

THE WEATHER IS BEING THE MARKET

Transfers Have Been Going Forward With a Rush All This Week.

ONE \$130,000 DEAL MADE

Scarcity of Property for Sale Compels Realty Brokers to Form Combines in Order to Meet the Steady Demand.

An entire week of fine weather has been a boon to the real estate market. Since the first of the year property transfers have been so greatly hampered by storms that a week of sunshine was doubly welcome. Transfers went forward with a rush, many of the sales being of inside property. As is uniformly the case at present, every transfer was an instance of increased values and added its quota to the immense profits that are being reaped by those who are operating in Portland realty.

While the sales of the week were both numerous and important, brokers are looking forward to still greater business during the next six days. There are many out-of-town investors in the city and the dealers have their hands full to meet the demand. Local money, too, is being offered plentifully for desirable holdings and at the higher prices. For a time local capitalists were slow in their willingness to meet the new conditions in Portland, but outside money was spent here so rapidly that they realized that the higher valuations were permanent and no longer expect the snags that were so plentiful a few years ago.

It is now true to a greater extent than ever before that the hardest part of the work of the brokers is in listing realty. So many owners are keeping their holdings off the market that agents have all they can do to keep up a list of properties of sufficient variety to appeal to the different classes of buyers. One well-known agent said yesterday that he expected to spend the greater part of the coming week in securing contracts for property, as practically nothing is in his hands had been disposed of.

Dealers Form Combinations.

The fact that property for sale is rather scarce leads to many combinations between dealers. When a broker, for instance, has a client who desires a hotel site he first looks over his list and if nothing suitable is found and he has no such property in mind, he joins in the sale with some agent who has a property of the right kind to offer. In this way the limited listed property in the city has brought about an unusual number of joint deals during the present winter.

The largest single transaction of the week was closed yesterday, when J. B. Haseltine sold the building occupied by Mason, Ehrman & Co., at the northwest corner of Second and Pine streets. The building is a substantial brick and stone structure, covering a quarter block. The name of the purchaser is withheld, but the consideration is announced as \$130,000.

The building is a first-class structure, bringing in a good revenue, and it is understood that no changes are contemplated by the purchaser, Mason, Ehrman & Co., which is now in possession of the entire structure, will remain in possession until the completion of their new seven-story brick on Fifth and Everett streets.

It was reported yesterday that A. E. Manley has sold his three-story brick building at Knott street and Williams avenue for \$50,000, to Mrs. C. W. Spencer. The property is 8,000 sq. ft. and the sale was made by Louis Salomon.

Sharp Advance in Price.

A sharp advance is shown in the sale of a quarter block at the northeast corner of Tenth and Gisan streets to Charles Barntocher for \$35,000. The property was bought by Thomas Papworth a few weeks ago from Thomas Papworth for \$30,000.

A profit of \$10,000 was reaped in a short time upon the three-story brick building and lot at the northeast corner of First and Main streets. It has just been purchased for \$90,000 by Emanuel May from Brooke & Kieran and changed hands less than a month ago for \$80,000. The building is one of the best constructed in this part of the city.

H. H. Newhall has bought from A. C. Spencer a lot on the east side of Sixth street, between Everett and Flanders. The price was \$25,000. The property is improved with a frame dwelling, which will probably be soon removed and made way for a business building. The sale was made by D. B. Mackie.

A quarter block at the northwest corner of Eleventh and Commercial streets was sold yesterday to a local investor for \$28,000. It is improved with a one-story brick stable and a frame building. The sale was made by B. J. Daly and W. B. Streeter, who have also sold the Newcastle building on Russell street, near Mississippi avenue, for \$12,500 to W. A. MacRae for Emanuel May. Mr. Streeter had sold for the same parties a quarter block on the west side of Twentieth street, between Washington and Ella, for \$14,000, and the block bounded by Front, First and Sheridan streets and Marquam and Culbert for \$12,000. The purchaser's name in both instances is withheld.

Front-Street Block Sold.

A half block on the east side of Front street, extending 150 feet north of Fenway street, known as the Campbell property, has been sold for \$100,000 by A. H. Elfrail. The same dealer has practically closed the sale of a half block on Russell street and Gantenbein avenue.

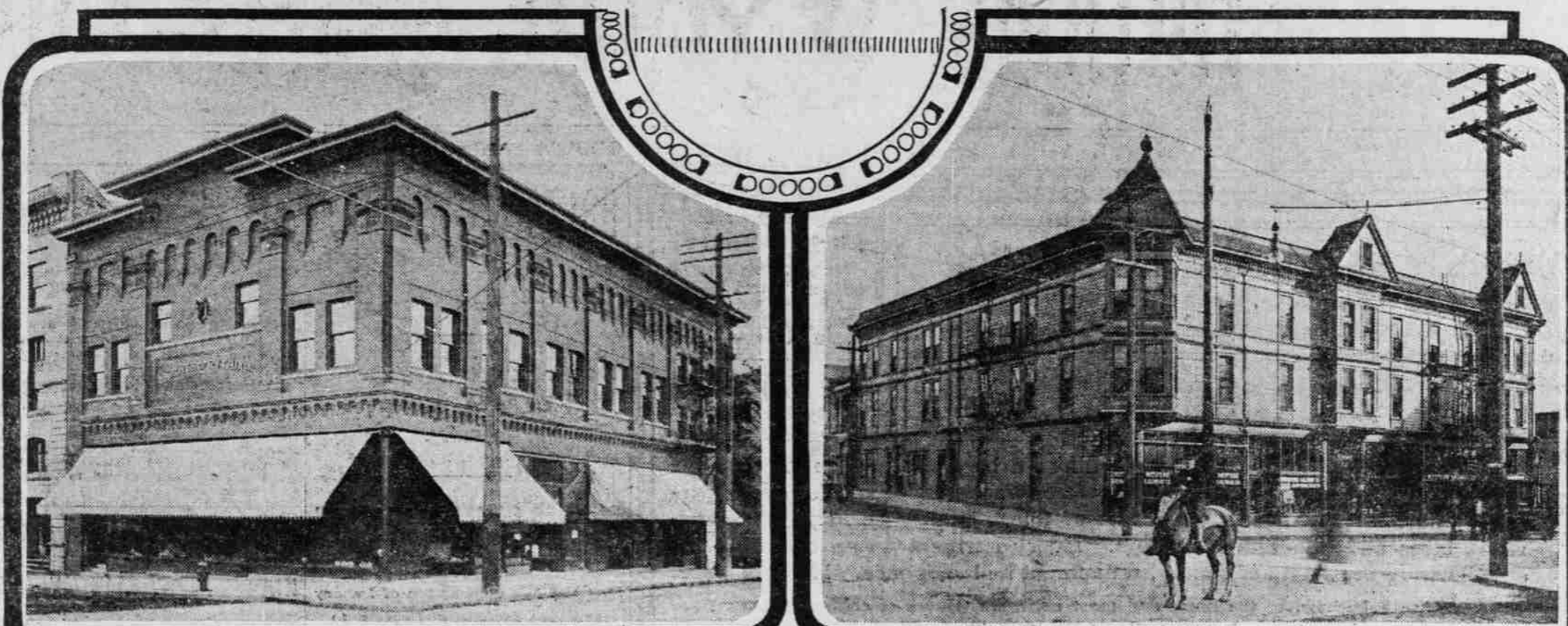
Three dwellings on the northwest corner of Twenty-third and Roosevelt streets, occupying a property 50x120, have been sold by Erik Wik for \$700. The sale was made by F. O. Northrup and the name of the purchaser is not announced. Mr. Northrup has also sold to Henry J. White a property, 6x120, on the northeast corner of Fourth and Market streets, for \$10,000.

George W. Krumper, of Seattle, has bought from Theodore Schmidt a farm at Damages for \$9400. The sale was made by F. Fuchs, who reports also the sale of a lot at the northeast corner of second and Market streets, the particulars not being made public.

Grindstad & Schalk have sold to A. F. Ellis 80x100 at the southeast corner of Thirteenth and Clay streets for \$12,000. The land will be used as the site of a frame apartment-house.

Transfers for the Week.

February 11	\$32,544
February 12	119,224
February 13	57,023
February 14	180,736
February 15	35,323
February 16	312,154
Total	\$847,124



KNIGHTS OF PYTHIAS HALL, To be dedicated this week.

KNIGHTS TO DEDICATE TEMPLE.

Portland Knights of Pythias will dedicate their temple at Eleventh and Alder streets next Tuesday night. Not only will the local lodges be well represented but there will be delegates from the other cities of the state and it is expected that the occasion will be among the most memorable events of its kind held this year. Grand Chancellor Davis, of Union, will preside at the opening ceremonies and an address will be delivered by Judge W. L. Bradshaw, of the Dalles. There will be an attractive musical programme and the evening will end with dancing. The committee on arrangements consists of J. G. Fox, F. T. Baumgartner, E. R. Munn, T. E. Dowling, F. P. Holm, Joseph Supple and Gus C. Moser.

TO IMPROVE WHOLE BLOCK NOTICE TO VACATE IS SERVED ON TENANTS.

Important Building Project Considered for Block Bounded by First, Second, Pine and Ash.

An attempt is being made to vacate the entire block bounded by First, Second, Pine and Ash streets. It is reported that all firms occupying buildings on the block have been given notice to leave, and those holding stores under lease are being induced to give up their leases. The owners are refusing to accept other tenants, and it is probable that the entire block will be improved with large buildings.

Will Dedicate Grange Hall.

The new hall of Milwaukie Grange will be dedicated Saturday, March 16, with appropriate ceremony. This arrangement was completed at the meeting yesterday afternoon.

Appoints a Building Committee.

Louis Grange, Patron of Husbandry, has appointed a building committee to investigate conditions in that neighborhood and ascertain if the erection of a two-story building for general meeting purposes is feasible.

Children Are Entertained.

The children of the Boys' and Girls' Aid Society were treated to a concert Friday night under the auspices of the Young People's Society of the Century Methodist Church.

Building on Fifth Street

Structures worth a million dollars under way.

Effect Seen in Advance of Land Values—Ten-Story Corbett Building is the Highest.

An interesting phase of the present building movement in Portland is the heavy construction now in progress along Fifth street. Work is now in progress along this street on eight large business buildings which when completed, will represent a total cost of more than \$1,000,000.

The most expensive structure at present under way is the Corbett building, at Fifth and Morrison streets. This structure is ten stories in height and will cost fully \$300,000. The steel skeleton of this building has been entirely completed and a large force of men is now hurrying work on the structure.

At Fifth and Alder streets the Falling building is nearing completion. This is also a steel building, and the exterior walls are now complete. It will cost about \$200,000, and is six stories in height.

The J. M. Acheson Company is erecting a three-story structure in east Salmon street, immediately north of the Falling building. The new home of the Commercial Club is now to a height of eight stories at Fifth and Oak streets. It will cost more than \$250,000, and will be one of the most beautiful buildings in the city.

The Swetland building is now practically completed at Fifth and Washington streets. The cost of this structure, which is seven stories in height, was \$250,000.



Building Under Construction for MASON-EHRMAN & COMPANY. 5th and Everett Sts.

WILL SELL STOCK

Plans for New East Side Theater Rapidly Developing.

Building to Cost \$60,000

Property-Owners, Business Men and Residents Will Be Asked to Participate in Making the Big Venture a Success.

Investment, Not a Contribution.

Biggest Theater in Town.

Programme at Y. M. C. A.

Scandinavian Revival Services.

Business Items.

Transfers for the Week.

Business Items.

THE HOWLAND, 20th & WASHINGTON. An instance of rapid increase in values.

VALUE HAS ALMOST DOUBLED.

One of the significant sales of the week was that of the quarter-block at the northeast corner of Twentieth and Washington streets for \$50,000. It was owned by John McCracken and bought by J. R. Whitney of Salem. It is the site of the old Ranier block, a three-story frame, now known as the Howland. The name property has changed hands many times recently and was sufficient to pay the 6 per cent on the capital stock. These rents will be turned over to the corporation for that purpose. In addition there are many of the very best attractions in the country, but at present having no theater in Portland they are unable to play there.

DEMAND FOR FARM LAND

ACREAGE ON EAST SIDE SELLS READILY.

Many Exchanges of Large Tracts at Increasing Prices a Sign of Growing Activity.

New Theater Will Play Stock.

Biggest Theater in Town.

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SALES BRISK ON THE EAST SIDE

Both Business and Residence Real Estate Responds to Strong Demand.

BUILDING ALSO ACTIVE

Hundreds of Dwellings Are Under Construction, and With Good Weather Work Will Begin Upon Many Others.

Inside property on the East Side continues in good demand. D. M. Donough has sold to the Bank of Scotland the east 25 feet of lot 1, block 47, for \$300, it being at East Thirtieth street and Umattilla avenue. The land is purchased as the site of a brick building to be erected by the bank for its quarters. Plans have been completed for a structure that will cost \$125,000.

In Albina on Russell street the Fisher brick has sold to a local investor for \$15,000. It was erected by J. Fisher several years ago. This was the first large sale made in Lower Albina for some time. Dr. Luck purchased the quarter block on the southeast corner of Union avenue and East Clay streets for \$15,000. There are some cottages on the ground. The sale of the Delmonico Hotel and ground on the southeast corner of Union avenue and East Clay for something above \$12,000 is reported on good authority. It was formerly the property of Thomas Helms, Dr. J. P. McIntyre purchased the building of H. H. Edmonds on East Twenty-first and Brooklyn streets for \$4000.

Thomas Shen, of Seattle, purchased a half block on the southeast corner of Union avenue, Upper Albina, for \$8000. The owner was Mrs. F. Schwartz. At Highland Place Roxie E. Wymore sold to S. R. Calvin lots 2 and 3, block 2, for \$4500. In the north addition of R. Seagraves sold to H. T. Hill lot 4, in block 81, with buildings, for \$8200. In the old townsite of Albina B. B. Holmes sold to Alice H. Dodd lots 20 and 21, block 26, for \$6000. East Portland G. W. Jackson sold to C. N. Rankin south half of lot 2, block 116, near East Burnside street, for \$2000.

Will Build Hotel.

The most important deal on East Burnside street during the past week was the leasing for 10 years the piece 100x75, East Third and East Burnside streets, for erection of a three-story hotel. R. A. Proffoot is owner of the district, but the people who have leased the land are not announced, but the lease is confirmed. The assurance that the Buckman sisters will erect a three-story brick on Union avenue and East Burnside street, and that the Masons will erect a handsome temple on East Burnside and East Eighth streets, is still in the air. It is thought that East Burnside street will become a center before long.

There is quiet talk among those on the inside that, when the present operation, to be built on Grand avenue and East Salmon street, has been assured by the raising of the money, that another theater building will be put up on East Burnside street. It is indicated that the Ladd farm will be opened and put on the market, which will throw 500 acres open to homes directly east of the Burnside bridge, and which street is proposed to be opened from Grand avenue to the city limits, following East Gisan street and Villa avenue, and then on to Fairview, will tend to make the district tributary to Burnside bridge a business center.

In the warehouse district Fisher & Thorsen have acquired a quarter-block adjoining the north side of East Burnside street, where they are erecting a warehouse. It may be that the firm will put up a half-block warehouse instead of covering a quarter, as was first proposed.

Building Moves Northwest.

The building area on the East Side is rapidly extending northward toward the Columbia boulevard. Several frame houses along and beyond the Alberta street line, until it has already reached East Thirtieth street. Nearly all the tracts that have been platted, including Vernon, have been sold, except in the district north of the street railway. There are innumerable small houses springing up to be replaced with more pretentious dwellings.

North of Killingsworth avenue the residence area is extending and has nearly reached the Columbia boulevard. Houses in the district north of the Columbia boulevard are of the better class. The erection of the car barns was the starting point, and around them has sprung up a considerable number. Several frame bus and news houses have been built on Killingsworth avenue, and nearly 500 cottages have been built within half a mile. The Pacific States Telephone Company has erected an exchange at the car barns, and the Board of Education has purchased three acres in this vicinity for the purpose of erecting a High School building for that portion of the city.

The Willamette River from St. Johns, R. Shepherd & Co. and H. C. Ogden have just completed the sale of 200 acres on the site of the bluff for \$2000 to a syndicate of Portland men. It is the announced intention of the new owners to plat the tract into lots and acreage tracts.

The Sellwood Land Company has sold 18 acres east of Milwaukie to men from Denver, for \$18,000. It will be platted for sale.

There is quite a demand for acreage property at and near the old town of Milwaukie. The property of Professor L. A. Road, formerly principal of the Milwaukie School, has been sold, but the terms are not known as yet.

Programme at Y. M. C. A.

The Sunday Club having in charge the Lenten services, the Y. M. C. A. has prepared for today a strong programme. There will be an opening concert by the association orchestra, followed by a concert of four numbers by the Seligman Concert Company of Portland. The artists of this company consist of Miss Laura A. Warner, pianist; Miss Alita Aric, soprano; Miss Minnie Hatfield, violinist; and Miss Sophia G. Shivers, reader.

The address will be given by George Robert Cairns, of Seattle. His theme will be "Americanism, Its Cause and Cure." The programme is for men only and is free.

Scandinavian Revival Services.

Evangelistic services will begin today at 10:30 at the Swedish Mission Church, at Seventeenth and Gisan streets. A number of Scandinavian congregations have united in this service, which will continue in the several churches for a number of weeks.

Business Items.

If Baby Is Crying Teeth. Be sure and use that old and well-tried remedy, Mrs. Winslow's Soothing Syrup, for children teething. It soothes the child, softens the gums, allays all pain, cures wind, colic and diarrhoea.

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