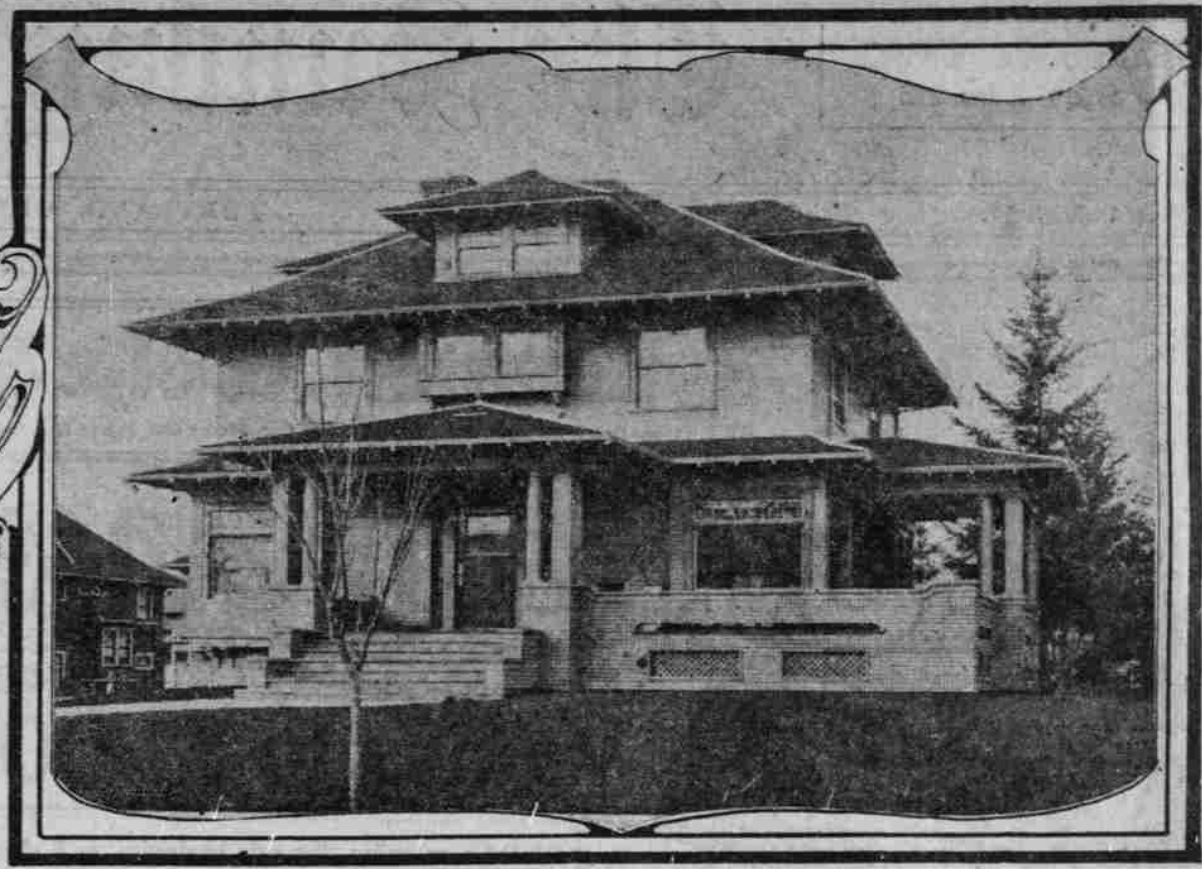


WALTER BURRELL, 26TH & HAWTHORNE



S. W. BLAISDALE, 739 WEIDLER ST

LAND OWNERS MAY HOLD ON TOO LONG

Danger of Scaring Off Prospective Buyers of Factory Sites by Avarice.

PERMITS NEARLY DOUBLED

Over 400 Issued in February, as Compared With 278 Same Month Last Year, Largely for East Side Dwellings.

One of the owners directly concerned in having lands in the Columbia slough district kept attractive to prospective buyers for factory sites, in discussing the matter yesterday, said there was danger of the old-time unprogressive spirit interfering with the present opportunity. He explained by saying that the announcement that the Swift plant is about to be erected on property north of Columbia Boulevard is no excuse for holders of lands south and adjoining that property being carried away with the idea that unreasonably advanced prices may be secured for those lots. In the neighborhood of \$1000 an acre, he said, is not only a fair valuation for the lands, but the price is nearly double that of a year ago, and holders ought to be more than satisfied to make a turn on such a basis. By raising valuations much beyond the figure named, he contended, prospective buyers would be scared away and the district remain for years undeveloped, whereas if owners showed any true progressiveness they would endeavor not to repel prospective builders of factories along the slough, by popping up prices on available sites.

"I think present asking prices are excessive in that district, what I intend to say is that I know of some tracts over there for which a good stiff figure has been offered, and the owners cannot get together. Some of them are quite willing to accept the offer, but some of the others are holding out for a price I think they would not get for some years at least. It means that a sale is closed, and the improvement of the early improvement of the tract, and be an immense benefit to the whole section. It happens that some of the owners of the lands in the vicinity which would become more valuable if the deal is closed up. The offer for the tract, if accepted, would clear a handsome profit to present owners, and it looks to me to be shortsightedness not to allow the majority owners to take this profit, now that they have the opportunity to do so. Two men are holding out, and the offer includes their holdings and will not be closed without they join."

Factory sites are available.

Factory sites are unlike other classes of realty, in that instances for as a rule lands that are ideal for factory use are not attractive for residences. While it is unquestionably true that a great demand is now on for residential sites in Portland, there is no great difficulty in obtaining lands available for manufacturing purposes along the river and sloughs.

The fact week has been a remarkable one in several particulars. Transfers on recorded figures show a total of about \$200,000 and in point of numbers exceeded those of recent weeks. In the matter of building permits, 412 were issued carrying total valuations of \$853,800. As compared with February of 1907, a singular result is noticeable in that last year there were only 278 permits issued, but the total was \$38,000 in excess of this year. That accounted for the fact that permits were issued last February for completion of several "skyscrapers," whereas the month just closed had but one item exceeding \$100,000—that of the annex of the Oregon Hotel.

Predicts Record Year.

Building Inspector Spencer said yesterday with reference to building operations that the first two months of the year indicate the beginning of what will be a record year in Portland. This prediction is given strength by the reports of architects, nearly all of whom are busily at work on plans for new structures, the majority being for residences. Elsewhere in this issue is a detailed statement showing the class of buildings being erected. It will be noted that a like amount is going into smaller houses, indicating the best possible growth, for it means the building of homes by their residents and by the same class of newcomers.

The East Side keeps up its lead in

the building of dwellings, and even those that with construction business express astonishment at the rapidity with which the city is reaching out in all directions on the peninsula. Over 400 buildings in a short month, at this season of the year, and when the "times" are said to be adverse to making improvements, is a record any city might well be proud of. If the progressive spirit of the people could be infused a bit into the people's representatives in the Council, so that the making of good streets would keep pace with the spread of the city, much encouragement for further efforts would be given. Along that line the work of the different improvement clubs is being felt and a great deal of building in certain districts is directly attributable to influences these organizations exert in advertising their localities.

New Buildings Started.

During the week contracts were let for the new building of the Y. W. C. A., which is to cost about \$75,000. The adjoining structure for the Y. M. C. A., cost nearly double, will start during the month and the two are to be put up as rapidly as funds become available. In the northwest district of the city several high-class dwellings are to be started during the month, that of W. J. Van Schuyver, as an example, plans for which are now being made by Bonita, Hendricks & Robey. Bids will be called for about the middle of the month and the architects say they expect to have the building up in about six months thereafter. It is to occupy the site at Twenty-fifth and Marshall streets and will cost approximately \$15,000.

Rapid Advance in Value.

The most important out-of-town sale the past week was that of a block of ground in Millwaukie on which the old Standard flour mills stood for so many years, by the Hawley Pulp & Paper Company, of Oregon City. This tract was sold two years ago for \$60 and now brings \$700. It is just north of the property of the Dennis & Davis shingle mill. It is announced to be the purpose of the company to bring logs to Millwaukie, cut them at the sawmill to be erected on the site purchased and then send the blocks to Oregon City by electric car. A spur track is being laid to the site. Between 25 and 35 men will be employed in the new mill. A number of new dwellings are being built there and others are projected.

Class of Building Operations Prove Growth of City to Be of Most Desirable Character and Carried Briskly Forward.

Activity in East Side real estate, both in buildings and in sites for home-building purposes, was maintained during the week. The total sales in the residence districts show a considerable percentage of increase over former weeks. Examination of the prices paid will show that prices are maintained and the number of sales tell the story of constant inquiry. There are some acreage sales being made, although the market in this direction has not been so brisk as during former weeks. The favored district for acreage sales is east of Mount Tabor and Montavilla, out to the Twelve-Mile House, on both sides the Base Line road. It is expected at the close of another year will see that whole zone pretty well cleared of brush and stumps and prepared for cultivation. From 1 to 20-acre tracts for suburban homes are being secured. The County Court is paving the Section, Base Line and Powell Valley roads with crushed rock, making them even better than many of the streets of Portland and making the tributary territory highly desirable for suburban homes, where an acre or two may be had for flowers and vegetables.

In Central East Portland, at an auction sale Tuesday, bid of \$25,000 was made on a quarter block on Belmont and East Third streets. It was not closed up, but will be soon. To this must be added out of the bid that has been conducted for on these two lots, which will be \$200. According to these figures the quarter is worth at least \$25,000. As to the bids, it is now settled, apparently, that the Pacific Bridge Company will get a permit to build a trestle for a temporary track for its dumpcars on East Salmon and East Third to East Oak street in order to fill the low lands and also the streets east of Union avenue, for which it has contracts.

BUILDING PERMITS LARGE FIGURES FOR FEBRUARY SHOW A HEAVY INCREASE.

Astonishing Number of New Houses to Cost Between \$1000 and \$5000 Are Under Way.

BUILDING PERMITS SINCE JAN. 1	
Under \$1000	37,356
Between \$1000 and \$2000	748,000
Over \$2000	601,125
Total	1,406,481
Number issued January	297
Number issued February	412

Records of the Building Inspector show some interesting facts with reference to operations in the building line since the first of the year. The largest amounts shown in segregating the two months' figures are for the construction of dwellings to cost between \$1000 and \$5000. That, of course, means that the constant demand for dwellings of moderate cost is being met, both by home-builders for personal use and by investors for rental. The total valuation represented in the two months' permits was \$1,406,481 for January and \$823,408 for February, showing over \$200,000 increase for the latter month. The following is a list of the buildings, which are to cost \$5000 or over, and the locations and owners:

January 8—Mrs. Moore—To erect a two-story frame building on lot 15, block 2, Williams Heights addition, flats fronting on Savier street, between Twenty-ninth and Twenty-eighth streets, \$200,000.

January 12—C. D. Brun—To erect a three-story brick warehouse on a tract fronting on East Side street, between East Twenty-fifth and East Twenty-sixth streets, \$40,000.

January 15—Wen-Yale Co.—To erect a three-story building on west side of lots 1 and 4, block 218, East Portland addition, fronting on East Tenth street, between Harrison and Belmont streets, \$50,000.

January 16—Mrs. J. A. Vene—To erect a two and one-half-story frame building on lots 3 and 4, block 254, in Couch addition, dwelling at Twentieth street, corner Johnson, \$35,000.

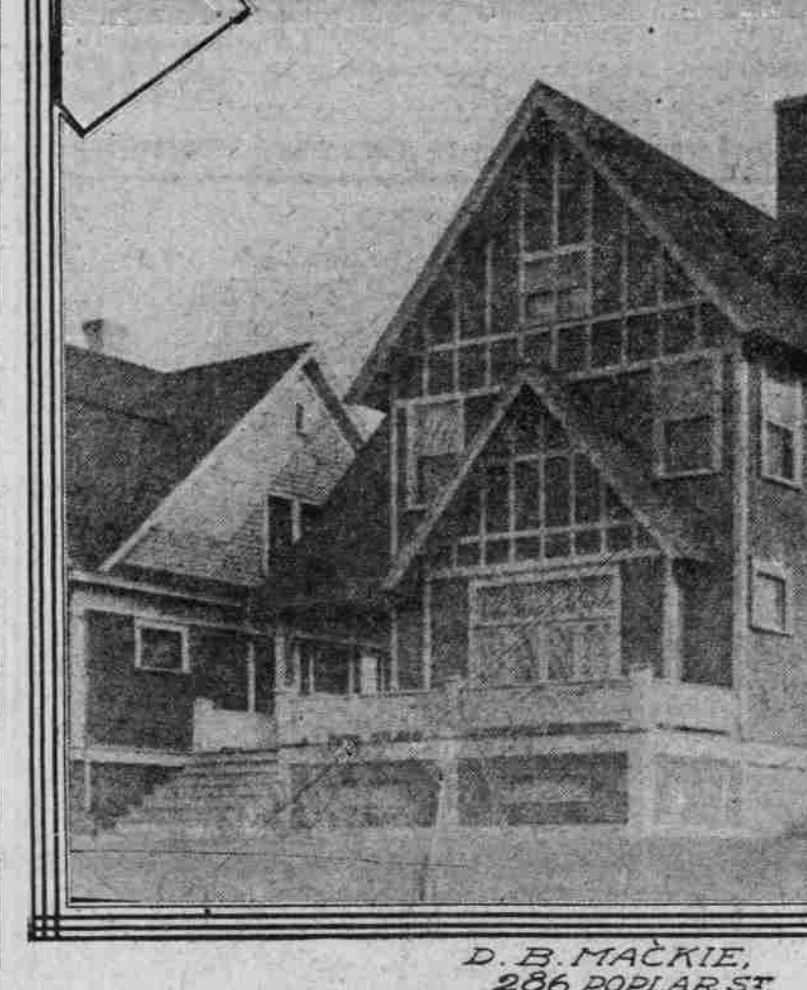
January 20—Dammeler Investment Company—Store and apartment building, Fourth street, between Everett and Flinders streets, \$100,000.

January 22—Mrs. P. J. Calhoun—Two-story frame dwelling, East Sixteenth street, between Halsey and Clackamas streets, \$15,000.

January 24—M. E. Thompson—Two-story brick store, Mississippi street, between Shaver and Felling streets, \$10,000.

January 25—Mrs. Catherine McGrath—Two-story frame dwelling on Eugene street, between Williams avenue and Rodney street, \$10,000.

January 29—H. J. Hefty—Two-story



D. B. MACKIE, 286 POPLAR ST

RESIDENCE SITES IN ACTIVE DEMAND

East Side Reports Indicate Continued Inquiry From Home-Makers.

VALUES WELL MAINTAINED

Activity in East Side real estate, both in buildings and in sites for home-building purposes, was maintained during the week. The total sales in the residence districts show a considerable percentage of increase over former weeks. Examination of the prices paid will show that prices are maintained and the number of sales tell the story of constant inquiry. There are some acreage sales being made, although the market in this direction has not been so brisk as during former weeks. The favored district for acreage sales is east of Mount Tabor and Montavilla, out to the Twelve-Mile House, on both sides the Base Line road. It is expected at the close of another year will see that whole zone pretty well cleared of brush and stumps and prepared for cultivation. From 1 to 20-acre tracts for suburban homes are being secured. The County Court is paving the Section, Base Line and Powell Valley roads with crushed rock, making them even better than many of the streets of Portland and making the tributary territory highly desirable for suburban homes, where an acre or two may be had for flowers and vegetables.

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COMPLAIN OF WATER SUPPLY

East Side Sections Active in Asking Council for Relief.

The most important question on the East Side is the water supply. From practically every section comes a demand for more water mains and complaint of water-shortage. At Sellwood, where a 18-inch main was laid several years ago, there is already a water shortage. This is an account of the growth of the district and consequent increase of the population. From Kenilworth there comes the same complaint. Attention was called to these conditions at the last meeting of the United East Side Club, with the result that a special committee was appointed to look into the matter of a second pipe line to Ball Run as the only solution to the water question. It is the opinion of those who have looked into the matter that there will be a shortage in Portland before this second pipe line can be built, even if work were to start on its construction next year.

A MARKER.

For a genuine bona fide investment you cannot beat that quarter block on Front street which is offered at a special figure of \$20,000 or \$10,000 below market value. Call on me for particulars. E. H. Wempe, Front and Burnside streets.

Mount Tabor Grows Steadily.

There is a decided improvement movement at Mount Tabor. At Tabor Heights, at the end of the electric railway, eight new dwellings are projected which will cost between \$2500 and \$3500 each. Work will start on these houses in the early Spring. Lots have been sold in all directions at Tabor Heights the past few weeks to men who intend to erect homes. The Base Line road is to be opened full width to Tabor Heights and will be graded. This is considered an important improvement. At present this road is nearly impassable, by making it wider and cutting down the steep parts an easy grade will be secured to the top of the hill. An effort is being made to get Belmont street opened and improved to Tabor Heights, although some opposition is being encountered from a few residents who have homes near the street, but many seem to think this ill-advised. As the street is needed to the summit, especially for public park on the top of Mount Tabor is being considered. A large number of new homes have been erected on West Avenue and at other points at Mount Tabor.

HANDSOME RISE IN REALTY

PROPERTY ON FIRST AND COLUMBIA GAINS \$23,000.

St. George Hotel Quarter Interest Sold by E. J. Daly to Dr. Baar.

Negotiations were concluded yesterday for the transfer of a quarter interest in the St. George hotel property, on the southeast corner of First and Columbia streets. E. J. Daly sold his interest to Dr. Gustav Baar, who already owned a one-half interest in the property, the remaining quarter belonging to America National Bank.

There is a three-story brick hotel building, 50x100, on the site and two frame dwellings on the inside lot. About a year ago the property was purchased by Mr. Daly and his associates for \$22,500, from Joseph Simon and Frederick W. Milkey. Based upon the price paid for the quarter interest, the present bidding price is \$45,000, or an advance of \$22,500.

Mrs. Rena Woodward has purchased the site for a home on East Salmon between East Thirteenth and Fourteenth streets for \$200. S. C. Bowles purchased a quarter block on Jarrett street in North Albina for \$1000.

William G. Ide sold a house and lot to A. J. Dillon, on East Salmon and East Twenty-fifth streets, for \$400.

At Woodlawn John Kubik sold to Elizabeth A. Kubik lots 1, 2, 15 and 16, block 3, for \$200.

E. J. Church purchased the west half of block 28, for \$200.

In Woodstock Rev. George B. Van Waters purchased lot 1, block 61, for \$150.

In Hawthorne Park Edward Dixon purchased lots 7 and 8, block 20, for \$200. Several other lots were sold in this plot the past week.

At Woodstock B. L. Russell sold to H. S. Allen parts of lots 1, 2, 3 and 4, block 25, with modern house, for \$322.

P. P. Dabney sold to Charles A. Meyers 95x100 on East Thirty-fifth street and Hawthorne avenue, for \$380.

Looks for Steady Growth.

O. W. Taylor, who is interested in Rose City Park, takes a very optimistic view of the situation and remarked yesterday: "I do not look for a great boom, but generally, affairs are getting into normal condition. There is an immense amount on residence property being sold in Portland, especially on the East Side, although the sales are not large but show that Portland is being filled up with a most desirable class—home-builders."

Mr. Taylor said that Rose City Park is getting its share of customers. The owners of the tract are clearing a terrace place to be used the coming Summer by residents as a resort. It will be provided with swings, rustic seats and places of rest. The Rose City Improvement League is doing good work for that neighborhood and a large number of homes, aggregating \$100,000, are to be erected in the early Spring as the result of its efforts. Also steps have been taken to open up two through streets to that section of the city and to the Country Club's ground.

"We have one of the most attractive residence districts in Portland on this elevated plateau overlooking the Willamette River. There has been a steady growth in the district. So much of the residence property has changed hands that it is not an easy matter now to get hold of either acreage or lots, although there is constant inquiry for both. I bought on the brow of the hill a couple of acres at \$750 an acre, and could get \$2500 for the two if I wanted to. For my home I was offered \$1000 if I would give possession, but of course it is not in the market at all and I only mention this incident to show the trend of affairs in the district. There is such inquiry here that I am considering the advisability of erecting a public hall that would be modern, safe and up-to-date. I believe that we need such a hall out here to accommodate the calls for a public meeting place for func-

Real Estate Transfers.

- Title Guarantee & Trust Company to W. F. McKinnon, lot 3, block 2, First Addition to Holladay Park Addition, \$100
- Mildred Edith Bagley to T. S. McDaniels, undivided 1/4 of lots 1, 2, 3 and 4, block 2, Broadway, \$10
- George A. Dyson and wife to W. J. Gill and wife, lot 13, block 6, Tremont Place, \$45
- Otto Peck and wife to Charles S. J. Anderson and wife to S. H. Slinger, lot 11, block 11, Sunnyside, \$50
- C. E. Jenkins and wife to S. H. Slinger, lot 1, block 26, James Johns' Addition, \$1
- Portland Trust Company of Oregon to Charles Ayers, lot 2, block 19, Tremont Place, \$110
- C. E. Jenkins and wife to S. H. Slinger, lot 1, block 26, James Johns' Addition, \$110
- S. H. Slinger and wife to City of Portland, lot 10, block 1, subdivision of lots 1, 2, 3 and 4, block 24, Central Albina, \$1,000
- Henry Adams and wife to S. H. Slinger, lot 5, block 4, St. John Park, \$1,000
- Addition to St. John Park, \$1,000
- J. B. Hodge, lot 2, block 4, Marseno Addition to St. John Park, \$500
- Shous and wife to S. H. Slinger, Charles Hodge, lot 5, block 4, South St. John Park, \$500
- South St. John Park, \$500
- St. George Hotel, lot 1, block 1, lots 112 and 115, Arleta Park, \$500
- Frank B. Somerville and wife to S. H. Slinger, lot 1, block 1, Arleta Park, \$1
- P. G. Eastwick, Jr., to S. H. Slinger, lot 1, block 1, Arleta Park, \$1
- J. L. Fuller and wife to P. P. Dabney, lot 1, block 1, Arleta Park, \$1
- 4, block 27, Sunnyside, \$10
- Geoman Savings & Loan Society to William W. Haddigan and wife, lots 2 and 4, block 2, Garrison's Subdivision in East Portland, \$10
- Robert J. Donohue to S. H. Slinger, lot 23, block 4, Arleta Park No. 2, \$150
- Thomas H. Adams to S. H. Slinger, Corner lot 23, block 4, Arleta Park No. 2, \$200
- Moore Investment Company to S. H. Slinger, lot 9, block 29, Vernon, \$350
- August Marvin and wife to E. H. Slinger, lot 10 and 11, block 3, Arleta Park No. 3, \$500
- John C. Lee and wife to Edwin A. Sims, lot 10 and 11, block 3, Arleta Park No. 3, \$1,000
- John C. Lee and wife to E. H. Slinger, lot 10 and 11, block 3, Arleta Park No. 3, \$250
- Woods S. Terry to E. H. Slinger, lot 1, block 1, Laurelwood, \$300
- H. P. Groves and wife to E. H. Slinger, lot 1 and east 1/2 of lot 2, block 5, Beckman's Second Addition, \$2,400
- A. Emerick and wife to O. P. Wolcott et al., lot 4 and south 2/3 of lot 5, block 2, Point View, \$1,300
- Christie Harl and wife to Charles B. Rose and wife, lots 1 and 2, block 28, Berkeley, \$1,300
- Title Guarantee & Trust Company to Dean Blanchard, lots 22 and 23, block 27, Berkeley, \$400
- Title Guarantee & Trust Company to Charles Gritmacher, lots 25, 26, 27 and 28, block 12, Berkeley, \$400
- Metropolitan Land Company to Henry A. Ruble, lot 6, block 4, N. P. Grove, \$600
- Sammuel Dabrut and wife to John Morreno, lot 16, block 3, Tabasco Addition, \$700
- Alexander Christie to the Society of Sisters of Holy Names of Jesus, 1774 Market, \$1,000
- James McDonough and wife to David Cole, lots 15 and 16, block 32, Piedmont, \$4,200
- Albert Dennis to Leander P. Sampson, north 1/2 of lot 7, block 2, East Portland, \$30
- H. N. Smith and wife to Katie L. Brewer, administratrix, lot 14, block 10, Williams, \$50
- Josephine Chaney to Charles A. Manassa, lot 8, block 4, Eastland, \$1
- Gilbert Ward and wife to E. W. M. Williams, lot 8, block 4, Eastland, \$1
- William Edmondson, easterly 25 feet of lot 1, block 28, James John Addition to St. John, \$1
- William Edmondson et al. to L. H. McKenney, easterly 25 feet of lot 1, block 28, James John Addition to St. John, \$1
- Title Guarantee & Trust Company to L. Donovan, lot 15, block 19, Rossiers, \$500
- Sylvester Cannon and wife to Multnomah Bank No. 21, 1/4 acre commencing at 1/4 section corner on south side of section 28, T. 1 S., R. 4 E., \$150
- Alexander Mutch and wife to E. M. Scheurman, lot 17, block 12, Arleta Park No. 2, \$175
- Alberta Dennis to Rufus Leonard Sampson, south 1/2 of lot 7, block 2, Faxon Park, \$10

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