

NEW HOTELS SOON TO BE COMPLETED

Portland Will Be Better Able to Entertain Large Transient Population.

REALTY OUTLOOK BRIGHT

Permits Issued for Construction of Flats and Dwellings Indicate Heavy Building Movement Throughout the City.

At the present rate in the building of new hotels and the modernizing of others, Portland, before a year is over, will have accommodations for resident and transient guests much nearer approaching its requirements. In addition to about half a dozen hosteries catering to transient travelers that led in offering first-class accommodations, quite a number of really good buildings have entered the list of the city's best hotels.

Such hotels as the Lenox, Alexandra Court, Nortonia, Calumet and Proudford are among those that have been opened for business. The Cornelia, for instance, represents others that now await the closing of contracts with practical hotel men for early opening. The Oregon and Perkins, of the established hotels, are undergoing extensive alterations and repairs, and among the new projects are the Rosenblatt building, at Tenth and Alder streets, and the building at Fourth and Alder which is to be erected by the Hotel Investment Company.

Dozens of smaller buildings that are to be devoted to the rooming of residents and transients, are nearing completion or have been recently opened and still the cry is for more. That leads up to the opinion expressed in real estate circles that one or two more "big" hotels are badly needed in Portland. There is little doubt that at least one more would be under course of construction at the present time if the tightening of the Eastern money market had not interfered with the plans of projectors. The financing of these undertakings was postponed when it was found that investors declined to sell their holdings in stocks and bonds to go into enterprises of any nature.

Wait for Eastern Money.

This tightening of the Eastern money market affected other building operations as well as those intended for hotel purposes. The president of one of the largest corporations in Portland said yesterday that his company would make no announcement at the present time as to when it would undertake the extensive building plans it had hoped to have under way this Spring. The company desired to start work as soon as possible, he said, but he realized that bonds of the company would command better prices by delaying a short time.

On the other hand, there is not one realty man in Portland who does not say that conditions are improving every day and that values show no signs of receding. Two or three deals involving large amounts, are hanging fire because purchasers seemed to think a break would come. The fact that holders will not budge in the position they have taken, and that is, however, that investment sales and leases are favorable to higher rather than lower valuations for inside property. Among the best informed real estate experts it is fully realized that there will be no break. They say that Portland has reached a point where retrogression is not only improbable but also impossible. The city, they say, has taken on such an impetus that only a great calamity could stop its growth.

Records Prove City's Growth.

For proof of their assertion, they point to the records. Transfers of realty during the week just closed show no falling off either in amounts involved or in number of items. For the five days of the week, Saturday being a legal holiday, 42 permits for new buildings costing \$1000 and over were issued, carrying a total of \$124,000, or an average of \$2976. Of those estimated to cost \$2000 and over were an apartment-house on Salmon street, between Thirteenth and Fourteenth, to J. M. Edwards, flats on Larrabee, between Dupont and Dixon, to C. V. Lanikin, \$2500; flats on Jackson, between Fifth and Sixth, to Joseph Jacobberger, \$2000, and dwelling at East Fourth and Hancock, to C. E. Bado, \$2000. Real estate transfers for the same days of the week amounted to \$384,000.

These operations establish the fact that no abatement in building is in evidence, and also that a greater number of dwellings are going up than at any period in the history of Portland. Permits issued also demonstrate that owners of out-of-date buildings realize that these must either come down, to be replaced with up-to-date houses, or be modernized. In this way, when all sorts of conveniences—electric lighting, hot and cold water, fast elevator service, good ventilation, etc.—are provided for in modern construction, owners of old buildings are compelled to better themselves if they would hold their tenants. Evidences of this reconstruction are seen on every hand in instances where the old buildings are of such a character that they may be altered at less expense than it would cost to raze and replace them with new structures.

Expect Early Activity.

From reports heard in the offices of real estate men, it would not be surprising if this week will develop considerable movement in business property in the downtown district. Several prominent dealers are figuring on propositions which have been "huddled" at for some months. All report that financial conditions are improving so rapidly that almost any day the market is likely to take a fresh start on the scale prevailing last Fall before money tightened.

COMPETE WITH STANDARD

Union Oil Company to Inaugurate California Trade War.

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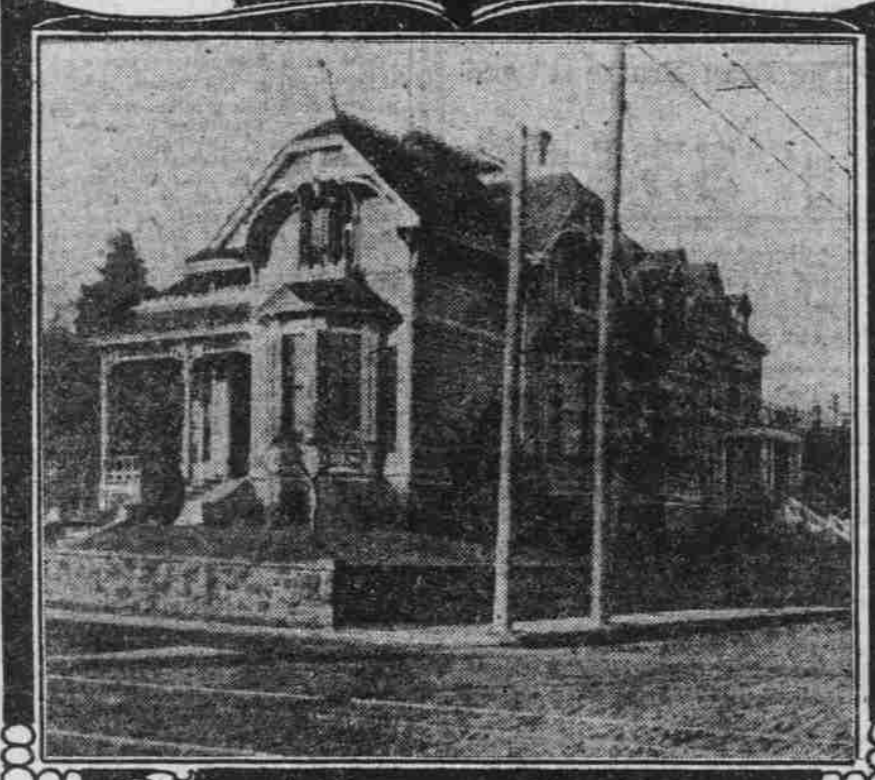
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DHELPS HOLMAN
25TH AND STALINDA



HENRY EVERDING
301-19TH STREET



HAMBLETT FLATS
13TH & HALL



A. S. ROSENTHAL
699 MARSHALL ST



MRS HENRY FAILING,
JOHNSON BET 19TH AND 20TH STS.

VALUES HOLD UP ON EAST SIDE

W. C. Knighton, the architect of the building, has submitted preliminary plans of floor schemes which the owner now has under consideration and which, he said yesterday, doubtless would be adopted as the plans provide for the utilization of all the floor space, and at the same time give wide halls, closets, baths, light and ventilation. There is to be a cut-in court on the south side of the building and a well court in the middle.

HOTEL SCOTT TO BE IMPROVED

Extensive Attractions Being Considered by C. A. Malarkey.

When the lease on Hotel Scott expires, July 1, the building is to be completely renovated, altered to meet modern requirements and repainted. The hotel is located at Seventh and Ankeny, running through to Burdette street, and is owned by Charles A. Malarkey. The house contains 84 rooms.

PLUMBERS AS INSPECTORS

Will Carry on Work of Stamping Out the Plague.

SAN FRANCISCO, Feb. 22.—The Master Plumbers' Association of this city at a meeting today decided to instruct employees to inform the health officials in each instance where unsanitary conditions were found or the law requiring the construction of rat-proof buildings is being ignored.

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IT'S WORTH WHILE

for you to call at Le Villas Royal and see the new Spring flats. We always save you money. 375 Washington street.

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Big Fill Regarded as Most Important Work in History of That Section.

MANY SITES CHANGE HANDS

Owing to Scarcity of Single Dwellings, Flats Are Being Erected in Older Districts to Meet the Urgent Demands.

Joseph Buchtel, a close observer of real estate matters, said yesterday: "I am looking for a good year. Of course, we must fully recover from the recent financial flurry, and the same as a sick man must have time of convalescence, but I can see a steady improvement in the air. There is no decrease in property values on the East Side, nor do I think there will be. These have never been too high. We are having constant inquiry, although large sales are not being made as a rule. I am looking for a movement in the district between Union avenue and the Willamette River as soon as the Pacific Bridge Company starts on its contract to fill up the 21 blocks between Belmont street and Hawthorne avenue. In my judgment the letting of the contract for that fill is the most important event in the history of the East Side. It will bring into the market and use a large amount of property which is practically in the heart of the city. The cost to the owners of this property will be more than compensated by the increased value of the land. It is my judgment that the most important matter is the rebuilding of the Madison Bridge. There should be no delay in taking that matter up and pushing it forward. The bridge is so weak under the heavy pounding it is receiving from the heavy cars that even the County Court has taken alarm and is putting pipes under the center of the spans to support them.

Want Locations for Flats.

Inquiry for East Side property is on the increase, reported a real estate man during the week. The desire is for locations for flats for rent. A large number of flats are being erected, and many others are projected all over the East Side. For the ordinary dwelling for renting purposes, property between the Willamette River and East Twentieth street is now too valuable, and flats seem to provide the best means of income in this section. Besides, there is a big demand for such apartments as may be found in flats. Desirable houses for rent are hard to

Good Prices Obtained.

In Buckman's second addition, H. P. Palmer sold to Eva J. Christie, fractions of several lots for \$200. J. H. Morse sold to C. H. Chapman lot 2, block 3, Sunnyside third addition, for \$1500. The southeast corner of East Ninth and Clay streets was sold by C. Keck to Otto Nelson during the week. Mr. Nelson will erect five cottages on the property. In Stephens addition Fritz Niklas sold to Cathrine Panck south 15 feet of west

Sunnyside Asks for Streets.

The new push club will undertake to have some streets improved at Sunnyside. Particularly will it undertake to expedite the paving of Belmont street, on which work was started last year and left in an unfinished condition. Hawthorne avenue also is to be paved with hard scrabble from East Third street to Forty-second street. South of Hawthorne avenue to Division street is a new building area that is rapidly filling up with new modern homes. Sunnyside schoolhouse, which was recently made a 2-room building, is already overcrowded and an extra portable room on the outside is occupied. It is thought that a 28-room schoolhouse will have to be built further east in the near future to accommodate that growing district. Homes are spreading slowly up toward West avenue at Mount Tabor. This is more apparent along Hawthorne avenue in the Brown tract, which was opened and platted last Spring. Also the Paradise Springs tract, directly on West avenue, is being occupied with modern homes. The old Pretzman home, built more than 60 years ago, still stands on Hawthorne avenue, very much as it was built

Advocate Public Park.

Residents are keeping well in mind the project to make a public park on the summit of Mount Tabor and push that measure as soon as the time is opportune for action. Belmont street will be improved to the summit this year. Also East Stark is to be opened 50 feet wide to Tabor Heights, and steps are being taken to get a fire station located at some central point on Mount Tabor to protect Center addition.

New Sewer Proposed.

The Sellwood suburb has a new sewer proposition to think over until next Monday night. City Engineer Taylor has divided the suburb into two districts, one being west of East Fifth and the other west. The dis-

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find, either close in or far out. A considerable movement in improved residence property was the rule during the week.

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strict east he proposes to provide with a septic tank, and the west district will be sewered direct into the Willamette River. The cost will run up to about \$100,000. The whole question will be settled next Monday night at the meeting of the Sellwood Board of Trade.

The growth at Mount Tabor, Montavilla and Center Addition has been such that there is demand for fire protection. The people are asking for fire stations. Montavilla wants a station erected on the Base Line road on the elevation, while the people of Mount Tabor and Center Addition are asking for a fire station at some elevated point that will give fire protection generally. Owing to lack of pressure a hose company would not be effective for Montavilla, but a chemical will probably be provided.

ST. JOHN MILL SITE SOLD

CITY HAS OPTION ON ADJOINING PROPERTY.

Question of Free Ferry to Be Submitted to Vote of People at Next Election.

The most important realty transaction in St. John during the week was the sale by M. H. Holbrook to F. R. Porter of Porter Bros., contractors of the North Bank railroad, of 200 feet of water-front property. The property is composed of lots 3, 4, 5 and 6 and fractional block 9, of James John addition. The price paid was \$20,000. There are about three acres in the land secured. It adjoins a 400-foot strip on Philadelphia street on which the city of St. John has an option for \$25,000 for a public dock. It has not been announced to what purpose the strip will be put, but it is thought it will be used for manufacturing purposes. Water-front property in St. John is again in demand, but is selling at higher prices than ever before.

The St. John Council has a committee out investigating the advisability of purchasing and operating a rock crusher for that place. It is desired to secure paving material for the place.

Pipe for the St. John Gas, Light & Heat Company has been shipped from New York city and is expected soon to arrive. The pipe is 18 inches in diameter and two having been submitted by St. John men. Contracts will be let some time during the month. A Seattle concern has the contract for supplying the machinery.

While the voters of St. John will vote on the question of issuing bonds to purchase or build a free ferry, it does not mean that the present ferry will be bought. Those who are urging the establishment of a free ferry are not concerned in the rate of the present ferry company only so far as it stands in the way of a free ferry. Certain it is that the voters of St. John will not consent to the purchase of the present ferry unless it be found first-class and that the price is satisfactory. Perhaps the franchise is of more value than the present ferryboat, which the company secured practically free from the city. An effort to fold a badly-constructed ferryboat on the people of St. John is said will not be made. It is conceded that a free ferry is needed at St. John, not alone for the benefit of St. John, but for Portland and the entire peninsula. It will be a link in the chain of driveways.

The new building for the Merchants National Bank, soon to be opened in St. John, is complete. It faces Jersey street and is an attractive structure. The bank will open for business some time during the present month.

The city is improving the grounds in front of the City Hall. Provisions are being made for erecting the beautiful fountain recently purchased by the people. It will be one of the attractive features of St. John.

Take Oath of Good Citizenship.

NEW YORK, Feb. 22.—Two thousand "first voters" and a number of "Bowery" floaters last night took the "free man's oath" at a meeting of the People's Institute, at Cooper Union. The oath was administered by Bishop Henry C. Potter, as follows:

"I solemnly bind myself that I will give my vote and suffrage as I shall judge in mine own consciousness may best conduce to the public weal, so help me God."

Christian College at Canton.

NEW YORK, Feb. 22.—A meeting in the interests of the Christian College at Canton, China, was held yesterday at the home of Miss Helen Miller Gould. The principal address was made by W. Henry Grant, who stated that last year the expenses of the college amounted to about \$25,000, of which amount half was paid by the students.

Spectacles \$1.00 at Metzgers.