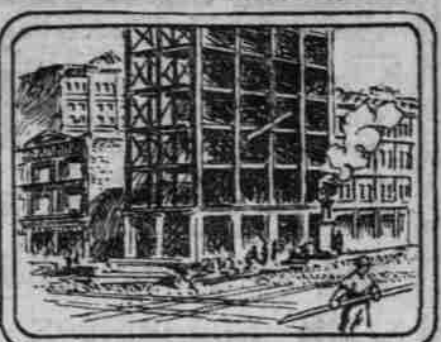


REAL ESTATE BUILDING NEWS



HOUSES GOING UP IN ALL SECTIONS

Portland Now Experiencing the Greatest Growth Known for the Season.

PLAN FURTHER BUILDING

Architects Preparing Drawings and Specifications for Many Fine Residences on Both Sides of Willamette—Permits Increase.

R. G. Buase, a nephew of Fred Buase, Mayor of Chicago, is having plans drawn by O. A. Kieckhefer for a six-room residence on East Forty-second street, near Hawthorne avenue.

Amended plans will be ready within two or three weeks upon which bids will be asked for the new building of the Y. M. C. A. There were about 15 bids submitted at the first call, but they were found to be irregular in some particulars and besides the estimated cost of the gymnasium was considerably under the amount bid for its construction. For these two reasons bids will be asked for on the modified plans.

Fred Page, the commission man, is having plans prepared by R. Martin, Jr., for a theater building which he proposes erecting at Medford. The building is to occupy a space of 50x350 feet and is to be of brick construction. The estimated cost is about \$25,000.

The First National Bank of Joseph, Or., is having plans drawn for a new banking house.

Whidden & Lewis are preparing plans for the Huerfano residence to be erected at Mount Tabor.

Bennet, Hendricks & Tobey have completed plans for the dwelling to be built for M. J. Delahunt at Fifteenth and Tillamook.

Travis & Wilson are working on plans for the residence for Captain L. A. Bailey, to be erected at the corner of Park and Clifton streets. The cost is estimated at \$10,000.

Plans for the residence to be erected at Twenty-fifth and Marshall streets for W. J. Van Schuyver are being prepared by Bennet, Hendricks & Tobey.

Contracts have been let for brick-work and masonry for the dwelling of E. L. Harmon at the head of Lovejoy street by the architects, Boyle & Patterson. The same firm is figuring on estimates on the residence to be put up for Dr. H. S. Nichols on Portland Heights.

W. M. Wilder is preparing to build a two-story plaster and shingle residence near Montgomery drive on Portland Heights, the plans for which are being made by Hockenberry & Co.

Bids for the erection of three hospital buildings at Bremerton, Wash., are being received at Washington.

W. C. Knighton is making plans for a dwelling of 10 rooms to be erected for Charles E. Rummel at Thirty-second and Thurman streets.

Another building intended for the occupancy of Chinese is being planned by Moy Back Hin, the Consul, to be located at Second and Yamhill. Dimensions of the proposed building have not yet been decided upon.

For the first week of March 1908 permits were issued by the Building Inspector. February permits numbered over 400, almost double those of February, 1907, and the record for this month promises to exceed that of last month. Most of the permits were for East Side dwellings.

J. Whyte Evans, the promoter who effected the deal for the Penney and Fittick blocks, has been appointed acting agent for the new Medical building at Park and Alder streets.

About 50 persons have signed their intention to build at Rose City Park this year. Among those who have already built homes are: Frank Schlegel, Andrew Higgins, H. J. Wilkins, H. E. Hornsby, M. R. Eason, Vinzenz Spatt, Ernestine Strandberg, Smith Gwinn, F. W. Henderson, Alvin S. Hawk, O. W. Taylor, M. M. Clapsnow, Norman H. Bean, Mrs. Alta A. Clancy and W. A. Shumann, A. B. Slauson, Sumner Newell, Laura H. Black, Dr. F. H. McIntire, Dr. Theodore Fessler, Charles G. Thayer, C. R. Dodds, L. I. Thompson, Mrs. Kate Jones and R. H. Hughes.

Saturday Real Estate Transfers.

- R. E. Meneffe and wife to Ralph R. Dunaway, lots 4 and 5, block 12, Dunn's Addition..... 10
- Benjamin E. White and wife to White Investment Company, part of lots 6 and 7, block 28, Albina, commencing at northeast corner of said lot 7, thence north 100 feet, west 75 feet, north 100 feet, east 75 feet to beginning of J. L. Petty, lots 21 and 22, block 45, Pennular Addition..... 200
- E. B. Holmes and wife to J. L. Petty, lots 21 and 22, block 45, Pennular Addition..... 200
- Oak Park Land Company to Esther Sunday, lot 4, block 2, Oak Park Addition No. 2 to St. John..... 1
- Earl C. Bronaugh and wife to Emelia S. Karison, lot 12, block 2, Bronaugh's Addition..... 1
- J. E. Dugan and wife to John M. Pittenger, lot 3, block 4, Albina Addition..... 1,000
- George Q. Weidin and wife to J. P. Meneffe, lot 3 and east 1/2 of lot 4, block 18, John Irving's First Addition..... 2,300
- United States National Bank to Maud W. Woodruff, lot 13, block 13, South Portland..... 300
- H. W. Prettymann to Jacob A. Haak, land in block 2, Mount Tabor Central Park..... 1
- W. F. Hughes to Oceanna Baker, lots 19 and 21, block 2, Redlighton..... 2,000

BRISK MOVEMENT IN GOOD SITES

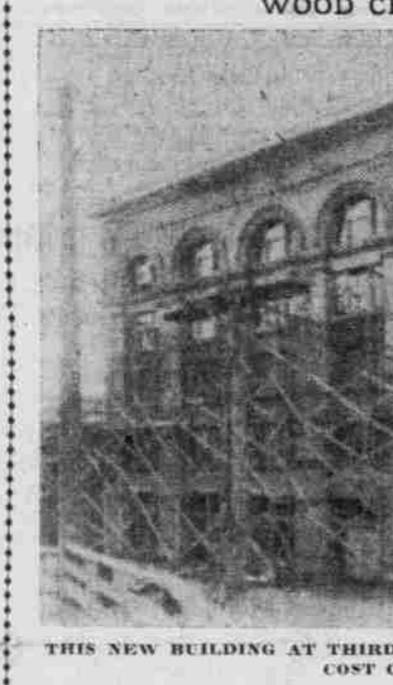
Transfers Show Advancing Values of Desirable Lots.

ORGANIZE SWIFT COMPANY

Packers Interested in New Townsite Movement, Which Is to Control Large Landed Interests on the Peninsula.

Transfers of lots, both for residence sites and business and manufacturing, are keeping up to a remarkable extent. Over \$400,000 was the reported valuations in

BUILDING RECENTLY COMPLETED FOR HAZELWOOD CREAMERY.



THIS NEW BUILDING AT THIRD AND HOYT, CONSTRUCTED AT A COST OF \$75,000.

- George F. Heath, lot 16, block 4, West Piedmont..... 500
- George F. Heath to W. S. Conser, lot 16, block 4, West Piedmont..... 500
- James W. Cook and wife to Andrew Nelson, lot 10, block 4, Cook's Second Addition to Albina..... 275
- The Hawthorne Estate to W. J. Anderson and wife, east 1/2 of lots 5 and 6, block 327, Hawthorne Park Addition..... 1,500
- Max Smith et al. to Gambelin Brewing Company, 4,638 square feet commencing at stake where Balch's County Road intersects north line of Barnes County road, said stake being a southeast corner of tract on which Gambelin Brewery is now situated..... 1
- George Good et al., referees (case in which Max Smith is plaintiff vs. Louisa Logus et al., defendants), same as above described..... 15,000
- Point Real Estate Company to Jennie Sugg, lot 15, block 2, Lorrington, John A. Ball to Edward Nimo, lot 13, block 2, Bickford Park..... 250
- Jacob Trued and wife to Thomas Viggers, lots 19 and 20, block 8, Riverside..... 300
- Edith E. Richards to Hettie R. Emk, 4, block 1, Park Addition to Albina..... 250
- N. L. Galloway to O. E. Leet, lots 3 and 4, block 7, Columbia Heights..... 250
- Willis Krauser and wife to Frank A. and Anna B. Gregory, lots 5 and 6, block 2, Columbia Heights..... 300
- O. E. Leet and wife to Lulu Krauser, lots 3 and 4, block 7, Columbia Heights..... 300
- Carl Benson and wife to L. Cannon, lot 12, block 3, Tabasco Addition..... 1,100
- Point Real Estate Company to Lena Chowling, lots 23 and 24, block 22, Point Addition..... 250
- Thos. Starbuck & Trust Company to Isidell Hoyt, lots 3 and 4, block 2, Berkeley..... 300
- James Carr to Isidell Hoyt, lots 3 and 4, block 2, Berkeley..... 300
- Ainsworth, trustee, east 1/2 of lot 1, block 9, Couch Addition..... 10
- Thomas Burrows and wife to M. Moylan, lot 7, block 2, Stewart Park..... 400
- Multnomah Cemetery Association to Albert Baker, lot 13, block "E," said cemetery..... 5
- Christina Hennig and wife to City, part of lot 2, block 3, Multnomah, lying north of a line 50 feet north, east from and parallel with south line of said lot 2..... 1
- University Land Company to Charles C. Chandler, lots 16 and 17, block 136, University Park..... 500
- J. E. Wyatt and wife to E. B. Holmes, lots 9 and 10, block 6, Scenic Place..... 1
- Eva S. Wheeler to E. B. Holmes, lots 15 and 16, block 4, Scenic Place..... 1
- D. M. Mason to E. B. Holmes, lot 21, block 4, Scenic Place..... 1
- Benjamin Porden and wife to E. B. Holmes, lots 19 and 20, block 4, Scenic Place..... 1
- E. Ruyard to E. B. Holmes, lot 20, block 3, Scenic Place..... 1
- United States National Bank to Arthur Anderson, lots 7 and 8, block 4, Sullivan's Addition..... 1,100
- Victor A. Sauer Company to P. O'Leary, lots 8, 17 and 18, block 2, Monticello Addition..... 1
- George Q. Weidin and wife to E. B. Holmes, lots 4, 5 and 8, Germantown..... 1
- E. L. Wronacott and wife to H. Wright, lots 2, 4, 5, 6, 21, 22, 23, 24, L. Wronacott and wife to H. Wright et al., lots 7 and 8, block 2, LaDene Park..... 2,000
- Wright et al., lots 7 and 8, block 2, LaDene Park..... 2,000
- Total..... \$50,253

Have your abstracts made by the Security Abstract & Trust Co. 7 Chamber of Com.

BRISK MOVEMENT IN GOOD SITES

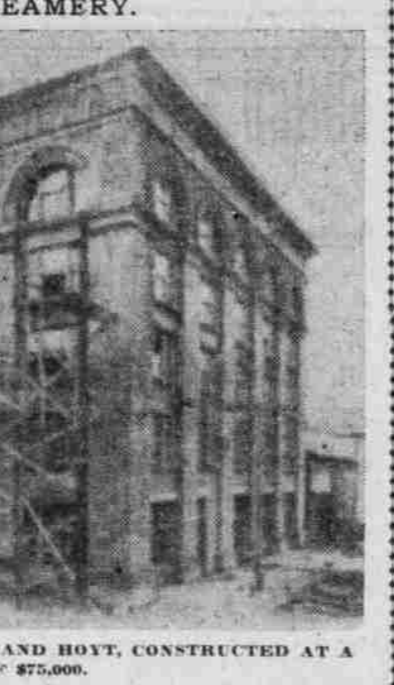
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the records of the past week, but the real valuations of the week probably will reach nearer \$500,000, as in the majority of instances but a nominal valuation is stated in the records. Buying of lots in the East Side suburbs continues to make up the bulk of transfers, and there seems to be no particular section of that part of the city having any preference over any other. In the vicinity of Albina and further down the Peninsula sales have been somewhat above the records of the past few months, and back eastward there is also noted a good improvement. To the southeast there is a steady growth marked by transfers of building lots and acreage intended for early improvement.

Quite a number of transfers of building sites skirting the hills to the westward of the old part of the city were among the recorded transactions. Out Johnson, Kearney, Lovejoy and Marshall streets, sites are being bought by prospective builders of high-class residences and the coming summer will bring an active building movement in those localities. A handsome advance in values over last year is noticeable, not only in that part of the city, but the numbered streets to the Heights as well. There is also starting up again considerable movement on the Heights and the owners of "sky" property are opening their offices on the hills for the Spring and Summer business.

The early opening of the North Bank road will attract buyers to the lands lying along that new feeder to Portland. Already several tracts are in the market, and real estate men predict that townsite sales will soon follow the opening of the road. Market gardening will also receive an impetus as soon as quick transportation is provided. With the Salem electric line open for business and prospects fairly good that the Mount Hood road will be started toward completion during the Summer, nearby country places will be available by another year that will be sure to attract buyers.

The Kenwood Land Company has filed articles of incorporation. This company is to handle the landed interests of the Swift people. The incorporators are Louis P. Swift, George Steiner, J. C. Goble, C. C. Colt and Charles H. Carey. Mr. Colt is president and Mr. Good secretary of the Union Meat Company. The capital stock of the company is placed at \$200,000. It is granted the usual powers to hold and convey real estate and is empowered to build and operate mills, railroads, ferries, docks, warehouses, etc., and deal in capital stock of other corporations. This company will, in all probability, lay out a townsite in the vicinity of the lands known as the packing-house site, most probably to the south of the slough.

The contract for grading Multnomah field has been awarded and the work will be started this week. The grandstand is being raised and plans prepared by Whitehouse & Honeyman for new structures.

Increases in pieces of from ten to several hundred acres is reported to be in good demand, both from local and out-of-town buyers. Tracts lying within a radius of a dozen miles of the city are moving at a remarkable rate and prices are advancing as rapidly as the choicer tracts are being disposed of. Dealers in these farm lands report a good inquiry from Eastern buyers.

South Portland is enjoying quite an active movement in sales of home sites. That section of the city, while not figuring in any great extent in realty transactions for some months past, is now being looked after by prospective buyers with the result that a small-sized boom is reported.

Transfers of realty during the past week averaged over \$50,000 a day. At

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We don't leave out valves where they should be put in. We don't use a small pipe where there should be one of sufficient capacity. We don't install a job and let the owner kick after we've got our money.

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85c—Genuine Peck's Chicago Pattern Lath Hatchet; retail price 85c \$1.50; our price only... 85c

This popular Yankee Screwdriver, No. 30, retails at \$1.50; our price... \$1.15

Genuine Stanley Iron Plumb and Level; retails at \$2.00; our price... \$1.50

Disston's D-8 26-in. Hand Saw, retails at \$1.75; our price... \$1.45

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ENGINEERS.

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Improvements at Centralia.

CENTRALIA, Wash., March 8.—(Special.)—Municipal improvements amounting to over \$200,000 will be under way in Centralia within six months. A contract for sewer work amounting to \$25,000 was let last week. Work is to begin within ten days. March 17 bids for paving 12 blocks, the estimated cost of which is close to \$50,000, are to be opened and the contract awarded, and ten days later a contract for street grading and sidewalk improvements covering an area of one-third of the city will be let. The estimated cost of this is \$23,000. Similar improvements for the other two-thirds of the city will be taken up shortly.

Building Hardware

In building, the importance of buying good Hardware is very often overlooked. The locks, hinges, window locks, etc., are a small item in the cost of building, but will repay many times the cost and trouble of proper selection. Cheap goods are a continual source of trouble and worry. We are prepared to make you very interesting prices on all kinds of first-class Building Hardware, having the entire line of Russell & Erwin for you to choose from. We also carry a most complete line of Mechanics' Tools.

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