BRISK MOVEMENT IN RESIDENCE LOTS

East Side Addition Tracts Are Selling Off at Remarkable Rate Since Platted.

NEW HOTEL IS PROPOSED

Report That C. B. Sewell Is to Build Hostelry on East Morrison Street in Vicinity of the Southern Pacific Station.

While sales in the business districts of East Portland and Albina have been few the past week, those in the residence district have kept up remarkably well. The largest and most important sale in Albina was that of J. E. Smith to Augustus Walker of the north half of lots 15 and 16, in Abend's Addition, for $10,000. The property is located near Morris street and Gantenbein avenue. In Irvington a sale of residence property was made by Herman Jones to James F. Robinson of two lots in block 52 for $4000, with a house. J. M. Pittinger purchased in Irvington several blocks amounting to $20,000 of W. C. Alvord. In Hawthorne's First Addition J. J. Richardson sold to Eva L. Swank lot 9, block 17, for $7500, which includes a residence.

At the meeting of the North Albina Push Club Monday night the statement was made that of the 160 acres recently put on the market north of Killingsworth avenue over 80 lots had been sold and only a few in the tract are left. This tract is about a mile from Killingsworth avenue, and this is a most remarkable showing for that district. The rapidity of the sales in this tract points to the time not far distant when there will be no more large tracts on the Peninsula, for all will be platted and sold to home-builders.

Hotel in Prospect.

There are good prospects that a hotel may be erected on East Morrison street this Spring. A. L. Stephens and Clarence B. Sewell, who own the quarter on the Northeast corner of East Morrison and East Third street, announce that they will erect a building on this quarter that will be suitable for a hotel whenever they are promised a tenant. Already Mr. Sewell is having concrete piles laid for the foundation of a three-story brick building on the inside lot, and Mr. Stephens will join with him in the erection of a hotel provided they can have assurance that it will be occupied. By those who have studied the situation it is considered probable that a hotel in that district will pay, now that work has been started on the East Side passenger depot and several other buildings are sure to be built there this year. The East Side Business Men's Club will take up the matter of securing a tenant for the prospective hotel.

"The outlook was never better for the warehouse district between Union avenue and the Willamette River than now," declared Joseph Buchtel, the veteran real estate dealer on the East Side, who watches such matters closely. "There is constant inquiry," he said, "more than for months by men who would like to invest in this district. The fills have caused a big advance in property in this locality. In most instances the fills have caused the value of quarters and half blocks to more than double. This is especially true along East Morrison, East Washington and East Oak where fills were made some time ago. I look for a great building movement in this district in the lines of wholesale and warehouse structures. Here are the railways traversing the district, furnishing transportation facilities. The wholesale business is sure to come to this district, and will be driven there from the West Side. The erection and completion of the East Side passenger depot will help matters in this section.

"I think that a great mistake was made when the franchise was refused the Southern Pacific Railroad on East Third. I don't care for the railroad company and would have favored any railroad that would have built the spur on East Third and made the fill required. It is shortsighted policy that keeps a railroad off that street. It would have been filled and sites for buildings would have been taken along it. As the new Madison-street bridge will be higher than the present one, property north of it will be benefited along the river, as the draw will not be opened often."

Brisk Sales at University.

According to S. G. Sibray & Co., sales at University Park have been picking up rapidly the past month. Mr. Sibray said recently: "We sold more property during December than for three months before. Vacant lots, residence sites all through this district changed hands, people buying who will improve and build. The proposed through street, following down the Peninsula to the St. John line, seems a popular movement along Dawson street provided the burden be distributed over a larger district than 100 feet on each side of the street. It is felt that such a street is needed, owing to the prospective growth on the Peninsula, but to load the burden on the adjacent property along the street would not be fair. With a wide, hard-surface pavement in the center of the Peninsula all intersecting streets would be improved and center on this wide street.

At Kenton building has started up briskly in spite of the unfavorable weather. The streets are being graded and water mains are being laid. A number of residences and business blocks are under construction. Two two-story business buildings of stone blocks are nearly finished. On the Swift Packing site there has been increased activity, 160 men being employed in the work.

A new tract is being opened up between St. John and Maegly Junction. Charles Foss has been clearing a large tract there and N. A. Gee has been opening up streets. In this zone a number of new homes have been erected.

Big Irvington Sale.

John M. Pittenger purchased 16 lots in Irvington the past week of W. C. Alvord, paying $20,000 for the property. It was the largest single sale in that tract since it was laid out, but property in that addition is considered high-grade. Mr. Alvord also bought 3⅝ acres of J. W. Curran for $8000.

Bianca C. Linnville bought a half block in University Park, in block 184, for $3500. E. S. Brubaker sold to Anna M. Lee property at Mount Tabor for $1650.

The Moore Realty Company sold to Daniel W. Pierce 24 lots in Ivanhoe, on the Woodstock carline, for $7200, it being one of the largest sales made for a year or more in that vicinity.

At Arleta G. W. Jackson sold to Hennie P. Coleman lot 127, in block 120, Arleta Park, with house, for $2200. Mrs. Coleman formerly lived in Troutdale, but will move to Arleta Park.

In Lincoln Park Annex Ex-Governor T. T. Geer solds lots 5 and 6, in block 19, to N. P. Oakerman, for $5100. Rufus Mallory sold lots 5, 6, 7, 8, 9, 10, 11 and 12, in Sewell's Addition to Mount Tabor to the Gold Medal Shingle Company for $4000.

Building in Rose City Park is progressing rapidly. A number of contractors have purchased lots and are erecting dwellings on them with a view to selling them to people who want homes. J. E. Potter is putting up three houses. M. A. & C. L. Barton Company is erecting two houses and W. J. Dunlap also has started work on two houses. Forty lots have been sold in Rose City Park within a month. Walter Seaborg, owner of a salmon cannery, has purchased 16 lots in Rose City Park. The Gregory Investment Company, which owns 80 acres east of Rose City Park, is accumulating material for houses which the company will erect for homeseekers. Work will start on these buildings as soon as the weather will permit. With all this growth in that part of the city a new schoolhouse, which has been asked for, is needed now. There is a growing population in this neighborhood. There is a one-room schoolhouse provided for Rose City Park, which is now too small. Provisions will have to be made for 200 pupils in the northeast section within a year, judging from the rapid growth of that neighborhood.

To Make Improvements.

I. Buckman, who owns much property between East Twenty-sixth and East Twenty-eighth streets and between the Sandy road and East Ankeny street, contemplates some extensive improvements in cutting down the high blocks on East Burnside and filling up the depressions between East Burnside and East Ankeny streets. He estimates that by cutting down the higher blocks there will be enough earth to fill up these depressions, which are part of an old ravine that extended through East Portland. There are probably 25,000 cubic yards of dirt, or more, that can be secured from the higher blocks for these fills, and the outcome of the improvements would be largely to increase the value of all the property and all the surroundings. At present the high blocks, as well as the low tracts, are not available for any purpose. The Buckmans have made some extensive street improvements in their tract near Sandy road.

There has been rapid growth in North Mount Tabor and in the Jonesmore tract on the Montavilla car line. North Mount Tabor is just east of Center Addition, and is an elevated tract which extends northward for some distance. A considerable portion of the tract has been sold off, and about 25 new homes are being built, besides those already completed. The tract was only recently put on the market. In the Jonesmore tract a large number of the lots south of the Montavilla carline have been sold off, and 30 new dwellings erected. In Montavilla the building zone has extended northward to and beyond the main line of the O. R. & N. Co.

WILL ERECT $10,000 CHURCH

Universalists to Have New Building On East Side.

All meetings of the First Universalist Church of Good Tidings during the week were postponed until next week on account of the storm. The first meeting for last Tuesday night was for the board of trustees and was for the purpose of making provisions to take advantage of the $500 donation from the General Convention for the erection of a new church in Portland. Rev. James D. Corby, the pastor, said yesterday that the intention is to erect a building to cost not less than $10,000. The present property on East Eighth and East Couch streets will be disposed of and the money used in the construction of the new building, which will be located further east than the present one.

The new board of trustees will probably take some definite action at the next meeting. The congregations have constantly increased and there has been general growth of the church since Mr. Corby took charge.

COMFORTABLE AND COZY PORTLAND HOMES

B B. ARBUCKLE, FOURTEENTH AND MONTGOMERY.

DR. C. T. TROMMALD, EAST TENTH AND MULTNOMAH.

SOME BIG SALES REPORTED

ST. MARK'S CHURCH PROPERTY SOLD FOR $13,000.

Concrete Construction Makes Considerable Advance in Portland—Cold Retards Building.

Through the agency of D. B. Mackie the following deals were closed in the last few days: The southwest corner of Twenty-third and Savier streets, 100x100, sold by Mrs. Johanna Duhrkoop, to Jesse H. Harrington, at a consideration of $12,000 cash. There are five cottages erected on the quarter, all rented. Mr. Harrington bought the property as an investment; Mr. Harrington disposed of the lot, 50x100, on Kearney street, between Twenty-first and Twenty-second streets, to John B. Reid, for $4000.

* * *

Mr. Mackie also negotiated a sale of the St. Mark's Episcopal Church property, 100x125, on the northeast corner of Nineteenth and Quimby street, to I. Brunn, for $13,000. It is said that the new owner intends to erect an apartment-house on the site. It is intended to remove the church building to the new site on Twenty-second street between Lovejoy and Marshall.

* * *

Quite a large amount of concrete construction is started in this part of the country, or soon is to be started. Hurley-Mason Company, for instance, have several projects in hand at the present time, and this firm is only one of several Portland concerns that have this type of construction under way. The operations of this firm listed at present comprise concrete pile foundations for Clarence Sewell, at East Third and East Morrison street; for Brays Harbor Lumber Company, concrete chimney, 110 feet high; refuse burner, 100 feet high, and boiler-house; Portland Railway, Light & Power Company, substation, 60 feet high, 100x50, First and Jefferson, which includes the longest concrete roof girders in Portland, being 50 feet; Lewis building, Fourth and Oak, 10-story office building, reinforced concrete, 60x100.

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Work is to start on the factory and warehouse of the American Chicle Company about January 15. This building is to be located at Fourteenth and Johnson streets, 50x100, and its approximate cost is $30,000.

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C. R. Aldrich, architect of the new Olds, Wortman & King building, announces that plans will be ready by February 1.

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A company at Roseburg is making ready to establish a pressed-brick plant at Edenbower, near that city, in the near future.

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During last year there were 2747 dwellings erected on the East Side, according to the report given out by the Oregon Real Estate Company. Figuring an average of four houses to a block, the record means that 690 blocks have been built over in the year.

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Asbestos shingles is a new building material being introduced in this part of the country. These shingles have been in use in the East for some time.

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Bids are to be asked for presently for the construction of a hospital at the Puget Sound naval station at Bremerton. The estimate places the cost at $150,000.

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Plans are being prepared for a complete renovation and reconstruction of parts of the Willamette Hotel at Salem, which is considered to be somewhat out of date. The owners say it is the intention to make a modern and up-to-date hostelry out of the building, that has been for years the principal hotel at the capital.

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Portland Heights is being subdivided into quite a number of different localities. Keasey & Co., for instance, announce sales in that district of the city in names as follows: Fordham Heights, Kings Heights, Parkside Addition, Cardinell Park, Seventh-Street Terraces, Altavista, Greenway Addition and Portland Heights proper.

* * *

Separate bids for construction of the new Albina High School will be received at the School Clerk's office, City Hall, up to January 23.

The Henry Adams tract of 75 acres, about six and a quarter miles east from the Courthouse, on the Barr road, has been purchased by Murphy & Caswell for $30,000. The land is nearly all cleared and entirely level, and was owned by Mr. Adams for many years. This tract originally consisted of 80 acres, but five acres was sold some years ago to C. W. Henry, son of C. K. Henry. The new owners regard their purchase as a good holding proposition, as the proposed Mount Hood line will make it immediately available whenever the road is constructed.

* * *

Excavation on the Pennoyer block for the Olds, Wortman & King building could not be started last week, as had been expected. The bad condition of the streets made the hauling of dirt wellnigh impossible, and as there is really no immediate necessity to start excavation to be in time for construction work, the contractor postponed beginning until the streets are in better shape.

Oak Grove Improves Rapidly.

The assessed valuation of the Oak Grove school district property in 1908 was $62,000 but for the present year it is $242,190. At the annual meeting of the taxpayers of the district a levy of seven mills was made for improvements, taking bonds outstanding and for maintaining the school.

A $2500 Methodist church is soon to be erected in Oak Grove, a considerable portion of the money having been subscribed.

It is announced that a two-story building, 50x100, is to be built at Center Station. Joseph Closkey will put up a new house at Oak Grove, and George Harris is now building a home in Milwaukie Heights.

Sale of Lots at Troutdale.

Charles O. Williams sold to John S. Hudson, in Troutdale, the west half of lot 1 and the west half of lot 3, in block 7, for $1400, which is the largest sale made in that place for some time. George Jackson, of Portland, purchased a house and lot in Troutdale from George Coleman.

KENMORE

WHERE IS IT?

On the Peninsula at the intersection of Patton Ave. and Pippin St., adjoining Kenton, Swift's townsite, at its southeast corner

KENMORE!

WHAT IS IT?

IT'S THE LATEST and MOST VALUABLE ADDITION on the PENINSULA

PATTON AVE., 100 FEET WIDE, Lies Along the West Line, and PIPPIN ST., 80 FEET WIDE, Lies Along the North Line. PIPPIN ST. Is the Inevitable Route of the NEW CARLINE to

KENTON and the PACKING PLANT

KENMORE

Lying on this line between KENTON and THE CITY, and being SURROUNDED by a HIGH-CLASS RESIDENCE DISTRICT, is THE CENTER,

THE VERY HEART OF BUSINESS ACTIVITY ON THE PENINSULA

Where the GREATEST DEVELOPMENT in the history of the NORTHWEST is now taking place; and lots that can now be bought for a song will bring TENS of THOUSANDS of DOLLARS in a few years.

In fact, LESS DESIRABLE LOTS in Kenton, with no residence district surrounding, except on one side, have ACTUALLY SOLD for FOUR TIMES AS MUCH as the price for which we are selling KENMORE LOTS.

Just note the IMPROVEMENTS going on in Kenton. Heavy grades made on streets. AMPLE WATER MAINS laid throughout the tract, a permanent SEWERAGE SYSTEM established, MAMMOTH REINFORCED CONCRETE and cement block BUSINESS HOUSES; and FINE RESIDENCES costing from $5000 to $7000 now in course of erection; A MILE AND A HALF OF TRESTLE from the TOWNSITE to THE STOCKYARDS now complete and READY for the RAILS FOR the CARS that are to run along

KENMORE

Can you doubt the future of KENMORE, lying as it does adjacent to and adjoining where MILLIONS OF DOLLARS are being INVESTED in PERMANENT IN DUSTRIAL ENTERPRISES, and entirely surrounded by a residence district which will very soon be densely populated with the class of people who make development and advancing values certain?

KENMORE STREETS WILL ALL BE GRADED

and WATER MAINS laid in front of EVERY LOT FREE OF COST to purchaser. Make a small investment NOW, and provide a COMPETENCE for later years. SEE HOW EASY it's accomplished. 10 per cent down and 2 per cent monthly, with 5 per cent discount on cash sales; and OPENING SALES will be made at 10 PER CENT REDUCTION from regular prices. There are only a few lots in KENMORE, and every one is a WINNER. GET BUSY before it is EVERLASTINGLY TOO LATE. OUR AUTOMOBILES are at your service ANY HOUR in the year.

COLUMBIA TRUST CO.

THE EARTH SELLERS

SEVENTH FLOOR COUCH BUILDING, 109 FOURTH STREET

THE HEARTH AND HOME

As a supplement to a furnace for severe weather, nothing can equal the open grate—it makes home livable, enjoyable with its radiant glow. We've everything to complete its usefulness—Andirons, Fire Sets, Screens. We also carry a full and comprehensive line of Lighting Fixtures, etc.

M. J. Walsh Co.

Salesrooms 311 Stark St.

DON'T GET UP IN THE DARK THESE COLD MORNINGS

Have your wiring arranged so that you can turn on lights from the bed; get an electric warming pad to keep yourself comfortable, then let it snow. Warming pads, $3.50. Estimates given on wiring.

Western Electric Works

No. 61 Sixth Street, Portland, Or.
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Reedville Acreage

The largest body of land included in one general platting in the vicinity of Portland.

The extent of our acreage and our policy of clearing and grading roads on one or more sides of each and every tract, no matter what size, insures the uniform and certain improvement of the entire area, and will facilitate the further subdividing of these tracts.

This acreage is located within 11 miles of the business center of the City of Portland, on the Southern Pacific Railway, with five trains each way per day. The soil is very fertile, and is admirably adapted to fruit, nut and vegetable culture, and when so developed, will yield a handsome return, while the growth of the city adds each year to the values in this locality.

You can now buy these tracts of from one-half acre up at prices ranging from $75 to $300 per acre. Small cash payment; balance in monthly installments.

Do not miss this opportunity, but call at our office and arrange to go with our salesmen to view this property.

The Shaw-Fear Company

245½ Stark Street. Portland, Or.

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