

GOOD TONE IN REALTY MARKET

Several Deals of Good Size Result in Creating More Interest.

BECOMES CITY OF HOMES

New Manufacturing Plants Assured, Which Will Mean Continued Demand for Wage-earners' Homesites and Dwellings.

The real estate market the past week had enough good business reported to keep the tone strong and also to keep dealers guessing what is to come next.

The fact that local wealthy men are picking up the few remaining desirable sites in the business district of the older part of the city, and announce their intention to put up modern buildings thereon, has made the trade take quite a different view of the prospective market.

Becoming Manufacturing City.

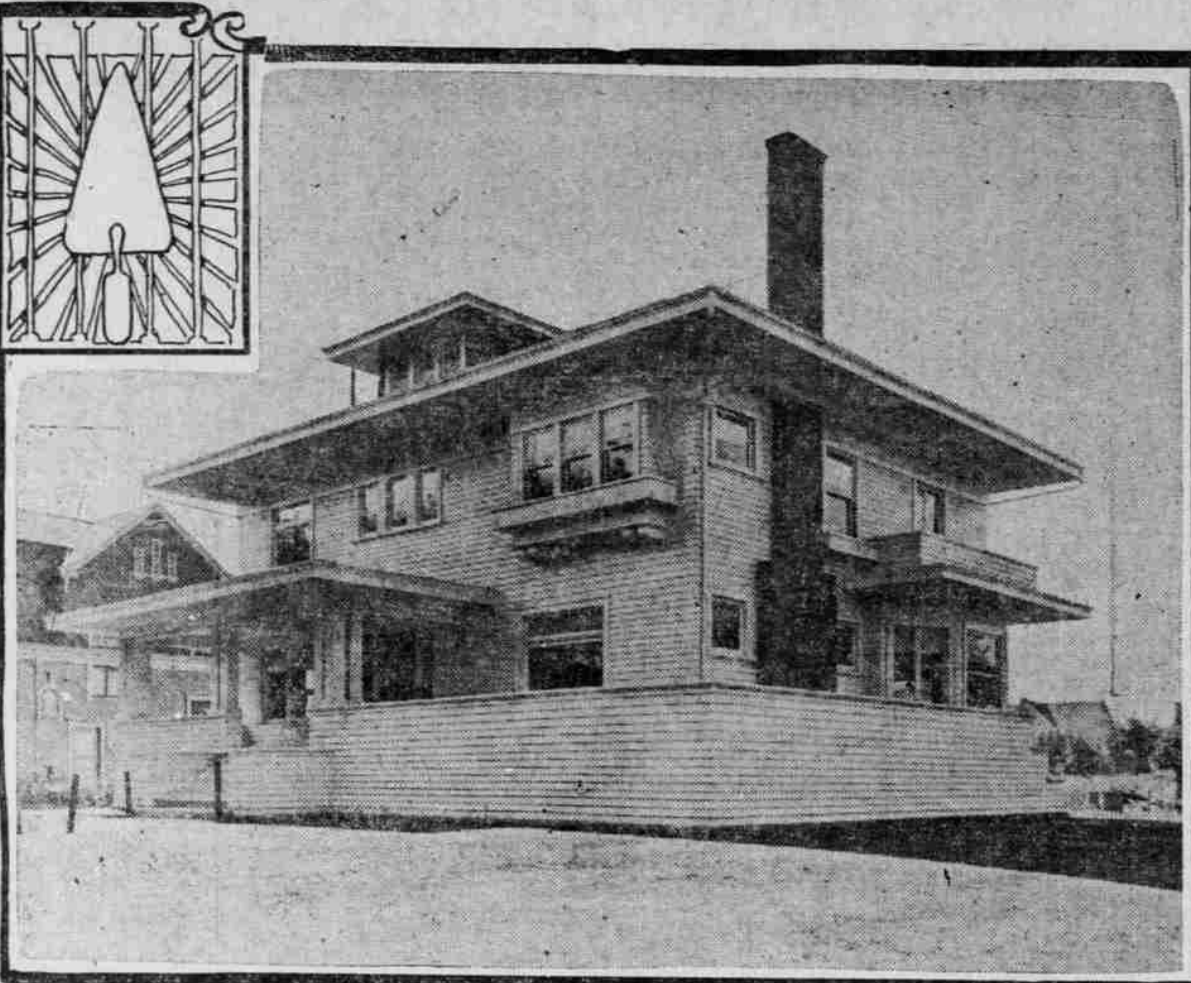
One of the most significant signs of the times is that Portland is becoming a manufacturing city of the first importance.

These, added to the certainty of the Union Meat Company's and the Schwartzschild & Sulzberger packing plants, together with enlargements under way of plants already established, point to the certainty of having the manufacturing industries of the city increase to an extent that means much to its growth.

Large Enterprise Coming.

Without the element of what is known in the vernacular as "hot air" it is to be expected that within a couple of months announcement will be made authoritatively of the consummation of the biggest manufacturing enterprise or to be closer to the fact, enterprises, that has yet sought Oregon for its location.

Residents of Portland Building Cozy Little Homes Like These in Every Section of the City



G.W. PINCKNEY, 15th & TILLAMOOK.



R. J. ALDRICH, 723 HALSEY.



MRS. YOKUM, 11th & SCHUYLER.



DR. C. S. WHITE, 11th & SCHUYLER.

GOOD-SIZED SALES ON EAST SIDE

Business Sites Figure in the Week's Transactions Along With Residence Lots.

NEW TOWNSITES FILL UP

Modern Street Work Gradually Replaces Old, Greatly to Improve in Appearance of City and Comfort of Residents.

Buyers Alibina Lots.

Another transaction the past week was the purchase by W. A. Caldwell of several lots in Alibina for \$16,000. The property included a house and lot on the southwest corner of Felling and Hendricks streets; dwelling on the northwest corner of Felling and East Tenth streets and a 6x200 lot facing Union avenue, between Fremont and Beach streets.

Burglar Invades Bedroom.

NEW YORK, July 11.—Awakened at an early hour this morning by pressure about the throat, Mrs. Igoe Whitley, of Boston, a niece of the late Mrs. Charles F. Fair, discovered that she was being gagged by a masked man. She was unable to scream, but she fought desperately and awakened her brother-in-law, Frank B. Leonard, at whose home she was staying in Caldwell, N. Y. He burst into the room and the man jumped from a second-story window and escaped. The police are inclined to believe the intruder was not a burglar.

struction here in all directions. In City View Park a lot and fraction, with a house, was sold to Sophia A. Riedle for \$2600. R. A. Eva purchased lot 2 and part of lot 3, in block 265, for \$4750, and in Holladay Addition sold a lot, 40x39 feet, with house, for \$3500. Frank Bode sold lot 7, block 291, East Portland, to G. N. White, for \$3000.

At Arbor Lodge, on the St. John carline, Mary L. Gould sold H. M. Abbott lots 3 and 4, in block 2, with house, for \$1150. In North Albina E. E. Lang sold to Martin Reeling a quarter block in block 2 for \$3800. Ellis Hughes sold a quarter block in block 23, Irvington, to Joseph Menefee, for \$3000. In Lincoln Park John T. Foulkes sold to James Blaine lot 13, block 22, for \$1200.

Waverly-Richmond and Kenilworth.

The remarkable progress that has been made and is still being made south of the Section Line road, including Waverly-Richmond, Waverly, Kenilworth and the entire district toward Woodstock, is due to the Waverly-Richmond and Kenilworth push clubs. A year ago there were no improvements under way in this district worth mentioning, but now an expenditure of over \$1,000,000 in substantial improvements, including new streets and attractive homes, has been projected.

In the Waverly-Richmond district an eight-room schoolhouse is being completed and will be occupied this Fall. Clinton street is being improved through Ellisworth and several other streets also are to be paved, the cost of this class of improvements aggregating \$100,000. In the Waverly tract all streets are to be paved and 40 cottages are under construction. In Kenilworth, through the inspiration and push of the Kenilworth Improvement Club, there has been marked progress. Results are now being secured after a long and hard pull on the part of the enterprising members of this club. Gladstone avenue, 90 feet wide, is being improved between East Twenty-sixth street and Ivanhoe, about a mile, more than a mile. Gladstone avenue is to be extended through to the Southern Pacific carshops, opening that great district direct to East Twenty-first street and providing another street, besides Powell, into the city. Several of the cross streets, including one running to the Cliffhollow Home, are to be opened and improved.

As one result of these street improvements Kenilworth has become a desirable home-building section and many lots have been sold the past few months. A large number of attractive homes have been erected and others are now building. Between the Southern Pacific carshops and Ivanhoe, about a mile, there is a most satisfactory growth.

Holladay-Irvington District.

It would not be easy to place an estimate on the cost of the improvements projected in the Holladay-Irvington district, and the district northward from Thompson street. There are now under way and projected improvements that will cost upwards of \$2,000,000. Of this amount at least \$1,000,000, perhaps more,

will be expended in hard-surface pavements within the next two years.

Northward from Thompson street, which already has hard-surface pavement, a splendid residence district is being developed. Thousands of dollars are being paid out every week for new work on streets, which are being graded, concrete sidewalks and hard-surface pavements laid. This is a new district and while some wild growth yet remains, attractive residences are already being erected. About 200 have been built already and others are projected. The building area is rapidly extending northward to Vernon, which was opened only one year ago in a wilderness of underbrush and stumps, but over which now building operations reach on toward the Columbia River. To the eastward improvements are moving, and will soon extend to Rose City Park in that direction.

Depots to Be Built.

The most important advance movement on the East Side for the week was the written announcement by General Manager O'Brien of the Harriman lines, that plans for a passenger depot were being prepared and that the building would be ready for occupancy by the first of the year. It is believed the depot will be built on East Morrison and East First streets. The site of the building was not given, except that it will be ample for all public demands.

The freight depot will not be erected this year, but assurances were given that it would be built next year and of sufficient dimensions to take care of the freight that comes to the East Side. This growing warehouse business in the district between Union avenue and the Willamette River is evidence of the need of facilities for handling freight.

Mr. O'Brien admitted to the committee from the East Side Business Men's Club in an interview that the Harriman freight facilities on the West Side were not altogether satisfactory and that an East Side freight station might give relief. He was very cautious, however, about making promises as to the dimensions of the building. He said the outlook on the East Side for a substantial growth was most encouraging.

Several new warehouses are now being built, including Oliver Chilled Flour Company, Wallace & Devlin and Parlin & Orendorff, representing an outlay of \$150,000 all in this district, which will largely

increase the amount of freight handled. It is also predicted that when the fills are completed covering some 20 blocks, and the streets, it will result in a large number of other wholesale buildings being erected. Those who have followed the situation are confident that the Harriman interests will provide ample facilities for handling freights on its own property in this district.

Lay Cornerstone of Villa.

Preparations are being made to lay the cornerstone of the first building of the "Mission Villa" on the Powell Valley tract in Waverly. A suitable ceremony is proposed on that occasion. Several distinguished men have been invited to participate in the exercises. It will mark a departure from the ordinary apartment-house construction and introduce something novel here. A cluster of buildings will be erected on the grounds, the occupants of which are to be given the opportunity to purchase all their supplies on the ground at lowest wholesale prices. The time for laying the cornerstone has not been fixed, but will be soon. The entire cost is represented to be over \$100,000.

Among the fine modern homes projected for the East Side is the residence to be erected by H. L. Chapin in Holladay addition. Architect Wrenn is preparing the plans. The cost will be \$15,000. Floors will be hard-finish, it will be heated by steam, and there will be two stories and an attic. Foundations will be of concrete and stone for which bids were received during the past week.

One of the attractive residences being erected on the East Side is that of C. B. Moores on East Fifteenth and Wasco streets, to cost \$12,000. It is well along toward completion and will be occupied this Fall. Mr. Moores formerly lived in Salem.

Robert L. Stevens, who owns the quarter block at Union avenue and East Madison street, touching the Sargent Hotel, contemplates the erection of a two-story brick with full basement. There had been an option on the quarter, but in case the sale is not made Mr. Stevens announces that he will put up the building, which will be occupied by a transfer company.

SYNDICATE INTENDS TO BUILD

Owners of Lot, Fourth, Fifth and Ankeny Discuss Plans.

Negotiations are under way by the syndicate owning the irregularly-shaped lot at Fourth, Fifth and Ankeny for the erection of a modern building on the site. Nothing definite has been decided upon, but those interested say the building project is under consideration.

The lot is that upon which the Dexter stables stood, which was destroyed by fire Tuesday night. The lot adjoins the Marshall-Wells building and is opposite the property owned by the Pacific Paper Company, across Ankeny street, which is to be the site of their new warehouse, to be built as soon as plans are completed.

The members of the syndicate that own the burned-over lot are: E. Ames, Ernest House, H. S. Reed, I. G. Davidson, J. C. Beck, J. M. Letter and J. Foxton. The lot is 125 feet on Fourth, 200 feet adjoining Marshall-Wells Company, 70 feet on Fifth and irregular line on Ankeny.

Grange Builds New Hall.

Pleasant Valley Grange has erected a new and commodious hall, 54x64 feet. The lodgeroom is 28x40 feet with stage and anteroom, and there is a kitchen and dining-room 26x40 feet. All the rooms are on the ground floor. The property is valued at \$2000. Pleasant Valley Grange has become one of the strongest in Multnomah County.

PORTLAND REALTY COMPARED

Local Agent Visits Sound Cities and Returns Satisfied.

W. H. Mall, who has just returned from an extended trip through the Pacific

Northwest, brings home a better impression of Portland property than when he went away. He visited Spokane, Tacoma, Seattle and other cities, and wherever he went studied real estate conditions.

Mr. Mall says that at Tacoma he found lots that sell in the suburbs bring from \$200 to \$1200, where lots the same relative distance from business centers are selling in Portland for \$350 to \$500, nearly one-half less than asked for similar realty in Tacoma. He concludes that Portland property is the safest investment, because of steady growth in all directions.

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