

SALES KEEP UP TO GOOD AVERAGE

Real Estate Market Indicates Continued Strength in All Portions of the City.

WILL BUILD AT SEVENTH

Streetcar Company to Add Office Building of Nine Stories Adjoining The Oregonian—Other Big Structures Near Completion.

BY JOHN J. HARRISON. Taking the past week as a whole, it is found that realty business was transacted about on an average with several previous weeks. Few sales were reported in any considerable size, but the total for the week, as shown by the transfers recorded, furnishes plenty of evidence that deals continue to be handled in usual volume and that the business of brokers and agents is in a flourishing condition. The average daily total of transfers approximated \$50,000, the largest single day being on the 19th, when valuations footed \$162,548, but the same criticism made in this department on several occasions is to be repeated—recorded values of realty transfers in the majority of instances are nominal. Among the principal purchases of the week were additional acreage tracts in the outskirts of the East Side. Hope City Park district is being extended. Hartman & Thompson are arranging to "square up" the original 300 acres through placing on the market two lots of lots in the northwestern part of their tract. These lots are already platted and the street system of Holladay's addition and the Irvingtons is to be carried on east through the district. Good business is reported from agents handling townships down the Peninsula, and manufacturing sites also are being taken over in the same part of the East Side.

Buying Continues in North End.

During the week there was a brisk movement in warehouse sites along the Southern Pacific frontage. The Lead Estate Company disposed of several good-sized pieces in the Southeast Side in Stephen's addition, and there are indications that the movement is to reach as far up stream as Second Street. The same was done during the week in the northwest end, but yet there were a few transfers at figures which indicated a strong tone in the market for holdings in that district. Investors continue to buy along the lines of the new carlines, especially so on the Salem Electric. Five to ten-acre tracts seem to be the most popular with buyers, and no particular section of outstanding lands would appear to be more popular than others with buyers of these little garden places.

Not much progress is being made with the excavation for the Olds, Wortman & King building on the Penneyer block, the principal reason being wet weather during the week. When the ground dries out somewhat work is to be resumed.

Big Office Building Planned.

It was announced yesterday that the Portland Railway, Light & Power Company has decided to erect a nine-story office building on the site at the northeast corner of Seventh and Alder. With this improvement Seventh street will rank with other streets in the central district in the matter of big buildings. The block at Oak, the Oregon and new Imperial at Stark, together with the public library and Elks' building, the Portland Hotel and Y. W. C. A. building, on that street, give it a metropolitan appearance that will be further improved when this new big building is completed. Another office structure is under consideration for the southeast corner of Washington and Seventh on the McGinn property. While no definite time has been announced by Jennings & Son, the lessees of the ground, this building will be put up within two or three years at the outside, according to what was said when the corner and Woods buildings were leased.

Finishing New Buildings.

Building operations show no sign of going backward. Several of the larger buildings approaching completion are crowded with artisans busily engaged on interior finishing. The walls, such structures as the Meier & Frank, Wilcox, Henry and Lombard are going up rapidly, and those of the Y. M. C. A. and Rosenblatt are completed. Good progress, considering wet days, was made during the week on warehouses going up in the northwest end.

Piedmont Growing Apace.

SALES MADE RECENTLY IN SUBURBAN DISTRICT.

Residences Springing Up in Peninsula Highlands at Remarkable Rate.

Many sales have been made in the beautiful Piedmont tract. Two sales of lots in block 23, Alnsworth and Garfield avenues, have just been made. On this quarter block an eight-room stone residence costing \$6000 will be erected. A. H. Faber is drawing the plans. E. D. Grierson has purchased lot 2 in block 12, Piedmont, and will start erection of a \$3500 home this Spring. This lot is on Vancouver avenue and near Jarrett street. Professor E. H. Whitney, principal of the Peninsula School, has secured a lot in Piedmont and will have a \$3000 home erected. C. W. Stafford will erect a business building at Commercial street and Killingsworth avenue, which is the only place in Piedmont where a business house is permitted.

Conklin Bros. have commenced the erection of a two-story frame building, 28x36, at East Twelfth and Division streets, to cost \$5000. It will be a modern structure and will contain four flats, with five rooms each. At Clinton and Fifteenth streets four residences are being erected that will cost \$19,000.

The Butterworth-Stephenson Company are preparing plans for a two-flat building to be erected on East Main, near East Twenty-third street, to cost \$4000. These flats will contain five rooms each.

Union Tangle at Pittsburg.

WHEELING, W. Va., Feb. 20.—T. L. Lewis, president of the Mineworkers of America, returned here today from an investigation of the Pittsburg district. He said conditions were chaotic there owing to factional disputes and unless matters were straightened out soon, he would direct the National Board to take charge.

TWO HANDSOME NEW PORTLAND RESIDENCES



AMEDEE M. SMITH, EVVAHWE STA. RIVERSIDE DRIVE



371 VICTORIA, RESIDENCE OF CHAS. F. MECHAN

IRON WORKS WILL BUILD

PHOENIX TO HAVE BIG PLANT ON EAST SIDE.

Foundry and Machine Shop Projected on East Third and Hawthorne Avenue.

Plans are being drawn for the new buildings for the Phoenix Iron Works to be erected on block 44, Hawthorne avenue and East Third street, to cost \$40,000. The company paid \$25,000 for the block. The buildings to be erected are a foundry, 80x150 feet, a machine shop of the same dimensions, and a pattern shop 30x60 feet. Brick construction will probably be used, although that has not been decided. Work will start May 1. A power traveling crane will be installed in connection with two wall derricks. This new plant is the most important projected on the East Side this year. An average of 40 men are employed by the company, which will be doubled when the enlarged plant is completed.

The Damascus Creamery Company has purchased the three-story building from God's Church, on Hawthorne avenue, between East Sixth and Seventh streets, for \$8000, and the premises are now being overhauled to become headquarters of the company in Portland. The church has purchased a quarter on the northwest corner of sailing street and Garfield avenue, Albin, and will erect two buildings, one to be the chapel, with a basement, and the other the home building, and Elder Neal, superintendent, says that concrete blocks will be used. These buildings will probably cost \$10,000 when completed.

The concrete work for the west wing of the Homeopathic Hospital now being built in Holladay's Addition, is completed, and the roof is being put on. This part is 50x200 feet and is only about one-third the main structure, which will cover the main portion of the block. The cost of the part now under construction will be about \$125,000.

The Phoenix Stone Company has started work on a \$7500 residence in Piedmont, corner Alnsworth avenue and Mallory street. It will be a two and one-half-story house, and will contain 10 rooms. A. H. Faber is the architect.

John M. Pittinger has purchased three unimproved lots on Russell street and Gantebien avenue for \$7500. Plans are being drawn for buildings. Kate Hadley sold three unimproved lots on Sellwood and Commercial streets to Robert Menefee for \$7200. On one of these lots Mr. Menefee will erect a bungalow. J. Baumann bought three lots on Commercial and Knott streets, on one of which a modern home stands. From the Kate Hadley estate several lots were acquired the past week by an investment company. Plans are being drawn for a four-flat house and one two-apartment flat to be erected on this property. In Central Albin the outlook for many new buildings this year is favorable.

EAST SIDE ACREAGE BOUGHT

Sumrise That Another Packing Plant is Probable.

Real estate negotiations are in progress involving the ownership of over 2500 acres of land between Rose City Park and the Columbia River, some of which have been consummated. It is determined that the National Board to take charge.

MT. TABOR FORGES AHEAD

SOME COSTLY IMPROVEMENTS ARE PROJECTED.

Streets to Be Hard-Surfaced and Carlines Extended to Heights.

At the summit of Mount Tabor, where the carline ends, number of streets are being improved. East Sixty-eighth and East Sixty-ninth streets have been graded out and sidewalks laid. East Seventieth street will be improved as soon as the weather will permit. East Morrison street is being bettered. Altogether street improvements costing over \$150,000 will be made at Mount Tabor for use of the city. A two-story building, which will contain five staterooms on the lower floor, will be built this Spring at a cost of \$18,000. Ground has been secured and the foundation will be laid soon. It is hoped to have Belmont street opened and improved to the end of the car track during the year. The street is to be paved to Francis avenue, which is about 1500 feet from the summit. Location of the public park on the higher portion of Mount Tabor will hasten the opening of Belmont street. Sales of residence property at Tabor Heights are being made constantly and new homes are being built. Owing to the lack of streets, growth has been slow on the Heights, but this is now being remedied. There is probably no more attractive suburb in the city than Tabor Heights for homes.

PLAN EAST SIDE ADDITION

WEST END OF ROSE CITY PARK PLATTED.

Manufacturing Plants Projected for Suburban Towns—Talk of Mount Hood Road Starting Up Again.

The Portland Trust Company has purchased 15 acres of O. W. Taylor, near Rose City Park, and in connection with A. H. Metcalf, who put in several acres, have laid out a new tract of several hundred lots. Mr. Metcalf has bought a carload of galvanized three-inch water main and will put it down through the streets of the new tract at once.

The contract has been let by the Milwaukee Telephone Company for erection of a telephone plant in that place, and the work is now under way. The contract calls for completion of the plant within 40 days. Work has been started on the two-story building of ex-Mayor William Shindler and Captain Kerr on Main street. The telephone exchange will occupy part of this building.

Architect Legg is preparing plans for the paint factory buildings for the Oregon Soda Paint Company, to be erected on the ground at Maery Junction. Here the company has acquired three acres. A three-story mill building 50x100, with concrete basement, will be erected, work to start shortly after March 1. Later a dry-kill will be erected.

Assurances are given that work will be resumed on the Mount Hood Railway this Summer. It is announced that the enterprise has the backing of R. C. Gillis, E. P. Clark and A. H. Flemming, of California, and that ample funds have been provided for pushing work to completion when once started. Practically all the route has been determined and much of the right of way secured.

The College Endowment Association has purchased 50 lots of Ernest O. Spitzer in the Furzer tract, in Brooklyn, for \$35,000, which is the largest sale made in this district for a number of years.

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BIG GROWTH IN MONTAVILLA

SUBURBAN TAKING RANK WITH OLDER PARTS.

Business Buildings Erected in Residence Sections in East Side District of City.

Growth of Montavilla and surroundings is remarkable. No suburb on the East Side makes a better showing in the way of attractive homes. Looking eastward from Mount Tabor some idea may be had of the expansion of the city in that direction. From North Mount Tabor eastward to Clarnie, on the O. R. & N. main line new homes are being built. This march of improvement is along Villa avenue, extended into the acreage tracts that have been sold to people who want plenty of room. A large number of homes have been built on these tracts. North from Villa avenue, Montavilla has extended to the O. R. & N. main line, covering a district where a few years ago there were no houses. Indeed, no considerable portion of this suburb is now north of this Villa avenue.

On the Base Line road in South Montavilla there is a considerable business center. The several new business houses on this road are all occupied with stores of all kinds, while the upper rooms are occupied by families. The Presbyterian Church has just bought a lot on the corner of Olney and Misner streets, and will start erecting a new church at once, to cost \$4000. Rev. S. White is the pastor. The Methodist Church at Montavilla is completing a modern gymnasium at a cost of \$2000. It is a two-story structure, arranged for athletic classes. Ascension Catholic Church is finishing an attractive chapel and schoolhouse together, that will cost \$10,000. It will be ready for dedication in about two months.

Just east of the present boundary line, in Terrace Place, a large number of lots have been sold and many buildings are being erected. On the Base Line road out to the Russellville schoolhouse the building zone has extended. Near the schoolhouse Russellville Grange has purchased a quarter block and will erect a hall costing \$5000 this year.

Twelve thousand feet of water main has been ordered to be laid in the Elmhurst tract. This pipe line will connect with the six-inch main on the Barr road and will afford a supply of Bull Run water for this addition. In this addition F. J. Campbell has started the erection of an eight-room, two-story frame residence to cost \$3000. F. E. Hilton will put up a similar residence in the same block. A number of homes are to be erected in Elmhurst this Spring, for which plans have been drawn.

GOOD SALES MADE AT LENTS

Building Improvements Keep Pace With Inside Sites.

At Lents sales of lots are made daily. In the Mandy Lane tract Mrs. L. J.

Territory on both sides of Hawthorne avenue out to West avenue, is making remarkable progress. Building lots are selling rapidly and the building zone extends on both sides of the avenue. At fifty-second street the home of Philip Buehner, Mount Tabor, is being completed. It will cost \$25,000 and is the most pretentious residence erected on the East Side. The main building is completed, facing west. It is two-story, with basement and attic. Driveways are being built through the inclosure and the grounds are being developed on a large scale. It takes the place of Dr. P. Protyman's home, built 62 years ago on the spot. Several months more will be required to finish the residence and improve the grounds. At East Fifty-first street a two-story frame business building has just been completed, and southward to the Section Line road there is a remarkable building movement. With hard-surface pavement laid on Hawthorne avenue, as proposed, the tributary district will be one of the most progressive in the city.

American Passport Stolen.

WASHINGTON, Feb. 20.—State Department advices from Russia are that the man arrested two weeks ago in Moscow carrying an American passport bearing the name of S. T. Stevens, was a Russian revolutionist, who presumably had stolen Stevens' papers. Mr. Stevens, to whom the passport was issued, was a native of San Francisco and the papers had been sent to him in New York.

Dame purchased two lots for \$800 and will build a bungalow this Spring. J. W. Bowerman purchased two lots and Alexander Matthew purchased one lot in the same block. Both will build homes. A. W. Coverwhite and W. W. Christensen have a five-acre tract north of the carline, which they will plat.

At Lents the Addison brick building, the first to be built in this suburb, has been completed and occupied. Work on the two-story Grange building, near the schoolhouse, is progressing. The walls are of reinforced concrete. The trustees have been fortunate in leasing the lower floor for five years to a concern which will occupy it as a general store. This lease will enable the trustees to push the completion of the building. The Lents Grange and other fraternal organizations will occupy the upper lodgeroom. Several fraternal organizations that formerly met at Lents moved elsewhere for the reason that there was no suitable hall, and these will probably return. The fraternal hall in the building will be a model of the sort. Cost of the building when completed and furnished is estimated at \$7000.

Wider Streets Are Desired.

A general movement for the widening of streets on the Peninsula has been started by the University Park Board of Trade. Eight streets, now 60 feet wide, are to be widened to 80 feet. Francis I. McKenna, who originated the boulevard system on the Peninsula, is urging this movement for wide streets in that section while it can be done, in anticipation of the great development along manufacturing lines already begun. Dawson and Pippin streets are to be called Lombard street and will extend from St. John to Woodlawn.

Union Avenue, which at present ends at Dekam avenue, will be opened 90 feet wide to the Columbia boulevard and Delaware avenue will be extended from the Willamette to Columbia boulevard. It will be made 80 feet wide and will be one of the best streets cutting through the Peninsula.

On the Peninsula the importance of these wide streets is considered paramount. The next step will be to get hard-surface improvements down.

Dowager Queen Very Ill.

LISBON, Feb. 20.—It was announced today that the condition of the Dowager Queen, Maria Pia, is alarming. The mother of the late King Carlos has been ill for several weeks with an intestinal disorder.

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