabel A. Black, S. 60 ft. of L. 8 and all L. 9, and S. 10 ft. L. 10, B. 2, Mt. Tabor Central Tract	1
Wellington Invst. Co. to Rumie A. Foley, L. 5, 6, 7, B. 14, Wellington	700
Portland-Pacific Trust Co. to Carl O. Millspaugh, L. 6, and W. ½ L. 7, B. 1, Dana	10
Ida L. Orchard to Fred M. Orchard et al, 4½ acres in sec. 15, T. 1 N., R. 1 W.	1,000
Caroline Schramek and wf. to Alois Baumgartner, L. 10, 11, 15, B. 3, Morgan's Add.	10
William H. Witt and wf. to Bessie Shaw Windnagle, L. 7, B. 9, East Portland Hts.	10
Ida L. Orchard to B. F. Orchard, 4-10 acre in sec. 15, T. 1 N., R. 1 W.	12
Bruce E. Douglass to Peninsula Sec. Co., L. 16, 17, 18, B. 16, East St. Johns	10
Empire Invst. Co. Inc. to Peninsula Sec. Co., L. 1 to 11, B. 20; L. 1, 2, 4 to 10, B. 29; L. 1 to 10, B. 30, Holbrook's Add.	
Empire Invst. Co. Inc. to Peninsula Sec. Co., L. 7, 18, B. 22, L. 1, 2, B. 23, L. 3, B. 25; L. 11, 12, 14, 22, B. 26; L. 5, 9, 14, 18, 19, 27; L. 4, 10, 12, 17, 18, 26, 28, B. "D"; L. 5, 6, 17, 19, 20, 22, B. 29; L. 11, 14, 15, 16, 17, 19, 20, B. 30; L. 8, 9, 17, 18, B. 31; L. 11, 15, B. 32; L. 8, 11, 13, B. 33; L. 1, 2, 6, 11, B. 34, Holbrook's Add. to St. Johns, also L. 3, 4, 33, 34, 27, 28, B. "C"; L. 11, 12, 21, 22, 25, 26, 27, 28, B. "C"; L. 11, 12, 21, 22, 25, 26, B. "D"; L. 5, 6, 17, 18, B. "E"; L. 19, 20, 25, 26, B. "F"; L. 6, 7, B. "H"; L. 4, 5, B. "K", East St. Johns; L. 26, 29, 30, B. 1; L. 12, 15, 16, B. 3; L. 3, 11, 14, B. 4; L. 3, 4, 5, 6, B. 5; L. 4, B. 6; L. 8, B. 13; L. 5, 13, 15, B. 15; L. 4 to 9 and 5, B. 16; L. 6 to 10 and 12, 14 and 23, B. 17; L. 1 to 10, 12, 13 to 18 and 25, B. 18, East St. Johns; L. 1 to 4, B. 22; L. 21, 22, B. 34; L. 30, 31, B. 36, East St. Johns	
Empire Invst. Co. Inc. to Peninsula Security Co., L. 11, B. "A"; L. 5 to 8 inc., 13, 14, 17, 18, 25, 26, 29 and 30, B. "C"; L. 9, 10, 18, B. "D"; L. 9, 10, 15, 16, 21, 22, B. "E"; L. 5, B. "H"; L. 6, 7, 26, 27, B. "J"; L. 1, 2, 3, B. "K"; L. 7, 8, 26 to 30, B. "L"; L. 18 to 21, B. "M"; L. 1, 2, 11, 12, 18, 19, 25 to 30, 40, B. "N"; L. 11, 12, 19, 20, 29, 30, B. "P"; W. ½ of L. 2, B. "Q"; L. 12, 32 to 36, B. "Q"; L. 8 to 12 and 15, 16, B. "R"; L. 14, 15, 18, 19, 25 to 28, B. "S", East St. Johns; L. 20, 21, 31, 32, B. 1; L. 11 to 17, B. 5; L. 2 to 7, 11, 12, 13, 17, B. 6; L. 3 to 7, 9, 14, 15, B. 7; L. 4, 5, 7, 8, 10, 11, 13, 14, 16, 17 18, B. 8; L. 1 to 5, B. 9; L. 5, 7, B. 13; L. 6, 12 to 14, 18, B. 14; L. 16, B. 15, East St. Johns	
Catherine Perry et al to B. Brewer, L. 7, 8, B. 22, Columbia Hts.	2,000
The Metropolitan Invst. & Impvt. Co. to James B. Moore, L. 11, 12, B. 7, Erroll Hts.	10
August Knobloch to Edward Honay et al, all B. 10 in sub. of tract "C" Overton Park	1,500
Arthur Brugger and wf. to John McCullough, L. 15, B. 2, Brugger View	365
H. A. Duggan and wf. to Walter Scott et al, L. 11, B. 1, Reservoir Park	10
H. J. Seeck and wf. to F. L. Stewart, 25 acres in sec. 32, T. 1 N., R. 3 E., also und. ½ of 11x161 rods, beg. SE. cor. of Dr. Hartley's land	

BUILDING PERMITS

Mrs. Mary Tichner, erect frame dwelling, 150 Kingtson avenue between Bell and Parkside drive; L. D. Horn, builder; $10,000.

Foster & Kleiser Co., erect wall sign on Washington between Twenty-third and Osage; Foster & Kleiser Co., builders; $100.

F. Bickel, repair 4 story brick ordinary warehouse 31 North Front between Burnside and Couch; Tuerck Mackenzie Machine Co., contractors; $50.

James Robb, erect 1 story frame garage, 4713 Eighty-fourth street between Forty-seventh and Forty-eighth avenue; builder, same; $30.

Charles L. Parker Estate, alter 2 story frame dwelling, 611 Third street between Sherman and Caruthers; builder, same; $600.

M. H. Houser, repair 11 story fireproof reinforced concrete offices and stores, Fourth and Oak; Vanderhoof Brothers, builders; $200.

Jones & Co., repair 1 and 2 story lumber shed, 289 Fourth between Jefferson and Columbia; F. H. Brandes, builder; $300.

Eugene E. Smith Buys Home

Eugene E. Smith, former president of the Central Labor council, purchased a five room bungalow at 1146 Stephens streets last week from D. G. Wilson, paying $3250 for it. Mr. Smith invested for a home, and took possession at once.

Baby Hospital Finds No Possible Slacker

Chicago, June 23.—"There are no males in this hospital who come under the registration act," was the laconic message from the Infant incubator hospital, in answer to queries from City Clark Igoe for a registration of all inmates of the various hospitals.

MEDITERRANEAN NOW CENTER OF GERMANS' SUBMARINE ACTIVITY

U-Boats Infest Harbors and Take Heavy Toll of Transports En Route East.

FISHING SMACKS SUFFER

German Admiralty Sparing No Effort to Prevent British Forces From Reaching Asia.

Rome, June 23.—(I. N. S.)—The Mediterranean is now the center of German and Austrian submarine activity.

According to Italian shipping leaders, half the allied tonnage destroyed in April was lost in the Mediterranean sea. It consisted chiefly of large transports laden with coal and victuals for Egyptian and Mesopotamian army bases.

The people of Italian sea towns tell wonderful stories of submarine activity and exploits along the Tyrrhenean coasts. Submarine commanders seem to be extremely fond of paying unexpected brief visits to towns nestled among rocks and reefs and almost invisible from the sea.

U-Boats Infest Harbors

As soon as the commander of the nearest torpedo base answers the wireless, informing him that the enemy has arrived, the commander of the submarine, who in the meanwhile has tried his marksmanship against the local bell tower or railroad station or has sunk whatever sailing craft happen to be in the harbor, salutes and disappears below the surface.

Sometimes, other towns relate, a submarine follows undetected a convoyed transport until within a short distance from the home port, remaining submerged until late in the evening. When everything is quiet and the convoy has left and the crew of the transport feels safe within the friendly harbor the submarine pops up and the ship is sunk.

One of the spots most badly infested by U-boats in Italy is the Straits of Messina. Since Italy intervened in the conflict the ferryboats carrying to Messina the continental trains running to Syracuse and Palermo have been manned by picked crews from the Italian navy and are armed with powerful guns. Yet the submarine is always on the lookout for a favorable opportunity. Whether this opportunity has ever presented itself only the Italian admiralty is in a position to say with accuracy.

Raider Himself Surprised

Syracuse, which is the home port of every ship plying between Italy and Tripoli, has had quite a different experience. The entrance to the harbor is never free from mines, and, now and then, notwithstanding the steady work of the Italian mine dredger, a ship is towed pack to port either in a sinking or greatly damaged condition.

Several days ago an Austrian submarine appeared off Portoferraio, Elba, and started to corral all the fishing and sailing vessels engaged in the coastwise trade. Apparently the submarine felt absolutely safe and in less than an hour eight or nine craft had been collected and the order given to their crews to take to the boats.

The panic stricken sailors were watching with tears in their eyes the preparations the submarine was making to sink the boats, when all of a sudden a report rang out and a shell splashed in the water only a short distance from the raider.

The commander seemed puzzled, but a second shot sent him scurrying below and soon after his boat dived and was never seen again.

Score of Submarines Operating

But what occurs along the 5000 miles of Italian coast is nothing compared to what happens around Malta, which is England's main station on the route to Port Said and Saloniki, and England's most powerful torpedo base. Apparently the German admiralty is determined to spare no effort to prevent the revictualing of the English armies operating in Asia and the allied army at Saloniki, as no less than 20 submarines are now stationed between the southern coast of Sardinia and the eastern Aegean.

While an Austrian submarine commander is ready to sink anything from an outgoing emigrant steamer, with women and children on board, to a Red Cross hospital ship, yet one steamer he will never sink, and that is the mail boat plying between the continent and Sardinia.

Various reasons have been offered to explain this fact. One is that, as Sardinia is the concentration camp for the Austrian civilian population that preferred to be interned instead of returning to Austria, the Austrian admiralty has instructed the submarine commanders to let the mail boats alone because they bring the Austrian prisoners' mail.

Sardinian Threat Feared

Another story is that one day the commander of an Austrian submarine, speaking Italian, landed in a deserted small Sardinian port and bought fruit and vegetables. He was recognized just before departing, but instead of shooting him the mayor of the town preferred to warn him not to sink the mail steamers taking home Sardinian soldiers, as for every soldier drowned five Austrian prisoners would be disemboweled. And a Sardinian is known to keep a promise of this sort.

Switzerland has built its highest aerial tramway, a mile and half long and ascending to an altitude of nearly a mile, solely for tourists.

SIGHT AND MOTION FEATURE INSTRUCTION OF DEAF AND DUMB

Teacher of 45 Years' Experience Explains How Mutes Are Trained.

New York, June 23.—Enoch Henry Currier, principal of the New York institution for the instruction of the deaf and dumb, describes in the New York Evening Post some of the methods which he has developed in 45 years of service among those who were born deafmutes.

Mr. Currier, who is 67 years old, is regarded as the originator of the rhythmic work and vocal instruction for deaf and dumb pupils. "You see," he said, "we must substitute sight and motion for hearing and speech. Deafmutes lack the freedom of motion because of the absence of response in the muscles of the ear. We must restore their sense of equilibrium."

"When did you make this discovery?" he was asked.

"About 40 years ago," he replied. "I began to inquire why a deaf boy should enjoy beating against a wall with a club and I learned that the resultant sensations gave pleasure and enlivened the body. I found the marching and manual of arms improved when we were hurling sound waves against battalions. It occurred to me that flutes might be added to drums, and then bugles and later cornets. The vibrations stimulated the nerves and seemed to add life to military instructions. The next logical step was to introduce the method into our teaching."

In the Kindergarten

Mr. Currier led his visitor to the kindergarten, where young children of four and five years were having their first lessons in rhythm.

"Here we must begin exercises with free action," he said. "We must accomplish relaxation. We teach the children to enunciate 'skip,' and follow it with the actual act of skipping."

To the uninitiated it was remarkable to hear the mutes take up the refrains of "Fly, fly, up to the sky," as they went through the motions of accomplishing the flight. Then Mr. Currier had them stand about the piano with their hands resting on the top. From a repertoire of 30 pieces certain tunes were selected, and the children soon began to attempt the enunciation of the words they had learned to associate with this set of vibrations.

More advanced classes were able to follow the words of songs of varying rhythm, such as "The Blacksmith," set to "The Anvil Chorus," and "Polly Wolly Doodle All the Day," which is one of their favorites.

How Music "Feels"

"Tell me," said Mr. Currier, "if you see one unhappy face."

"How does music make you feel?" he asked one of the youngsters.

"An exciting feeling comes up from the floor," was the answer.

"And how do you feel?" he signalled to another, Fidangue Decastro, who was born deaf and who plays a cornet in the band.

"At first it made me feel dizzy; now it makes me feel very well."

"It is the joy of accomplishment and the happiness of the association with these unfortunate children which makes my work so pleasant," said Mr. Currier, whose 45 years of service has not exhausted his enthusiasm as a teacher.

Well at Muir School Will Be Reopened

Berkeley, Cal., June 23.—"The Old Oaken Bucket" will be brought back again to the John Muir school in Berkeley when the well in the schoolyard, which has been closed for a generation, is reopened this summer.

This is part of the plans of the board of education for renovating school houses and beautifying schoolyards during the vacation period.

Ohio Girls "Do Bit" Working on R. R.

Cleveland, Ohio, June 23.—Women of Cleveland are doing their bit by working at manual labor to fill the jobs of men who have enlisted.

Fifty of them, clad in overalls and dark-colored middy blouses, are wiping engines at the Erie roundhouse. Two dozen or more are working in the shops, running lathes and such. Thirty-five more have gone to work as checkers for the Baltimore & Ohio railroad. And every one of them likes her work. "No harder than washing or ironing," is the chorus.

TIPS To the Home Owner

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