

PORTLAND, OREGON, SUNDAY MORNING, MARCH 21, 1920.

## ERECTION OF TEN DISTINCTIVE TYPES OF MODERN HOMES PLANNED FOR THE IRVINGTON DISTRICT



The Title & Trust company recently acquired a tract of land on East Nineteenth between Siskiyou and Klickitat streets and will erect 10 modern dwelling houses. Each house will occupy a 50 by 100 foot site. They will be sold on easy terms at prices ranging from \$8000 to \$9000. Construction work will begin immediately and the homes will be ready for occupancy in June. Five of these are shown herewith.

### PORTLAND REALTY MEN WILL ATTEND ST. LOUIS MEETING

Realty Dealers From All Northwest Plan to Attend National Convention; Portland in Contest.

Letters received by Fred E. Taylor, who represents Oregon on the executive committee of the National Association of Real Estate Boards, indicate that a large delegation of realtors will represent the Pacific Northwest at the national convention which is scheduled to take place in Kansas City, June 2 to 5 inclusive. Definite promises of attendance have already been given by more than 25 realty men and boards who have promised to send official delegates.

**NORTHWEST DELEGATES**  
The delegation from the Pacific Northwest will be drawn from the 25 realty boards and associations operating in British Columbia and the states of Oregon, Washington, Idaho and Montana. In a majority of instances the presiding officer of the local realty boards in the Interstate Association of the Pacific Northwest are planning to attend the national convention.

Arrangements are being made to provide a special car for the Pacific Northwest realtors and it is expected that the entire delegation will depart from Portland in a body.

C. V. Johnson, manager of the state real estate department at Salem, is to be one of the speakers on the program at the national convention and will accompany the realtors on their trip to Kansas City and take an active part in the proceedings.

**ENTERTAINMENT PLANNED**  
Word has been received from Denver and Salt Lake that the realty boards in those cities are planning to extend royal entertainment to the realtors on the "Pacific Northwest Special."

Following is a list of those who have already designated their intention of making the trip to the Kansas City convention:

F. E. Taylor, W. W. Ferguson, H. S. Beckwith, Paul C. Murphy, C. A. McKenna, Harold Junck, Fred N. Strong, Paul A. Cowgill, secretary of the Interstate Realty association; Fred W. German, president, and Fred C. Brockman, secretary of the Portland Realty board; all of Portland; E. B. Archibald of Grays Harbor, Wash., president of the Interstate Realty association; F. O. Dole, president, and W. O. McCaw, secretary of the Grays Harbor board; E. S. Goodwin, B. L. Lambuth, John Elliott and G. C. Bennett all of Seattle; A. L. Murphy, president of the Caldwell, Idaho, board; George M. Elliott, president, and W. A. Barnes, secretary of the Tacoma board; Walter S. Bruce, president of the Boise, Idaho, board; N. M. Apple of Lewiston, Idaho; C. V. Johnson of Salem, head of the state realty department, and delegates from Spokane, North Yakima, and Victoria and Vancouver, B. C.

### PORTLAND IN CONTEST

In addition to the above list the Portland Realty board will enter a participant in the five minute cup contest and probably a number of other boards will also send delegates for this contest. Each year at the national convention a handsome silver trophy is awarded to that board whose speaking representative makes the best talk on the advantages and beauties of his home city. Paul A. Cowgill is in charge of the local contest for this honor.

### Vancouver Building Permits Show Gain

Vancouver, Wash., March 20.—Building permits issued thus far in 1920 show a steady increase in building activities. In January 21 permits aggregating \$21,346, were issued. In February 26 permits, aggregating \$71,680, and to date in March permits aggregating \$20,500 have been issued, making a total of \$112,525. In January of 1919 15 permits, including the one for building the Salvation Army hut, were issued, representing an expenditure of \$47,285. In February 22 permits were issued, aggregating \$12,355 and up to March 17 permits aggregating \$13,000 had been issued, making a total of \$72,640.

**Hotel for Twin Falls**  
Twin Falls, Idaho, March 20.—Twin Falls is to have a new five-story hotel. Prominent local business men are building it. It will cost approximately \$300,000 and will be one of the finest, if not the finest, in Idaho. The excavation work will begin immediately and the construction will be pushed hard until the structure is completed.

### Private Capital May Build Dormitories For Idaho Schools

Boise, Idaho, March 20.—Dormitory problems at the various state higher educational institutions may be solved by inducing local private capital to build the required buildings under a guarantee of a return of 6 per cent net on the investment, and thereby save the state the expense of putting up the structures. Dr. E. A. Bryan, state commissioner of education, announced upon his return from Moscow, where he attended a meeting of the University of Idaho executive committee.

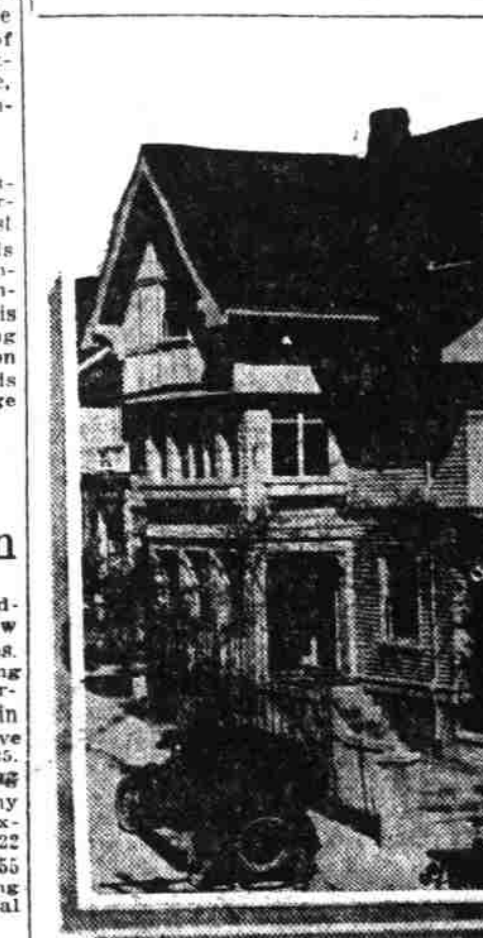
### McKim & Company Awarded Contract For Swimming Pool

Baker, March 20.—McKim & Co. of Baker were awarded the contract to furnish iron equipment for use in constructing the swimming pool in the municipal natatorium at a special meeting of the city commission held Wednesday afternoon. At this meeting the commission also passed resolutions naming the judges and clerks and designating the polling places for the special city election to be held April 19 for the purpose of voting on a \$52,000 bond issue to build a new dam at the Goodrich creek reservoir to increase the city's water supply and to improve the fire station.

### Payette Lakes Park Is Planned in Idaho

Boise, Idaho, March 20.—"Payette Lakes park," a proposed public recreational reservation, to include hundreds of acres of land now owned by the state along the borders of Payette lakes, was brought one step nearer this week when the Idaho board of land commissioners refused to offer for sale land which C. H. Nelson proposed to use for the site of a \$75,000 hotel. Members of the board took up the Miller report on Payette lakes, in which Dean Miller advised that a park be established and approved a plan whereby the lands may be turned over to the government and established as a national park. Federal officials have expressed a willingness to exchange valuable forest lands for the lands about the lakes.

### LOVEJOY STREET HOME SOLD



Residence of N. C. Colman at the head of Lovejoy street, recently purchased by Charles E. Miller of the West Oregon Lumber company.

The beautiful residence at 905 Lovejoy street occupied for many years by N. C. Colman, was recently purchased by Charles E. Miller of the West Oregon Lumber company. Miller will take possession of the property in April. The sale of the property was handled by Miss E. Colman, who has had charge of her brother's business interests here during the past two years. The Colman family are spending the winter in Florida and propose to take up their future residence in New York. Colman was formerly a Portland attorney.

### TRUST COMPANY WILL ERECT TEN MODERN HOUSES

New Residences to Be Sold on Easy Terms; Concern Proposes to Help Finance the Buyers.

Robert E. Smith, president of the Title & Trust company, announced Friday noon at the Realty board luncheon that the trust company will erect 10 modern residences on 50 by 100 foot sites located on the east side of East Nineteenth street between Siskiyou and Klickitat streets. The land on which the homes are to be erected formerly belonged to Edgar W. Smith of the Astoria Flouring Mill company and was recently acquired by the Title & Trust company.

Plans for the houses were prepared by DeYoung & Roald and call for ten distinct types of houses of from five to seven rooms. They will be strictly modern in construction and equipment and will be sold on easy terms at prices ranging from \$8000 to \$9000. The Mortgage Guarantee company proposes to assist in financing purchasers who wish to take advantage of the terms offered.

Construction work will begin immediately and the houses will be ready for occupancy early in the summer, according to Smith. Economy in building costs has been effected by purchasing materials in quantity and there will be no loss of time in the erection of the houses, workmen passing from house-to-house as construction progresses. This saving in cost, together with a saving on the price paid for the sites, will be passed on to the purchaser, according to Smith, who states that the houses will be sold at their actual cost to the company.

### Costly Water System For Big Dee Ranch

Dee, March 20.—William Galloway of Waterloo, Iowa, recently acquired a ranch near here and had a survey made for a water supply from the east fork of Hood river. Galloway stated that he believed the ranch would justify an expenditure of \$30,000 for a water system. The Galloway ranch adjoins the holdings of Sequest Bros., Portland hardware men.

### Few Good Claims of O. & C. Land Left in Coos for Soldiers

Marshfield, March 20.—Former service men from other parts of the country have been making inquiry about the O. & C. land which will be thrown open for settlement next month and on which they have been granted a preferential right. As a matter of fact it is not likely that many good claims can be taken up in this county. Much of the land is very rough or inaccessible. The best of the claims have been occupied in most cases for some time and the squatters are given preference over soldiers and where squatters are on good land they have occupied for a number of years they will, of course, claim under their rights.

Members of the local post of the American Legion at a recent meeting discussed the matter quite thoroughly and decided that the preference rights to former soldiers did not mean much as far as Coos county is concerned for the reason that the best of the claims are occupied and will be taken by the squatters and because most of the claims worth while and obtainable are too inaccessible for suitable homesteading. It is recognized that some may be lucky enough to find a good claim but if former service men expect to have open to them many good claims in the O. & C. lands in Coos county to homestead they will be sorely disappointed.

### Brownsville's Sole Real Estate Dealer Now Has Competitor

Brownsville, March 20.—William C. Elmore, for many years cashier of the Bank of Brownsville, has formed a partnership with W. A. Davenport, formerly of Roseburg, in the real estate business. Heretofore Leon Morse was the sole real estate man in town. The new firm has now taken offices in the building at Averill street and Spaulding avenue, recently vacated by Charles Sterling.

Mr. Davenport has had 12 years' experience in the real estate business and is confident that there is a wonderful field here for home builders, particularly for the raising of small fruits and berry crops. He is now at Brownsville and says that his family will follow him soon.

### State Bank Leases Lumbermen's Bldg. Ground Floor Space

The State Bank of Portland has taken over the lease on the ground floor space of the Lumbermen's building now occupied by the Lumbermen's Trust company and will take possession upon the removal of the trust company to the Artisan building. The State bank now occupies the ground floor corner of the Lumbermen's building with a frontage on Fifth and Stark streets. Expansion of the business of the concern necessitates the use of additional space and the new lease practically doubles its office room.

### Plan New Dwellings To Relieve Shortage Of Chehalis Houses

Chehalis, Wash., March 20.—The Chehalis Finance corporation announces the erection of two houses at Fifth and Ninth streets. The company was formed to build a series of five houses for sale on easy terms, the plan being to relieve the local housing situation. Across the street from Fifth and Ninth, Steve Spreitzer is erecting two houses.

Bids for the erection of a two-story addition to the St. Helens hotel in Chehalis was opened Monday. When completed the hotel will have 32 added rooms, or 157 in all. Ever since the new hotel was built, Manager West has been forced to turn away patronage every night, owing to the popularity of the place.

**Rush Capital Repairs**  
Boise, Idaho, March 20.—The west wing of the capital building is expected to be ready for occupancy early in July, and the building will be turned over to the state, complete, not later than November 1, W. J. Hall, state commissioner of public works, announced this week in a report filed with Governor D. W. Davis. On both the east and west wings, for which the last legislature appropriated \$200,000, excellent progress is being made. Under their contract, the builders have until the latter part of November to complete the work. Moderate weather during the winter made it possible for the contractors to work every day and consequently are far ahead of original plans.

### ELKS LODGE AND BANK FIGURE IN BIG REALTY DEALS

Elks Vote to Buy Two Tracts for \$140,000; Bank Pays \$300,000 for More Building Space.

Two of the largest real estate deals of the past week were the purchase of the 50 by 100 foot lot at the southeast corner of Sixth and Stark by the First National bank, and the acquisition of a building site by the Elks at the southeast corner of Eleventh and Alder streets.

The First National bank paid \$300,000 for the new holding. The property joins the site of the bank at Fifth and Stark and, according to A. L. Mills, president of the concern, will be used at a later date for an addition to the

bank. The property was purchased from the Gordon Investment company of San Francisco. It is occupied by a three-story brick building and was bought in 1905 by Phil K. Gordon for \$80,000.

At their meeting Thursday night Portland lodge of Elks No. 142 voted to purchase the 100 by 100 foot tract at the southeast corner of Eleventh and Alder from the Corbett estate for \$100,000 and the 50 by 100 foot lot joining this on the south from the Holzman estate for \$40,000. The lodge also holds an option on the 50 by 100 foot Sherman-Elks tract at the northeast corner of Eleventh and Morrison streets for \$120,000.

The Elks propose to build a new temple on the site acquired. Estimated cost of the structure, exclusive of the site, is \$650,000. The committee in charge of the purchase of the site consists of: W. R. McDonald, D. S. Cohen, Arthur C. Spencer, R. R. Coster, W. F. McKenny, Charles F. Berg, F. J. Lannergan, Harry G. Allen, Ben L. Norden, Max Maissen, John E. Kelly, George P. Henry, J. E. Walsh, W. F. Woodward, John W. Baker, Arthur Berridge and Henry Reed.

**New Apartment for Nye Beach**  
Newport, Or., March 20.—W. H. Waterbury and J. H. Anderson, who recently acquired the property known as the old play ground at Nye Beach are converting it into an apartment house and it will be completed for the opening of summer.

### \$500,000 RENTAL FOR CAFETERIA IN M'GINN BUILDING

Eleven Year Lease on Property at Broadway and Washington Street is Taken by Cafeteria.

The Coffee Cup Cafeteria company closed negotiations Friday for the lease of ground floor and basement of the McGinn building at the southeast corner of Broadway and Washington. The lease runs for 11 years and the aggregate rental paid amounts to \$500,000. The building is a two story structure 100 by 100 feet in dimensions. It is owned by the McGinn estate and J. J. Jennings holds it on a 25 year lease. The Coffee Cup company operates a

restaurant in the basement and also has an eating house fronting on Washington street. Arthur H. Johnston, president of the company, announces that with the expiration of leases held by a number of retail shops now occupying the building the entire floor space, with the exception of the Gunst cigar store on the corner, will be used for restaurant purposes. About \$40,000 will be spent in alterations, according to Johnston.

The company will continue to operate a cafeteria in the basement of the Cornwell hotel and alterations are planned which will double the floor space now in use at that location. The Coffee Cup Cafeteria company was reorganized March 1 and the capital stock increased to \$75,000. It is a cooperative concern, each of the 125 employees holding stock and participating in the profits. Officers are Arthur H. Johnston, president, and A. A. Rucker, secretary-treasurer. The payroll of the company amounts to over \$100,000 annually and during the past year approximately \$380,000 was spent in Portland for foodstuffs and other merchandise used by the concern. The butchers' bills alone amounted to \$60,000, and the gas bill to more than \$200, according to Tucker.

Johnston has had the management of several prominent clubs in the east and prior to coming here operated the Gates hotel at Los Angeles.

**William Butler Yeats**  
Irish poet, dramatist and lecturer, subject, "A Theatre of the People," at Masonic temple, Friday, March 19. Tickets \$1.10 at Sherman, Clay & Co.—Adv.

## ---Action!

THE OWNERS of these three exceptionally well built homes desire to sell them at once. In order to sell them this week all three are offered at extreme low prices.

### Rose City Park District—\$5350

Here, folks, is a splendid home. One cannot find a better constructed house. The material and workmanship is of the very best. On the first floor is living room, dining room, bedroom and kitchen. Second floor, two bedrooms, sleeping porch and bath. Hardwood floors, fireplace, buffet, full cement basement, furnace, etc. This is surely a bargain. Ideally located, one block north of Sandy on 58th st. Inspect this, bring a builder with you and let him pass on its construction. We don't know of a better buy. Circumstances compel the owner to sell—immediately—hence the low price.

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Irvington District—\$7500

A BUNGALOW BUILT ALONG NEW AND MODERN LINES. This splendid home was built by one of Portland's best builders. You will find every conceivable built-in convenience—everything one would expect in a costly home. You will appreciate the exceptionally large living room, which is separated from dining room by French doors. The kitchen is the very acme of convenience. Yes, there is a breakfast nook. Hardwood floors throughout on the first floor. Now, folks, you really couldn't imagine a better planned 4 room bungalow, and the construction and workmanship will appeal to you. You had better phone right now—this minute—for an appointment. Oh, yes—a word about the terms. We want to say that the matter of terms can be arranged—they are most reasonable. But you must hurry.

781 EAST 18TH ST. N.



Rose City Park District—\$5800

Here is a new house of solid construction. We want you to inspect it. You never would expect to buy a new house—one so well built, so modern, so well located—as this one for so little money. This will be open for inspection today. See it and you will appreciate the real value. You couldn't begin to duplicate it for a like amount of money. Here, too, circumstances compel the owner to sell quickly. Bear in mind the location—one block north of Sandy on 49th st.

658 E. 49TH ST. N.

## A. G. TEEPE CO.

264 Stark St., Near Third. Main 3092  
Branch Office, 50th and Sandy  
Branch Office Open Sunday—Tabor 9586

These Offerings Merit Your Immediate Attention