

PARKSIDE

OUR NEWEST ADDITION, JOINS THE CITY PARK



View Showing the Location of

PARKSIDE

And Other Sections of the Heights for Sale by
D. E. KEASEY & CO., 14 CHAMBER OF COMMERCE.

The demand for Heights properties is assuming large proportions, and, as the desirable area is limited, it will be wise to secure a holding while prices are low.

PARKSIDE

Is in a class by itself. It is close in, with a beautiful park for a foreground. It commands a view of the entire city and mountains. The prices to begin with will be low and will include city water, gas, sewers, hard-surfaced streets and cement (parked) walks. We have sold a number of lots to wealthy timbermen who will erect homes costing from \$5000 to \$15,000. Appointments may be made by phone or by calling at our office, Room 14, Chamber of Commerce (ground floor).

D. E. KEASEY & CO. EXCLUSIVE DEALERS IN HEIGHTS PROPERTIES

PHONES PORTLAND HEIGHTS OFFICE—Main 2159, A 1574
14 CHAMBER OF COMMERCE—Main 937, A 2693

PLAN LARGE IRON PLANT

PHOENIX WORKS TO OCCUPY EAST SIDE BLOCK.

Buildings to Cost \$25,000 to Be Erected in Stephens Addition on Railroad.

The Phoenix Iron Works has just completed the purchase of block 44 on Union avenue, between East Mill and Stephens streets, in East Portland, for \$25,000 from the Ladd estate. President S. M. Morrow yesterday announced that the company purchased the property for the purpose of erecting an up-to-date iron plant covering the entire block. Work on the new plant will be started as soon as the architect's plans are ready.

Mr. Morrow said that the present half block owned and occupied by the works is too small and that an entire block is needed. He said that the cost of the new plant had not yet been figured out. However, the cost probably will be above \$75,000. The company has occupied its present location on Union and Hawthorne avenues nine years, having succeeded the Wolf-Zwicker Company, which was burned out on East Water street.

Preparations are being made to move the old Logos dwelling from the quarter at East Yamhill and Grand avenue, to make room for the three-story building for the United States Laundry. The laundry company purchased the block last year for \$20,000 and now will erect its own building. It will represent an outlay of \$50,000 at least. With the new Phoenix iron plant and the United States Laundry building, these two enterprises mean an investment of \$175,000.

Many factory sites have been sold on both sides of the lower Peninsula, but more have been sold on the north than south side. On the south side, near Hoppner Junction, a two-acre site for a large paint plant was sold a short time ago to a local company, which will build at once. It will cover two acres with the factory and have a payroll of between \$2000 and \$3000 per month. Some other sites also have been sold on the Willamette, on which plants will be built during the year. H. G. Sibray said yesterday:

"There is certainly a healthy movement all over the Peninsula. Work is progressing steadily on the big Monarch sawmill plant and also on the Vancouver mill at Maegly Junction. On the Swift plant good progress is being made. Our realty sales are not large, separately considered, but in the aggregate are satisfactory. One and five-acre tracts are being bought for factories. So many sites of this sort have been secured that we may look for a network of factories in the not distant future. Many residence sites also are being sold. There is general activity all over the lower Peninsula."

In his address before the North East Side Improvement Association, Francis Clarke said:

"You will see the day when the Oregon and the Columbia Slough on the north end of the Peninsula will be lined with permanent docks and most of the big shipments of Portland will be from these docks. These wharves will be constructed of concrete and will stand for all time. The trend is toward the Columbia River."

The Oregon Stenna Mineral Paint Company has bought an acre of land at Maegly Junction and will erect a plant. The building will be three stories and cover 50x60, with concrete basement. The plant will have a payroll of \$2000 a month. The capital stock is \$100,000. M. A. McCorkle is

secretary and W. Y. Richardson is treasurer. Work on the building will be started at once.

NEW BUILDINGS PROJECTED

East Side Operations Continue Without Any Falling Off.

Whitehouse & Honeyman have drawn plans for the building for Clarence B. Sewell, to be erected on East Third and East Morrison streets. It will be three stories, with plain brick exterior and of slow-burning mill interior construction. The ground floor will be used for store-rooms and the second and third for apartments. There will be 23 rooms on each floor. The foundation will rest on 33 cement piles. Work is now in progress on the basement walls.

In the Ladd tract E. M. Rasmussen bought two lots for \$4000 and will erect two modern houses costing \$500 each. Margaret Creighton has started work on a \$5000 house on Hawthorne avenue. M. P. Donahoe has started construction of two concrete houses that will cost \$5000 and \$6000 respectively. P. W. Forger is erecting two 8-room houses costing \$4000. The United Evangelical Church is erecting a \$15,000 edifice in this tract. Buildings costing upwards of \$100,000 are being put up in this tract.

William Redt will erect a two-story brick or concrete building on Union and Killingsworth avenues, 60x80, with full basement. Contract will be let this month. John W. Holmes, of California, bought 10 acres at Risley's on the Oregon City line, from L. W. Andrews for \$4000. Miss M. A. Fleming bought 2 1/2 acres near Risley from C. W. Risley for \$1250. Flora Anna Wastell bought the property of D. E. Stewart in Irvington for \$3000. The Oregon Real Estate Company sold in Holladay Addition a half block for \$10,000.

GOOD STREETS ARE PROPOSED

More Hard Surface Roadways Advocated for Irvington.

It is proposed to lay hard-surface pavement on Broadway street between Union avenue and East Thirty-fourth street, bitulithis being specified. The estimated cost is \$21,368. Between the car tracks it is specified that vitrified brick may be laid. This is the most extensive of any street improvement projected by the Irvington Improvement Association, which is steadily working out a hard-surface district.

The electric railway company has started relaying its rails on Union avenue preparatory to the hard-surface pavement to be put down on that street between Holladay avenue and Alberta street. Cost of this pavement will be \$120,000. It will be undertaken this Spring. In Waverly Heights, since January 1, 33 lots have been sold for a total of \$25,000, mainly to Portland people who intend to build. One man bought 33 lots for which he paid \$30,000 and he will put up residences costing from \$3000 to \$5000 on each lot, all of different designs, some being concrete blocks. G. W. Priest has purchased several lots and will erect five residences costing from \$3000 to \$5000. E. M. Sherlock, who recently bought a quarter block, will put up an 8-room house. H. C. Dougherty will put up two residences on ground he has purchased. R. H. Waycock, who bought a quarter block, will put up a two-story business building.

New Plat Is Filled.

The plat of the Buckman and Lydia Carter tracts, comprising 172 acres, have been filed. It is announced that sewer, gas and water pipes are to be laid and hard-surface pavements put down. Streets are to be paved, with a building restriction of \$5000 and \$1500. Through the tract there will be a driveway called Alameda, along which the larger building restriction has been placed. Cost of improvements in this tract will run up to \$200,000.

Save money at Rosenthal's shoe sale.

PROGRESS AT KENILWORTH

IMPORTANT WORK ADVOCATED BY IMPROVEMENT CLUB.

New Streets and Better Car Service Promise to Bring Prominence in Near Future.

Kenilworth people are seeking to open and improve streets and push that suburb to the front. Effort is being made to get better car service by opening and improving East Twenty-eighth street between Powell and Gladstone avenues and also to improve East Twenty-sixth street between Davidson and Holgate. Double tracks have been promised for the Woodstock line when that street has been opened into Kenilworth, and this will be brought about if the work of the Kenilworth Push Club counts for anything. Last year a number of streets were improved and the value of property in the suburb advanced. An engine house and engine are wanted and the people are going after them.

For the month of January 57 lots were sold in Rose City Park for a total consideration of \$23,750. Since then over 40 more lots have been sold. Four-fifths of the sales for the month have been to residents of Portland, and the most of the purchasers will erect dwellings and improve the property. One sale of 20 lots was made to a non-resident contractor, who selected that suburb for investment. He will cover his property with attractive houses during the present year. In the same way the same ratio of sales to homebuilders has been made. It is astonishing to see the vast amount of building material sent out daily, rain or sunshine, to the suburbs in the northeast. Foundations of dwellings are being put in on every hand.

Woodstock is moving forward substantially. Foundations for a \$6000 Methodist Church have just been completed and work on the main structure will start soon. South from Woodstock avenue is a new district which is filling up with new houses, while along the brow of the hill, facing west, are a large number of pretentious dwellings, which have a fine view over Portland. Woodstock is an old suburb and while it has not built up rapidly, it has been built up substantially. The elevation makes the territory desirable for homes.

At Ivanhoe there is the same class of property. Effort is now being made at Woodstock to get free mail delivery and city water. The Push Club has committees out on both propositions with good prospects of success.

EFFECT OF GOOD STREETS

Brooklyn District to Get Needed Improvement Soon.

The filling of East Ninth street across Stephens Slough, now in progress, and the prospective filling of Grand avenue opens up better prospects for the Brooklyn section. Here property has always remained low-priced for lack of street facilities and the presence of this slough. Lots selling for \$500 and \$1000 in this section, situated in better sections further out, district and then to reinforce the efforts of Councilman Rushlight the bad conditions, in the Seventh Ward are being improved in numerous streets and by good homes. Shortly a sewer system will be provided, and one of the greatest drawbacks be removed. There is now a concerted movement on foot to lay a big water main from the upper Mount Tabor reservoir to reinforce the water supply, first for the Mount Scott district and then to reinforce the supply of Waverly-Richmond, Waverly, Williams tract, Kenilworth, Midway and Sellwood, and practically all the district south of Division street. There is a growing shortage of water in this

big territory every year, especially at Midway and Sellwood. Now that the prospects are good that a portion of the Ladd farm, fronting on Milwaukie road, will be platted and opened to settlement, there is the most need for reinforcing water mains. Dr. C. H. Rafferty, member of the Water Board, estimates the cost of the reinforcing mains for this section at \$100,000, and yet the immediate effect on the value of the property will be many times that amount. Two big sewer systems are to be completed, the Brooklyn and the West Sellwood, which will call for more water. At Sellwood the Portland Railway, Light & Power Company will soon start erection of its carbarn, at a cost of \$45,000. It also will build a clubhouse for carmen. These buildings will be erected at the Golf Links and will result in the development of a considerable business center.

SELL GOOD UP-TOWN SITES

Several More Apartment-Houses to Be Erected.

Vanduyne & Walton report the demand for upper Washington street property stronger at this time than ever before, with conditions ideal for future profits to the shrewd and careful investor. Within the past week they sold for Pierre P. Perry, of Seattle, a quarter block on the southeast corner of Ella and Washington streets to M. W. Hunt and F. L. Shull, Portland investors. This was secured for \$30,000, which is conceded to be at least \$5000 under its present value. The same firm later sold the corner lot for \$15,000 to A. S. Ellis, who will begin at once to erect one of the most expensive and up-to-date brick apartment houses in the city.

They also have sold for C. A. Page, of Astoria, three lots on the southeast corner of King to a local investor whose name they are not at liberty to divulge as yet. This property has a frontage of 100 feet on Washington street and is said to have brought something like \$45,000. The purchaser, it is said, intends erecting a fine brick building on the corner, with stories below and apartments above. The location is especially suited for this purpose, as it is close in for those desiring to live in an apartment and is also an excellent location for many lines of business.

Apartments of the best class such as are found in this neighborhood, are usually erected before completion and the returns to the investor are as high as on any other class of investment.

ST. JOHN GETS NEW FACTORY

Pacific Stove and Range Company Secures Good Site.

A stove factory concern, which recently purchased the ground vacated by a shipbuilding firm on Richmond street, on the waterfront of St. John, will erect a stove factory, using the buildings on the ground for that purpose. M. A. Shirley, representing the firm, made examination of the site this week, and is favorably impressed.

The plant will manufacture stoves of all kinds. The title of the firm is Pacific Stove & Range Manufacturing Company.



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the incorporators being H. R. Blerdorf, M. A. Shirley, N. A. Peery, E. M. Hitchcock and J. H. McKennie. The company is incorporated for \$50,000.

Policeman Saves Two.

CHICAGO, Feb. 13.—Policeman John Frey risked his life yesterday to save the lives of two other men after 50 of

their fellow-workmen had refused to volunteer to rescue them. Frank Cullen and J. J. Smith had crawled into a car tank and had been overcome by gas fumes. A crowd gathered, but no one dared go into the tank. Finally Frey threw off his coat and crawled into the small opening on its top. He brought both men out, falling unconscious himself as he reached the ground.

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