

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

BOON TO MARKET

FINE WEATHER IS

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 transfer, have been so greatly hampered by storm 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 h 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 will-ingness to meet the new conditions in Portland, but outside money was spent here so readily that they realized that the higher valuations were permanent

the higher valuations were permanent and no longer expect the snaps 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 hold-ings off the market that agents have all they can do to keep up a list of prop-erties of sufficient variety to appeal to erties 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 oming week in securing contracts on property, as practically everything in ha

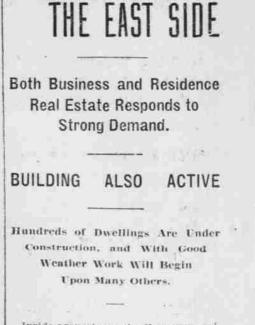
Dealers Form Combinations.

The fact that property for sale is rather scarce leads to many combina-tions between dealers. When a broker, for instance, has a client who desires a hotel site he first looks over his list and it nothing suitable is found and be 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 unusua number of joint deals during the present Winter.

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

The building is a first-class structure bringing in a good revenue, and it is understood that no changes are con-templated by the purchaser. Mason, Ehrman & Co., who have a lease upon the entire structure, will remain in posses-sion until the completion of their new to leave, and those holding stores under seven-story brick on Fifth and Everett





SALES BRISK ON

Inside property on the East Side coninucs in good demand. D. M. Donuigh has sold to the Bank of Sellwood the east 35 feet of lot 1, block 47, for for \$300, it being at East Thirteenth street and Umatilla avenue. The land is purchased as the site of a brick building to be crected by the bank for its quarters. Plans have been completed for a structure that will cost \$12,-

000. In Albina on Russell street the Fisher brick was sold to a local in-vestor for \$15,000. It was crected by J. J. Fisher several years ago. This was the first large sale made in Lower Al-bins for some time.

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bins for some time. Dr. Locke purchased the quarter block on the southwest 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

corner of Union avenue and East Clay for something above \$12,000 is reported on good authority. It was formerly the property of Thomas Hislop. Dr. J. P. McIntyre purchased the residence of H. H. Emmonds on East Twenty-first and Brooklyn streets for \$4000. Thomas Shea, of Scattle, purchased a half block on Beach street, near Union avenue, Upper Albina, for \$6000. The owner was Mrs. F. Schwartz. At Highland Place Roxie E. Wymore sold to S. R. Calvin lots 2 and 3, block 3. for \$4250. In Stephen Addition C. B. Sears sold to H. T. Hill lot 4, in block 61, with buildings, for \$8300. In the old townsite of Albina E. B. Holmes sold to Alice H. Dodd lots 20 and 12, block 26, for \$6000. In East Portland G. W. Jackson sold to C. East Portland G. W. Jackson sold to N. Rankin south half of lot 2, block near East Burnside street, for \$500. ock 116,

Will Build Hotel.

The most important deal on East Burn-de street during the past week was the shoe street during the past week was the leasing for 10 years the place 100x75, East Third and East Burnside streets, for erection of a three-story hotel. R. A. Proudfoot is owner of the land, 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 Mascome will erect a bandsome that the Masons will crect a handsome temple on East Burnside and East Eighth streets is taken an au indication that East Burnside street will become a center before long. There is quiet talk among those on the

inside that, when the East Side opera-house, 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. Is is assumed that the

Call for farm property is growing, and several important sales were made the to homes directly east of the Burnside receive the renis from the stores and other parts of the building not used for the theater, which at a conservative set will be sufficient to pay the 6 per cent on fue capital stock. These rents will be turned over to the corporation for that purpose. In addition thereto he sters with chairs, electric appliances, sters with chairs of the sters with chairs of the sters of the ster

It was reported yesterday that A. B. Manley has sold his three-story brick building at Knott street and Williams avenue for \$30,000 to Mrs. Cox. The avenue for property is 88x90, and the sale was made

Sharp Advance in Price.

A sharp advance is shown in the sale of a quarter block at the northeast cor-ner of Terih and Glisan streets to Charles Barenstecher for \$55,000. The property was owned by George Heusner. who purchased it a few weeks ago from

homas Papworth for \$30,000. A profit of \$10,000 was reaped in a hor: fime upon the three-story brick filding and lot at the northeast corner First and Main streets. It has just en purchased for \$50,000 by Emanuel May from Brooke & Kiernan and changed ands less than six months ago for \$50,-308. The building is one of the best con

tructed 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 in proved with a frame dwelling, which wi h will robably be soon removed to make way building. The sale wa nade by D. B. Mackie. A quarter block at the northwest cor-

of Eleventh and Flanders streets was yesterday to a local investor for \$28,500. It is improved with a one-story brick stable and a frame building. The sale was made by E. J. Daly and W. B. Streeter, who have also sold the New-castle building on Russell street, near Mississippi avenue, for \$12,500 to W. A. MacRae for Emanuel May, Mr. Streeter has sold for the King estate two lots 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 Gulchi 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 Pen-poyer street, known as the Campbell property, has been sold for \$10,000 by A. H. The same dealer has practically the sale of a half block on Rusclosed the sale of a half block o sell street and Gantenbein avenue

Three dwellings on the northwest cor-er of Twenty-third and Roosevel Roosevelt streets, occupying a property 50x120, have been sold by Erik Wik for \$7500. 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, 33x50, on the northeast corner of Fourth and Market streets, for \$10,000

George W. Kummer, of Seattle, has beight from Theodore Schmidt a farm at Damascus for \$940. 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 particusale of ints not being made public,

Grindstaff & Schalk have sold to A. F. Ellis 80x100 at the southeast corner of

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000. Tenants have been moving into the leases. The owners are refusing to ac-cept other tenants, and it is probable that the entire block will be improved building during the past week, and every

office will soon be occupied. The building of Mason, Ehrman & Co., which is shown in perspective on this with large buildings. R. L. Gilsan, who is negotiating with his tenants on the block to give up the page, is located at the southwest corner of Fifth and Everett streets. seven stories in height and will cost

property, admits that an important build-ing project is under consideration, but says that the details are not yet com-pleted for announcement. It is believed The Neustadter building, a four-story structure, is to stand at Fifth and Stark streets, its cost will be in the neigh-borhood of \$55,000. The four-story Friede that the project includes a long-term lease of the entire block for improvement with large warehouses. Gardner & Kendall are the holders of

building, under way at Fifth and Pine streets, will cost \$45,000. At the estimates given of these buildone of the leases on the block, extending for about a year. They have been apings, the total cost will amount to \$1,-077,000. This is probably somewhat be-low what the actual expenditure will be, proached with a request to vacate, and have been given until Thesday night to make their decision. Other firms, occu-pying buildings on the block, and which will probably give up their quarters, are but it is sufficient to show the magni-tude of the present operations. It gives a good idea of the present building move-ment in Portland, as large buildings are the Pacific Coast Rubber Company, Gra-ton & Knight Manufacturing Company now in progress on all of the principal streets, although Fifth street is at pres-ent leading all others. nd the Byron-Jackson Machine Works It was reported yesterday that the pur-chase of the Haseltine property across the street from this block had some con-

Will Dedicate Grange Hall. nection with this activity. Mr. Glisan, however, said last night that he knew nothing about this sale. The new hall of Milwaukie Grange will be dedicated Saturday, March Grange will appropriate ceremony. This arrangement was completed at the meeting yesterday afternoon. A special committee was ap-pointed to make arrangements for the

Appoints a Building Committee.

ATTON STORES



STRUCTURES WORTH A MILLION | ingly DOLLARS UNDER WAY.

Effect Seen in Advance of Land Values_Ten-Story Corbett Building Is the Highest.

has appointed a building committee to investigate conditions in that neighbor-hood and ascertain if the erection of a 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. Such a large outlay on a sin-gle thoroughfare is a fact worthy of notice, and is largely the cause of the rapid increase in Fifth-street values two-story building for general meeting purposes is feasible. This committee will meet with A. F. Miller, master. It is desired to get the assistance of all peo ple in that neighborhood who are inter-ested in the upbuilding of the commu-nity. It is thought that ground for the building can be secured without trouble. A hall for meeting purposes is needed, and it is considered probable that other The most expensive structure at pres-ent under way is the Corbett building, at Fifth and Morrison streets. This structure is ten stories in height and will fraternal organizations may be induced to take an interest in the project.

The steel skeleton of tost fully \$300,000. Children Are Entertained. this building has been entirely completed and a large force of men is now hurrying work on the structure. The children of the Boys' and Girls' Aid Society were treated to a concert

Friday hight under the suspices of the Young People's Society of the Centenary Methodist Church Henderson's Orches-tra rendered musical selections for the At' Fifth and Alder streets the Failing building is nearing completion. This is also a steel building, and the exterior walls are now complete. It will cost It will cost occasion, and Mrs. G. P. Henderson gave about \$20,000, and is six stories in height. The J. M. Acheson Company is crecting very amusing southern darky recitations a three-story structure, to cost \$45,000, immediately north of the Failing build-Mrs.

rs, John Tomlinson also gave pleasing citations, and C. E. Mace acted as solo-"Old Kentucky Home," "Old Black The new home of the Commercial Club

 This sould be sould be as the source of is to fise to a height of eight stories for file land will be used as the site of a trans apartment-house.
 The new home of the Commercial Club is to fise 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 cluy.

 Transfers for the Week.
 The stock for this building was subscribed by members of the organization, and the quarters to be occupied by the club will probably be the finest rooms of the kind in the Pacific Northwest.

 February 14.
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 February 14.
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Joe" and several other popular ballads were sung, the visitors and children join-ing in the choruses, and Miss Roberta Killam, aged 8 years, rendered a most creditable solo on the piano. The entertainment was in charge of H. A. Killam, Among the visitors were Mrs. W. T. Gardner, Mrs. G. P. Henderson, Mrs. John Gardier, Mrs. G. F. Henderson, Mrs. John Tomilinson, Misses Lillian Gardner, Luelle Kennedy, Amy Lamson and Roberta Kil-lam, M. B. Grentell, G. P. Henderson, O. P. Myere, John Tominson, M. Myron, G. Begmarth, C. E. Mace, C. E. Carter e Swetland building is now practi-completed at Fifth and Washing-streets. The cost of this structure,

.. \$547.727 which is seven stories in height, was \$92,- | and W. H. VanDoran.

5th and Everett Sts.



Plans for New East Side Theater Rapidly Developing.

BUILDING TO COST \$60,000

Property-Owners, Business Men and Residents Will Be Asked to Par-

ticipate in Making the Big

Venture a Success.

The East Side Opera House committe is about ready to make the final effort to place \$60,000 in stock with property owners, business men and in homes, Pre-liminary terms and conditions have been

state, and the members are correspond-ingly elated. A committee of women of the Grange is aiding in the finances. At settled, and the several committees hop to clean up the subscriptions to the theater stock practically in one day. In order to set before the people just what the meeting yesterday afternoon members and visitors inspected the unfinished building, and found it well advanced, Monroe Nye, T. R. A. Seliwood and Richard Scott are the building committee. the movement means, and show them it is not donations that will be asked, the committee has issued the following prospectus:

pectus: Within a few days, comittees from the indersigned organizations, will call upon every business man, property-owner and resident of the East Side requesting that they take some stock in the new East Side theater, to be built at the southeast cor-or of Grand avenue and East Salmon-street, and in order that every one may be prepared to answer promptly as to what support they will give the under-taking, we have thought best to explain the proposition. Lents Grange, Patrons of Husbandry,

Investment, Not a Contribution.

Investment, Not a Contribution. In the first place, we want it distinctly understood that this subscription is an investment, and not a donation. The stock will pay to every investor 6 per cent per annum het, better interest than a savings bank. The matter has been so arranged that this income is practically guaranteed; as the building will produce revenue sufficient to make the payment. A corporation has been legally formed under the laws of the State of Oregon by the subscribers hereto with a capital stock of \$20,000, divided into 6000 shares of the pay value of \$10 enct. The Hawthorne estate has entered into a written agreement with said corpor-ation to give a ten years' lease free of charge to the half of the block upon which the theater is to be built, said half block being 100 feet on Grand avenue by no freet on the south side of East Saimon street. And the Hawthorne estate has further agreed to extend said lease for enverser value of the ground at that time. A. Calef, president.
 Sellwood Board of Trade, by D. M.
 Donaugh, president.
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 Donaugh, president.
 Cate Pacific Coast, has also agreed in writing with said corporation to take a ten years' lease of said building, and also the taxes, street and sewer as assessments which may be levied against said property during said lease, and all of the Insurance premiums thereon so that the stockholders will for the first ten years receive § per cent per annum net on their stock. Mr. Cordray will also,
 Conter Addition Progressive League, by H.
 Dickinson, president.
 Montavilla Improvement Association, by G. Everct Baker, president.
 Sourd Tabor Improvement Association, by G. Everct Baker, president.

New incluter will Play Stock. Mr. Cordray also agrees to place a first-class New York stock company there-in and by reason of getting practically free rent and the enthusiastic support of the new "East Side spirit" he will be able to maintain a better company than any other like theater on the West Side. He is also the representative of the Inde-pendents in Portland, and all their attrac-tions coming to the Coast will be pre-sented at this theater. The Independents have many of the very best attractions in this country, but at present having no theater in Portland they are unable to play here.

play here. We confidently believe that the income from the building during the second ten years will not only continue to pay the 6 per cent per annum on the stock but will also earn a sufficient amount to more than pay the stockholders back their en-tire investment. This is the first time that the Dast Side

This is the first time that the East Side has practically unanimously committed isoteed. We now have a majority of the people of the city living on the East Side. Heretofore we have been a lot of scat-tered communities, but in this project we have all joined hands and we must show whe strength and ability to all pull to-tractive East Side. We have no place another, but this theater will supply this great desideratum. During the past few have had their respective improvement and their respective inprovement push clubs, which have worked wonders for their localities, and by ther energy have had their respective inprovement push clubs, which have been drawing closer together, until now there has developed will us be put down. Biggest Theater in Town. This is the first time that the East Side

Biggest Theater in Town.

The theater will be the largest in the city, with a seating capacity of 200, and the safest from danger by fire. It is to be of brick or stone construction, with a large number of fire escapes, and will be as safe as modern architecture can make it.

The safe as moven a construct our many it. Remember that the nearer your prop-erty is to a business center, the more valuable it becomes, and nothing will do more than a theater to help create that business center. There is not a lot on the East Side that will not increase in value smore than one share of stock (\$10) after this theater is completed. The Lewis and Clark Exposition brought all Portland together and accomplished great results. Let our new theater pro-ject bring all the East Side together and we will all be proud of our accomplish-ment.

We earnestly feel that every business ment. We earnestly feel that every business man, ever property-owner and every loyal citizen of the East Side should lend a helping hand. Respectfully submitted, East onie Improvement Association, by W. L. Bolse, president. East Side Business Men's Club, by H. A. Calef, president. Sellwood Board of Trade, by D. M. Donnugh, president.

has just purchased the improved farm of 6 acres of P. J. Erickson near the Powell Valley road for \$3000, which is at the rate of \$309 per acre. A. C. Browning sold 19 acres for \$1500. The Lutheran Church will purchase two acres of Brandberg for church purposes. The Osmund farm on the Powell Valley's road was sold the past week to a Portland man for \$2000. Max Davis, who recently sold his 46-acre farm near Lusted, on the Bull bought the property of Mrs. Julia Reg-ner, in Gresham, for \$1500. It consists of

and American famillies, who have bought tracts of 10 and 20 acres, which are being Cleared and improved. C. E. Drowley sold to F. J. Seidler 3.85 On Columbia Slough the sale of a 21acre tract on Columbia boulevard to C. A. Rhea, A. L. Woolery, E. F. Day and

August Walker, from Joseph Burkhardt, for \$12060, is confirmed. The new owners will plant about 20 acres as an addition

There is quite a demand for acreage property at and near the old town of Milwaukle. The property of Professor L. A. Read, formerly principal of the Mil-waukle 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 afternoon activities at the Young Men's Christian Association has pre-pared for today a strong programme. There will be an opening concert by the association orchestra, followed by a concert of four numbers by the Schuman Concert Company of Portland. Th artists of this company consist of Miss Laura A, Warner, pianiste; Miss Alita Arie, soprano; Miss Minnie Hatfield, violinist, and Miss Sophia G. Shivers,

reader. The address will be given by George Robert Cairns, of Seattle. His thema

will be "Americanitis, Its Cause and Cure." The programme is for men only and is free. TIL: CI

Scandinavian. Revival Services.

Evangelistic services will begin today at 9:39 at the Swedish Mission Church, at Seventeenth and Glisan streets, A num ber of Scandinavian congregatio united in this service, which w tinue in the several churches for a num

The building area on the East Side 18 apidly extending northward toward the Solumbia River, and following castward tiong and beyond the Alberta street-car line, until it has aircady 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 Run pipe line, to Martin Lenartz, has innumerable small houses springing up to Regbe replaced with more pretentious dwell-

ings in the Spring. North of Killingsworth avenue the resia house and lot. Powell Valley, the oldest district in Eastern Multhomah County, is being settled up with Swedish, Norwegian, German in the district north of the Piedmont carbarn are of the better class. The crec-tion of the carbarns was the starting point, and around them has sprung up a

considerable center. Several frame busiacres with some other property for \$250 and E. E. Hugan sold a 20-acre tract to C. W. Canzler in section 13 for \$150. On Complex in section 13 for \$150. Pacific States Telephone Company has erected an exchange at the carbarns, and the Board of Education has purchased three acres in this vicinity for the pur-pose of erecting a High School building for this portion of the city.

to Portiand, Across the Willametre River from St. Johns, R. Shepherd & Co. and H. G. Og-den have just completed the sale of 260 acress on the side of the bluff for 3500 to a syndicate of Portland men. It is the announced intentions of the new owners to plat the tract into lots and acress tracts. The Redemptorist Fathers have secured The Sellwood Land Company has sold Is acres east of Milwaukie to men from Denver, for \$18,000. It will be platted for sale.

The Congregationalists are creeting a \$2500 church at University Park.

Rev. George B. Van Waters purchased yesterday the southeast corner of East Ash street and Grand avenue through Mall & Von Borstel, for #15,000. George as an investment. The firm also sold to Mary E. Knott a parcel of land from the Bartel property on East Ankeny for \$3500, Joseph Healy sold to Clark Tabor a half block on the south side of East Taylor street, between Union and Grand avenues for \$35,000. This half block was bought for \$35,000. from Miss Maude Hudson by Mr. Healy for \$30,000 two months ago.

John Annand sold Friday to Charles K. Henry north 100 feet of west half of lot 6 and the north half of lot 7, block 8. John Irving's First Addition, for \$12,000, In Hawthorne Park Additions George W. Caldwell sold to J. J. Read the east

half of lots 7 and 8, block 292, for \$5000, John P. Sharkey has purchased the quarter block on the northwest corner of East Alder street and Grand avenue from J. M. Healy for \$45.70. This quarter was sold to Clark Tabor for \$32.000 re-

cently and then to Mr. Healy for \$40,-

а.

BUSINESS ITEMS.

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