REVIEW OF REAL ESTATE MARKET

Values Reasonable in Face of Active Demand for Lots.

MANY DWELLINGS BUILD

Indications That Year's Operations Will Keep Ahead of Records of Past in All Branches of Realty Business.

Deals in real estate during the week have been of a nature to inspire greater confidence in the market and in every office in the city there is manifest a feeling that the year will be a record-breaker, both in the number and size of transactions. Under the existing system of recording transfers of realty the matter of furnishing the amount involved to the public is optional with the persons directly interested, and as a consequence most of the recorded desis appear on the records with a nominal consideration named. In point of number the transfers for January indicate a remarkable movement in lots on the East Side for building homes. The month's totals show in reported value in the transfers \$5.7.41 for the 23 business pays of 997 items. Of the latter three-rourths were of East Side properties, or over 700 items. Not over a dozen sales were reported carrying over \$5.000, as nearly all the big transactions show a nominal consideration in the records.

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A few of the transfers taken at ran-dom from the records furnish an indi-cation of values in different parts of the city and suburbs. A block at Junc-tion sold for \$3775; two lots in Baich's Addition. \$7500; part of lot on Williams Avenue Addition. \$5500; two lots in Holladay 8-Addition, \$15,000, and 20x 180 feet on Fourteenth and Clay 100 feet on Fourteenth and Clay streets, \$5000.

An examination of the records show a lively demand for acreage in the outskirts of the city, 5 to 15-acre tracts being picked up at good stiff prices, with little if any falling off in the inquiry.

In the downtown district the most important sale of the week was the corner 100 feet on Morrison strest and 50 feet on Park, which was reported closed at 198,000. Other pieces in that vicinity are being negotiated for, one quarter with fair improvements being mentioned as nearing close of deal at over \$100,000. of deal at over \$100,000.

Rumors of Big Building.

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Rumors were floating about the city areing the week that building on the remover block would begin in the near future, but nothing of a definite that the new Corbett building was the new corbett building to the agents the states are all rented. The Communication Club building is being rushed, and spants will begin moving in in course of a few weeks. The Cornelius Hotel is ready and a new lease will probably be made for it within a few days, the former one having been days, the former one having been dropped. The Medical building is re-ceiving the finishing touches and will be ready during the present month. The new Nortonia Hotel is being opened. The original Nortonia is owned by E. M. Lazarus, architect, who will nake some alteration in the building

before a new lessee moves in, and may give a new name to the hotel. Joseph M. Healy intends to construct safe deposit plant in the rooms he will occupy in the new Board of Trade building. Work on that building is progressing favorably. Who Gerlinger and Burkhart buildings at Second and Alder are going up rapidly. Altera-tions on the O'Shea building at Sixth and Washington are nearing comple-tion, the upper stories having been cut up into offices.

up into offices.

The record of building permits for the month of January furnishes an object lesson both interesting and encouraging. While permits for large structures in the business part of the city do not figure in the permits, there are several in the hands of architects which will keep up the pace set last year. The greater number of permits were for dwellings on the East Side of an estimated cost of \$306,100 These dwellings are of a character which in diester that wage-workers are making thomes for themselves, hundreds of houses costing from \$1500 to \$7000 below or sected in various sections by owners of the lots. From present indica-tions lively building operations on high-class dwellings will start up within the next few weeks. Several mansions to cost above \$25,000 are al-roady determined upon for the Nob-

Hill and the Heights districts. New Street to Heights.

A case in point was referred to yesterday by a resident of the southwestern part of the city. During the
week three bouses were vacated by
tenants who had built on the East
Side, and before the day was over
new occupants moved in.
Rents are not being advanced at the
rate that might be supposed from the

rate that might be supposed from the demand for dwellings, though agents say some increase is made at the expiration of leases which have run for two by these years.



GEORGE THATCHER, 281 EAST 11 STREET, NORTH



DR. G. T. TROMMALD, EAST 10 M AND MULTINOMAH





W.W. BANKS ._

the estimate made on conditions by those who are best posted on values here and elsewhere ADVOCATE NEW BOND ISSUE

Takes Up Bridge Question. The North East Side Improvement As

sociation is preparing to circulate peti-tions for the bond issue for the proposed bridge across the Willamette River near Hancock street. Judge M. G. Muniy, the president of the club, has given the mint-ter careful attention and has assisted the bridge committee in preparing a form for the petitions which are to be circulated, and next Friday night a big meeting will be held in the club hall on Russell street, when the circulation of the petition will be started. Outside of the proposed second Bull Run water pipeline this bridge is the biggest and most line, this bridge is the biggest and most important measure projected for the coming year, for the district north of Sullivan's Gulch. It is proposed that this bridge shall be a high structure and a wide one, that will serve the part of the city north of Sullivan's Gulch for-many years. Figures showing the popu-lation and taxable valuation in that porforward another point during the coming week. Special notices have been sent to overy one of the 500 members to be sure to attend the meeting next Friday night, and be prepared to lend a hand in the circulation of the petitions.

East Side Improvement Association

It is not yet known what the Harriman lines will so with reference to the rebuilding or reconstruction of the rail-New Street to Heights.

The City Engineer is making surveys of the proposed new street to Portland Heights and to skirt the hills to afford better ingress to building sites at present somewhat isolated. This street improvement will not only open up an extension of the building district, but will afford present residents a better outlet to the thoroughfares leading to the downtown districts.

The insistent demand for small houses has attracted the attention or investors to the handsome returns to come from flats in the more thickly sattled sections of the city, where from 16 to 12 per cent is practically certain. Numerous flats have been completed recently, especially on the East Side and the report from the renting agoneles is that these are being occupied as soon as they are finished. Houses everywhere are not allowed to temants to new homes of their own.

A case in point was referred to yesterday by a resident of the south.

Some residents express the opinion that the city should join with the railroad company and jointly build a wide bridge in place of the present narrow one, say of feet wide.

TERM LEASE OF FAIR HOTEL

Detroit House to Be Altered Into Housekeeping Rooms.

Good Tone in Market.

The general tone of the real estate market is excellent. There is no evidence of unreasonable advance in values, but every reported sale of business property shows a good healthy advance, which is maintained without effort. From information obtained among dealers and brokers the Dresent month will close several big deals that have been hanging thre for weeks, buyers realizing that delay means higher prices.

The time for securing "snaps" in Portland reality has passed, but the day of good eafe investments is here, is

Property-Owners Willing Improve When Material Is Furnished.

WIDE AVENUES PROJECTED

Agitation Started for Wider Bridge to Replace Old Structure Now Used by Railroad Company. Buy Lots for Approach.

and even more. Proceedings are to be started at once for improvement of every street that has not already been imstreet that has not already been improved. Cost of these improvements can handly be inder \$56,000 or \$0,000. On top of this a sewer system costing from \$56,000 to \$50,000 is to be built in that suburb. The argument is made that money invested in improved streets and sewerage is so much added to the value of the property. At Kenilworth and surroundings street improvements have been started that will cost fully \$50,000 including Gladthat will cost fully \$0,000, including Giad-stone avenue, which is to be paved for sewer system will be completed, when that part of the city will make better progress. There will also be a big fill on East Ninth street neross Stephens Slough, which will be of vast importance to the entire district south of Stephen's Slough. On the whole Brooklyn propertyowners will spend more than \$502,000 for sewerage, which includes the laterals on swerage, which includes the interaction on every street and the big conduit now being built, within the next year and a half. Including the street improvements of Brooklyn. Kenliworth, Waverly- and Richmond it can be figured out that fully \$00,000 will be spent for these improve-ments within the next year and a half. Benefit to East Stark Street.

000, but the property-owners have already been compensated by the appreciation in the value of their holdings. A block on Grand and East Stark held for \$10,000 before the fills could not now be bought for \$25,000. It is expected that the Mount Hood rallway will come into East Portland on East Stark street. At least the 600, but the property-owners have already been compensated by the appreciation in the value of their holdings. A block on Grand and East Stark held for \$10,000 before the fills could not now be bought for \$25,000. It is expected that the Mount Hood rallway will come into East Portland on East Stark street. At least the company purchased property to the amount of \$150,000 on that street. Another big improvement that will be completed this year is that of Belmont. While there this year is that of Belmont. While there has been some delay, the work will go forward at least to East Thirty-fifth street at Sunnyside. The improvement of this street to Sunnyside from East Water will represent fully \$150,000, including the big fills required. It will be fully improved to the top of Mount Tabor. The civic organizations of the East Side are insisting that the boying of Grand averto street improvements will be want of nue and East Morrison street shall be completed in time for the Rose Festival procession. The contract on Grand ave-nue was let as far as Sullivan's Gulch. out the company has not laid the pave-

Clubhouse Nears Completion.

In North Albina on Killingsworth avenue hard-surface pavement will be laid at come for a distance of over a mile at a cost of \$73,000. On this street and near the Piedmont car barns the railway company is creeting a \$10,000 of ubbhouse for the use of the carmen, which will be finished early this Spring. There is a givent building movement in North Albina, and there is not a section on the East Side that is making so great progress us the district surrounding these car barns. The new East Side High School will be built a few blocks south of Killingsworth avenue, where a five-acre tract was secured for the purpose some time ago. On the Peninsula the people have decided on a general progressive movement. Seven push clubs and civic organizations have formed a federation. The clubs are linked together by a general executive committee, a member from each club, the object of which is to secure congerted. The developments of the past week, so far as the Bast, Side is concerned, were of an encouraging character, and incidentally showed a healthy condition. From Seliwood to St. John and from the Williamette River to Montavilla the people show a most progressive spirit. At Seliwood the people are planning to make improvements that will run up to \$100,000 and even more. Proceedings are to be and even more. Proceedings are to be and even more. Proceedings are to be linked together by a general executive have formed a federation. The clubs are linked together by a general executive committee, a member from each club, the object of which is to secure concerted action on improvements in which the whole of the Peninsula is interested. All these organizations will insist on the improvement and beautifying of Columbia Park, which is situated at University Park. It is proposed to have roses and flowers of all sorts set out in this park. Also these clubs will insist that it be generally improved throughout, provided with walks and electric lights. Better car service also is one item on which the stone avenue, which is to be paved for more than a mile. Heretofore that section has been isolated for want or streets. In Waverleigh, Waverly and Richmond a general system of street improvements and sewerage has been started, which will be carried on through the year. In the Brooklyn district work is progressing on the sewer system which will cost the property-owners \$22,000, be sides as much more for laterals. It will probably be another Autumn before this sewer system will be completed, when Peninsula Residents Awaken.

There is a general progressive move-ment all along the Peninsula. Electric

lights and street improvements are to be looked after by the federation of clubs

looked after by the federation of clubs during the coming year.

Among the important projects for 19G is the opening of East-Glisan street and Villa avenue through the Ladd farm to the city limits at Montavilla. Part of this work has already been done. Between West avenue and the city limits villa avenue, an 80-foot street, has been made, and proceedings have been started to open the streets 80 feet wide from West avenue to Wiberg Lane, through Center addition and then through the Ladd farm, also 80 feet wide from the Ladd farm, also 80 feet wide from the Ladd farm also 80 feet wide from the Ladd farm also 80 feet wide it is announced that opposition to a wide street through Center addition has been largely withdrawn and that the presont proceedings will go through without serious op-In Central East Portland work is going forward on East Stark street, which is to be improved through to East Twentieth street. Between East Water and Twelfth probably no street in Portland will have cost so much for solid fills. There will be a fill between East Water and Seventh, and then again another fill between Ninth and Twelfth, the cost running above \$150.

In his several addresses before the East Side Push chibs Tom Richardson em- Bought by J. E. Bennett in 1886 for phasized the need of improved streets, and if the property-owners can get the material for paving streets there will be a general movement for well-paved strets in all directions. The only check

although real estate men report con-siderable inquiry for lots as investments. In East Portland the proposed theater proposition is working out quietly, as the promoters do not care to make a noise until they have something definite to tween Mr. Bennett and the Realty As-

REALTY ASSOCIATES GET COR-

NER PARK AND MORRISON.

\$5000, It Is Now Transferred for \$105,000.

Some days ago sale was reported of the paying material.

Real estate sales on the East Side last week were mainly for residence purposes, corner of Park and Morrison streets. Louis Burke was the reputed buyer at \$85,000. It developed vesterday afternoon that some hitch occurred in that deal sociates of Portland.

Robert D. Inman, Dr. Andrew C. Smith, E. E. Lytle, N. W. Rountree and H. R.

Buys Thirteenth-Street Lot.

E. J. Daly reports the sale of a lot by 100 on Thirteenth street, near Main, on which there is an old house consideration \$7750. The purchaser is withheld for the present. It is his in-tention in the near future to erect a modern apartment-house on the lot.

TOWERS AVOIDS GALLOWS

Given 99-Year Sentence for Killing Clow in Hold-up.

BOULDER, Colo., Feb. I.—The jury in the case of James Cavin Towers, charged with the murder of Frank Clow, engineer of the Northern Pacific, was found guilty this afternoon of murder in the second degree, the jury recommending that the court impose the sentence of 99 years. According to the jurors, only the fact that the fireman and a hohe on the train that was held up falled positively to identify Towers as one of the bandits saved him from a first-degree verdict. saved him from a first-degree verdict.

J. W. Bell Announces Candidacy. J. W. Bell, a lawyer, with offices in the Fenton building, will on Monday file his petition as a candidate for the nomination of Justice of the Peace on the Republican ticket. Lawyer Bell has his petition ready for filing, and he is especially proud of his fact that it has been signed by the lawyer and signed by 316 lawyers and by the five Multnomah County Judges.

GIVE SCENIC PHOTO VALENTINES. Metzger, jeweler, optician, 342 Wash

YOU WILL BE CONTENTED IF YOU BUY IN

ROSE CITY PARK

Why continue to pay rent when you can build a home in this beautiful residence district where you will have every city convenience. Make a beginning. It is easy

HARTMAN & THOMPSON - - CHAMBER OF COMMERCE