TONE IS GOOD IN REALTY MARKET

Dealers Say Business Is on a Paying Basis and Sales Indicate Live Conditions.

AVERAGE $100,000 DAY

Portland Makes Record Well Up to Top of Similar Sized Cities of Country and Leads Coast Towns.

BY JOHN J. HARRISON.

There has been probably no time in the real estate business experience of Portland when dealers had more confidence in the outlook than at present. It is true that no deals within the past week or two have been of the spectacular sort, but there is not a dealer in the city who does not report a fairly good amount of business in what is called "little stuff," meaning sales of from $2000 to $5000.

Rumors are floating about of inside propositions which have more or less reason of credulity, but the fact remains that holders of downtown properties are keeping back for prices that do not seem reasonable to prospective buyers. There is said to be a large amount of outside money in the hands of brokers for investment in Portland business property, but the kind of property wanted is not to be bought. This is considered a credit to the business acumen of Portland realty owners. If a piece of property is likely to increase in value within a short time, why should not the present owner get the benefit? Of course, if owners look at the matter in this way there is as a consequence a stop put to dealings, and dealers naturally deplore such a situation.

There is no law that requires an owner to sell his property if he doesn't want to, but at the same time there is hardly a man that owns a piece of realty that should not be willing to accept a handsome profit when a sale is put up to him. And thus it goes. Realty men call holders "mossbacks" and all that sort of thing if they refuse offers, and owners lay back and watch the increase in the value of their holdings with great satisfaction.

Give Expert Opinion.

There is a limit of valuations, and realty dealers are pretty sure to say they know when that point has been reached. Students of values take into consideration locality, contiguous property, possibilities for the future and experience in other cities, and are therefore in a position to give an expert opinion. Real estate values are based on just such considerations. It is reasonable to conclude that a reputable real estate agent knows more about values than a man who doesn't know the difference between a corner lot and a cow pasture. That is the reason why these real estate agents and dealers have their standing in the community.

Getting down to the situation in Portland again, the records of the last week show that business in the handling of ground has kept up to that made in the preceding week, at least. The daily record of transfers was on an average of $100,000 a day, the high mark being March 12, when the footing reached $215,000. That day the deed for the 95 acres formerly owned by Judge Gilbert was filed to an unknown company that intends to erect a shipbuilding plant at that place. The filing of the deed verifies the sale, but gives little information as to the ultimate intention of the newcomers. C. K. Henry, who negotiated the deal, says that the people who bought the tract are abundantly able to carry out the plans proposed, but further than that he was not authorized to speak.

Building operations in Portland continue to be a matter of surprise to the rest of the country. This city showed a record in the last month that was not approached by but one or two cities. It does not require any stretch of the imagination to place the city in the forefront of the cities of the country in the way of important new building, and the statistics compiled by such publications as the American Contractor and Construction News from all the principal cities of the country every month places this city in its proper position among the leaders. The building of Portland is equaled along the Coast only by San Francisco, and it is needless to explain who that city takes the lead. God bless the old town! We here in the North wish for the Bay City all the prosperity possible.

Los Angeles is different. There is a city that in certain ways is similar to Portland. It is for the south of San Francisco what Portland is to the north. Comparisons seem to be made with more reason between Los Angeles and Portland than between Portland and any other Coast city. What is the result? Recent tourists give us a fair show, at least. In talking with visitors to Southern California it is found that in their opinion Portland shows more substantial growth in the last few years than any city of the Coast, San Francisco alone excepted.

It would be a presumption on the part of Portland to assume that it leads in building operations on the Coast, for everybody knows that the Bay City, by reason of the fire that devastated that city to the south of us, has been rebuilding at a rate that is not at all normal.

Portland need not take a back seat by any manner of means, for the records show that more building is going on in this city than in other cities on the Coast of similar size, and the character of the improvements is such as to place the city in the first rank among those making the best showing.

Comparison Is Courted.

Comparisons are said to be odious, but granting that to be the case, it is doubtful if Portland would object to comparison with its nearest competitors. At all events the city is growing in importance at a rate that means a metropolis, and those who own property in districts now or soon to be in business sections realize the possibilities of the future.

It is a very difficult matter to differentiate between any given sections of the city just now. Each district has certain advantages in the way of prospects, with almost equal chances of development. Any one who would presume to say that the south, north, west or east side of the city presented the best opportunity for investment must be an optimist, irrevocably committed to that particular section, regardless of merit. It has become an axiom that Portland realty, regardless of location, is a good buy. And it is carried out in the fact that sales of Portland realty made in the last few years have brought to the sellers a fine profit.

Old Time Has Passed Away.

There is one thing that old Portland owners of realty seem not to realize, and that is that the old day has passed. Portland today is a city, not a village. What might have been advanced improvements 20 or 30 years ago don't go now, and good streets, sidewalks, parking, water service, sewers, gas and electric lights, telephones and messenger service these days are as essential as any of the supposed requisites of the olden day.

These modern advantages are being supplied as rapidly as possible. The streets of the city are now torn up to provide an underground service of electric lighting and telephone service, and while a "kick" is registered hourly by pedestrians, the fact remains that in time the ungainly and menacing poles along the narrow streets of Portland will disappear and the "hello girl" will answer or the automatic act under ground quite as promptly as when your message went overhead.

The time is approaching when Portland again will be called upon to put on its best bib and tucker to make of the Rose Festival a greater success than before. This annual show means more to the real estate business than appears on the surface. The City of Portland advertises itself in Eastern publications as the Rose City, and invites the whole world to come out here and see the city at its best. The impression received by visitors is likely to be permanent. There is no doubt as to what that impression will be during the Festival season, or, in fact, at any other time, but there might be an organized effort made by realty men to receive visitors and show them the town and what we have to offer in the way of scenery and advantages. Certainly there is no lack of opportunity.

FIRM HAS MUCH INVESTED

Holdings of Jacobs-Stine Company Amount to $1,250,000.

It does not matter much which firm in suburban development started first in that line, but it is more or less interesting to know which firm first had confidence in the future of the city to "spread out," and the Jacobs-Stine Company claims that distinction. Starting with a small tract, the firm now announces that it has invested about $1,250,000 in suburban realty in Portland and has about $250,000 involved in improvements. Mr. Jacobs says that his firm has eight tracts in Oregon and Washington now on the market, including Belle Crest, the two Hyde Parks, Wellesley, the Riverside orchards and Goodnough farms in Washington.

Belle Crest is reached by the carline out Sandy road and is located northeast of the Country Club grounds. The two Hyde Park tracts adjoin, while the more recent Wellesley tract is a continuation of the Hyde Park plats. The firm has planned a pergola, or resting place, which is to cost $2000 and will be located between Hyde Park and Wellesley. A handsome bungalow is also to be erected on these tracts to be used as the company's offices. It is expected that in a short time the streetcar company will extend its line to these tracts.

Mr. Jacobs says that to show the growth of the company's business it is only necessary to point out that the office force two years ago, when business was started, consisted of three clerks; now there are in the office 20 clerks and 50 are employed as salesmen. Pat Lavey, formerly a resident of Oklahoma, and recently manager of the Vancouver Commercial Club, has been appointed sales manager of the company, taking charge of that department last week.

Riverside orchards contain 464 acres of land near McMinnville which is being sold in small tracts. The company has most of the acreage planted in English walnuts, so that purchasers of the orchards have their trees well along when they take possession. A tract of 4000 acres at Goodnough in the state of Washington is being surveyed and soon will be on the market as fruit farms.

Commenting on its refusal to sell Wellesley at an advance of 100 per cent, Harry Beckwith, of the Jacobs-Stine Company, said yesterday: "This property was purchased by our company for the purpose of further developing the district which was really opened by us two years ago, when we placed Belle Crest on the market. Knowing fully as well as the people from whom we received the flattering offer what a splendid investment property this 160 acres is, we preferred to plat it and market it on the basis of the price we paid, giving our purchasers the benefit of this special increase rather than taking it ourselves. In other words, we have not, on account of the increased valuation of this tract, advanced the price of lots above our original intention.

"It really seems amazing, when we stop to look back over the past few months, what startling changes have been made in the district that we first opened to the public. Every addition we have placed before the people since then has been sold more rapidly than we ever dreamed it would. This has been true of Belle Crest, North Belle Crest, Hyde Park and Hyde Park No. 2. It is certainly to be equally as true of Wellesley-on-the-Hill."

NEARLY ALL LOTS SOLD

Columbia Trust Company Is Closing Up Kenmore Tract.

After making a remarkable record in handling the townsite of Swinton, located on the lower Peninsula, the Columbia Trust Company is now closing up sale of the remaining lots at Kenmore, at Patton avenue and Pippin street. It is said at the office that only about half a dozen lots remain unsold. The point is made that in this subdivision there are no building restrictions, and the lots are sold on the easy-payment plan. The Swinton tract contains 95 acres, divided into about 1000 lots, and these have been sold almost entirely in the last few months.

Wiberg Heights is another tract handled by this company. This plat is in the Rose City Park district, containing 17 acres cut up into 108 lots. All have been sold. The company has disposed of three-fourths of the 75 lots at Greenway, on Portland Heights. These lots are on the Council Crest carline, and have for the most part a western outlook.

The company is now exploiting a new resort known as Columbia Beach, located just south of the mouth of the Columbia River, and reached by the Astoria & Columbia River Railroad. As part of the system outlined, a pleasure park, known as Idlewild, is laid out, bordering a small lake between the beach and the railroad. It is declared for the beach that, apart from its picturesque surroundings, it is to be made a resort free from all objectionable features.

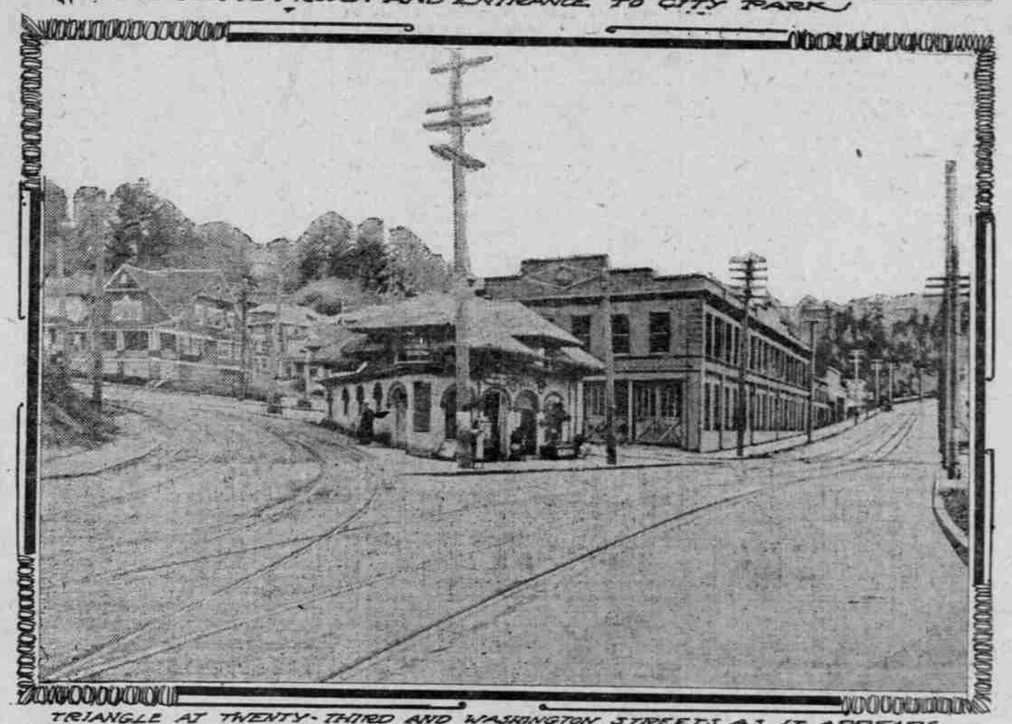
The company announces that it does not encourage the purchase of lots at this site on speculation, while at the same time it is believed that values will rapidly advance. They prefer to sell to intending builders of Summer homes, and propose to do everything possible to make of Columbia Beach a resort for the better classes. No gambling is to be permitted, and the sale of liquors on the premises is prohibited.

Columbia Beach contains something over 200 acres, with an ocean frontage of about half a mile. It is platted into about 1000 building lots, which, the agents say, are selling at a satisfactory rate.

POSSIBILITIES FOR MAKING CITY PARK ENTRANCE BEAUTIFUL

Edgar M. Lazarus Suggests Treatment for Unsightly Approach, in Keeping With Beauty and Extent of Tract, Which Could Be Made With Merely Nominal Cost to City.

SCHEME FOR APPROACH AND ENTRANCE TO CITY PARK



TRIANGLE AT TWENTY-THIRD AND WASHINGTON STREETS AS IT APPEARS AT PRESENT

PORTLAND, Or., March 13.—(To the Editor.)—The fire which recently destroyed the car barn of the Portland Railway, Light & Power Company prompted me to study the possibility of providing a proper approach and other accessories of fitting dignity to the City Park, in lieu of the back alley entrance that now obtains. The accompanying photograph (marked exhibit "A"), shows the arrangement at present. The drawing (marked exhibit "B"), is merely intended to suggest what seems to me a desirable, attractive and practical solution of the problem, and which is so co-ordinate, and simple withal, that I firmly believe the maximum of effect can be produced at a minimum of expense. The cost should be nominal, and the scheme can be carried out in its entirety within a reasonable time. The loggia in the foreground should occupy the site of the railway's transfer station and would serve as an isle of safety, which is essential at this point, owing to the congestion of traffic. The Promenade, or Mall, which parallels Washington street, is to take care of pedestrians only. The west end of the Mall terminates with an entrance gate, which can be monumental in its treatment, and of fitting dignity and importance; the whole serving as a beautiful vestibule to the park. The loggia, or isle of safety at the east end, should be classical in its treatment, in harmony with the entrance at the west end. This improvement, the need of which is manifest to all, should be a matter of pride to every patriotic citizen.

EDGAR M. LAZARUS.
Fellow American Institute of Architects.

WORK ON RESORT RUSHED

Promoters of Bayocean Park Busy With Improvements.

The work at Bayocean Park, on the Tillamook coast is going forward steadily, and it will probably not be long until this resort will become one of the most poular ones in Oregon. Its site is a beautiful one, and the owners give assurance that everything possible will be done to enhance its natural attractiveness.

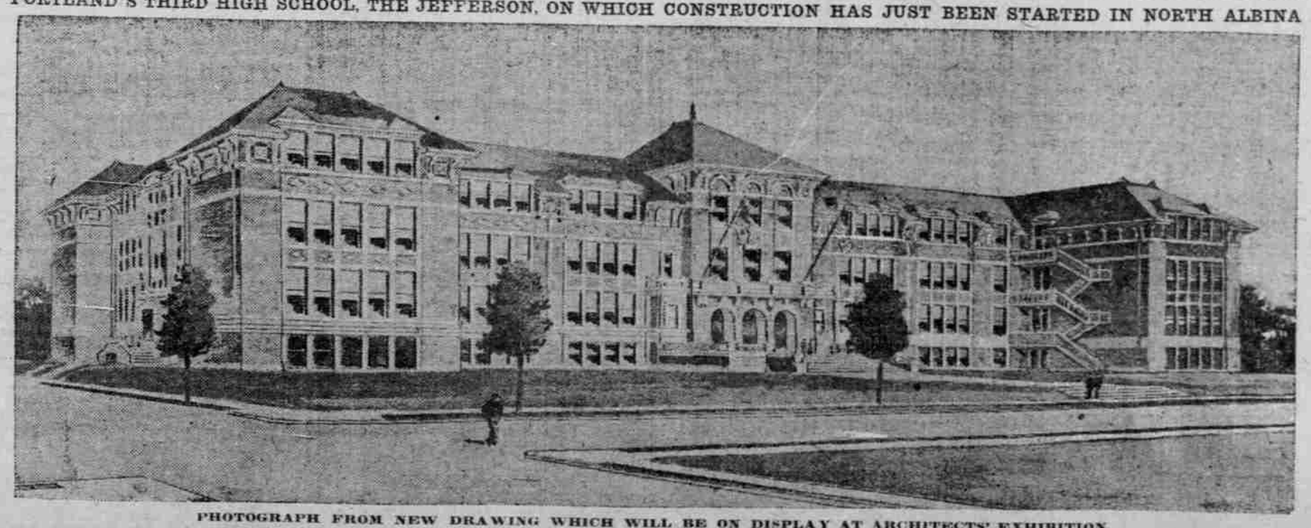
Over $1,000,000 will be spent in improvements, according to the promoters of Bayocean Park. Already a large pier is being built into the surf, brush and undergrowth are being cleared from the land, grades are being established and the site prepared for a fine Summer hotel. Basins are also being laid out for artificial lakes, and the entire scheme as outlined is elaborate.

Among the advantages urged for Bayocean Park is that it will be only a few hours' ride from Portland when the new Harriman railroad to Tillamook is completed. Sales of lots have been large, and it is promised that a high class of cottages will be erected. The park is on a beautiful peninsula, with Tillamook Bay on one side and the open ocean on the other. This will give visitors an opportunity for surf bathing or those who prefer may bathe in the quiet waters of the bay. There are stretches of rugged coastline near the resort, and also a beautiful sand beach that will afford a splendid course for carriages and automobiles.

At present Bayocean Park is reached by three wagon roads and those who care to travel to the coast by team will find no more enjoyable journey anywhere. The Wilson River route, through Forest Grove, is the most attractive of these roads, winding through the finest mountain scenery and along the picturesque streams. Its only disadvantage is steep grades, and these are also found on the Trask River route, through North Yamhill. The Grande Ronde road through McMinnville has the best grades, but the scenery is not so good as that along either the Wilson River or Trask.

It is proposed to improve one of these highways from Portland to the ocean in order to secure a good road for automobiles. When this is done it will doubtless contribute much to the assured popularity of Bayocean Park.

PORTLAND'S THIRD HIGH SCHOOL, THE JEFFERSON, ON WHICH CONSTRUCTION HAS JUST BEEN STARTED IN NORTH ALBINA



PHOTOGRAPH FROM NEW DRAWING WHICH WILL BE ON DISPLAY AT ARCHITECTS' EXHIBITION.

BUILDING RUSH ON

Increase in Number of Permits Tells Story.

ALL SECTIONS AFFECTED

New Buildings and Dwellings Begin to Spring Up Everywhere and Rush Gives Promise of Even Greater Proportions.

Building permits issued in Portland from January 1 to March 10 of the present year numbered 660 and amounted to $2,047,660. A partial list of these permits, including all for more than $1000, follows:

January 2.

N. R. Jansen—Two-story frame dwelling, Aspen and Franklin streets; $3000.

E. G. Worth—Two-story frame dwelling, East Stark and East Eighteenth streets; $4600.

E. Keeney—Two-story frame dwelling, East Twenty-first and Brazee streets; $3500.

January 4.

Hyneon & Prettyman—One-story frame dwelling, Marina avenue and Fremont street; $1300.

G. W. Card—One-story frame dwelling, East Seventy-fourth and Pacific streets; $1050.

Southern Pacific Company — One-story concrete building, East First and East Morrison streets; $17,000.

Deumne & Smith—One-story frame dwelling, Michigan and Jessup streets; $1000.

L. Trummer—Two-story frame dwelling, Montana and Shaver streets; $2000.

Jensen & Therkelsen—One and one-half story frame dwelling, East Portlieth and Francis streets; $1900.

D. McKay—Two-story brick store, Second and Yamhill streets; $4000.

W. O. Hastings—One and one-half-story frame dwelling, East Terrace and Thoburn streets; $1600.

January 5.

Martin Winch—Excavate basement at Washington and Twelfth streets; $2000.

T. J. Glover—One and one-half-story frame dwelling, Ainsworth and Grand streets; $3000.

A. Shupp—Two-story frame dwelling, East Yamhill, between East Twenty-third and East Twenty-fourth streets; $3000.

Jens Fransen—Two-story frame dwelling, East Madison, between East Thirty-ninth and East Portlieth streets; $2000.

Judd Potter—Two-story frame dwelling, East Forty-ninth, between Thompson and Brazee; $2000.

W. D. Swearingen — One-story frame dwelling, East Twentieth, between Mildred and Alberta streets; $2000.

January 6.

W. T. Wymore—Two-story frame dwelling, Campbell, between Burton and Killingsworth streets; $1500.

January 8.

N. W. Leasehold Co.—Three-story brick store, Eleventh and Yamhill streets; $25,000.

Portland Public Market & Cold Storage Company—One-story concrete retaining wall, Fifth and Sixth, Glisan and Hoyt streets; $10,000.

Oliver Frack—One and one-half-story frame dwelling, East Twentieth and Tibbetts streets; $1600.

Holy Cross Parish—Two-story frame dwelling, Bowdoin, between Stanford and Hodge streets; $3500.

January 11.

Charles Mayger—Two-story frame dwelling, East Second and Hancock streets; $1000.

C. J. Crosby—Two-story frame dwelling, Vancouver, between Beech and Failing streets; $1850.

H. A. Colline—Two-story frame dwelling, Missouri, between Jessup and Church streets; $1800.

January 12.

A. J. Wilson—Two-story frame dwelling, Northrup, between Twenty-fifth and Twenty-sixth streets; $6000.

Mrs. E. A. Stephens—One-story frame dwelling, Beech street and Montana avenue; $1200.

Thomas Viggers — Two-story frame dwelling, Elliott, between Hawthorne and Burch streets; $3000.

January 13.

L. A. Thompson Scenic Railway Company—One-story frame building at Council Crest; $30,000.

Mrs. Lena Miller—One-story frame dwelling, Mississippi, between Humboldt and Blandina streets; $1300.

January 14.

C. F. Wright—Two-story frame dwelling, Thompson, between East Twelfth and East Thirteenth streets; $3200.

January 15.

John Hedstrom—One-story frame dwelling, Kerby, between Burch and Fremont streets; $1200.

Joseph Meyer—Two-story frame dwelling, Williams avenue, between Alberta and Brainard streets; $5500.

January 18.

Macleay Estate—Four-story brick store, Washington street, between Fourth and Fifth streets; $1200.

Ethel H. Simpson—One and one-half-story frame dwelling, Kenilworth street, between Gladstone and Bismark; $2400.

W. D. King—Two-story frame store and flats, Union avenue, between Dekum and Bryant streets; $4000.

Dr. J. H. Montgomery—Two-story frame barn, Sixteenth street, between Jefferson and Madison; $600.

Parelius Manufacturing Company—One-story frame building, Multnomah, between East Twenty-fourth and East Twenty-sixth streets; $1000.

January 20.

Portland Railway, Light & Power Company—Two-story concrete power house, Jefferson, between Front and First streets; $25,000.

E. M. Rasmussen—One-story concrete dwelling, Larch street, between East Harrison and Mulberry; $2000.

Mrs. Mary Reistig — Two-story frame dwelling, Hall and Eleventh streets; $1000.

E. W. Baughman — Two-story frame dwelling, East Thirty-third, between Hawthorne and East Market streets; $2000.

Adam Koch—One-story frame dwelling, East Twelfth, between Beech and Failing; $1200.

J. W. Ansley—Two-story frame dwelling, East Sixty-fifth, between Fremont and Klickitat; $2000.

Henry McCormick — Two-story brick dwelling, East Salmon, between East Twenty-seventh and East Twenty-eighth streets; $20,000.

January 21.

A. S. Groce—One-story frame dwelling, East Twenty-ninth, between Alberta and Brainard; $1800.

Emma Hecht—Two-story frame dwelling, East Sixty-ninth, between East Flanders and East Glisan; $2500.

Rothchild Bros.—One-story steel building, 287½ Washington street; $2060.

S. P. Jensen—One and one-half-story frame dwelling, East Forty-sixth, between Sandy Road and Thompson; $2000.

January 22.

L. Demorest—One-story frame dwelling, East Ninteenth, between Sumner and Emerson streets; $1500.

Birdie Shattuck—One-story frame building, Gibbs, between First and Second streets; $1200.

L. S. Kaiser—Two-story frame dwelling, Chapman, between Madison and Nortilla streets; $2400.

Mrs. S. J. Parrish—Two-story frame dwelling, East Washington, between East Eighteenth and East Ninteenth streets; $2000.

January 23.

L. Marken and L. Hagen—One-story frame dwelling, East Forty-ninth, between Alameda and Stanton streets; $1700.

Building Investment Company — Three-story brick store, Fifth and Flanders streets; $25,000.

M. E. Church—One-story frame church, Tacoma, between Thirteenth and Fifteenth streets; $1500.

Ed Misener—Two-story frame dwelling, East Twenty-third, between Thompson and Brazee streets; $2000.

January 25.

U. S. Laundry Company—Two-story frame dwelling, Grand avenue, between East Yamhill and East Taylor streets; $1000.

Miss C. A. Neussdorffer—Two-story frame dwelling, Glendora, between Oregon and Irving streets; $1700.

Broadway Farm Products Company—Two-story brick market, Washington and First streets; $20,000.

Mrs. A. S. Wann—Excavation Third and Jefferson streets; $2000.

W. T. Harlow—Two-story frame dwelling, Glenn avenue, between East Market and Stephens street; $2000.

P. Jeppesen—One-story brick dwelling, Albina, between Mason and Skidmore streets; $2500.

January 26.

Wauna Land Company—Two-story frame dwelling, Wasco street, between Second and Third; $3000.

John Krieger—Two-story frame dwelling, Knott, between Union and Grand avenues, $1800.

J. P. Jaeger — One and one-half-story frame dwelling, Multnomah, between East Nineteenth and East Twenty-first streets; $3000.

P. L. Reed—Two-story frame dwelling, East Grant, betwen Thirty-seventh and Margaretta streets; $1800.

G. W. Kepay—One and one-half-story frame dwelling, Margaretta, corner of Avon; $2000.

J. G. Groce—One-story frame dwelling, Glenn avenue, between Hawthorne and Market streets; $2000.

January 27.

A. H. Shipman—One-story frame dwelling, East Thirty-seventh, between East Lincoln and East Harrison; $1200.

L. Shank—Two-story frame flat, Second street, between Lincoln and College; $2500.

E. J. Montandon—Two-story frame dwelling, Belmont, between East Thirty-eighth and East Thirty-ninth streets; $1950.

H. M. Timms—Two-story frame dwelling, Sixteenth, between Mill and Market streets; $1000.

James Pillman—One and one-half story frame dwelling, East Sixteenth, between East Salmon and East Taylor streets; $2000.

J. Clossett—Two-story frame hotel, First between Main and Madison streets; $2500.

Morris Emery Construction Company—One-story frame dwelling, East Eighteenth, between Alberta and Brainard; $2000.

January 28.

E. Niumo—Two-story frame dwelling, East Forty-ninth and Brazee streets; $2000.

Mrs. Mary Reistig—Two-story frame flat, Hall and Eleventh streets; $4500.

Andrew Stevenson—One-story frame dwelling, East Twenty-fourth, between Killingsworth and Emerson streets; $1800.

Mrs. H. Nelson—One and one-half-story frame dwelling, Leland near Holman street; $1400.

Mrs. L. Trimmer—One-story frame dwelling, Montana and Shaver streets; $1700.

January 29.

City of Portland—Two-story brick office, East Alder, between East Sixth and East Seventh; $20,000.

C. O. Benson—One-story frame dwelling, East Fifty-sixth, between East Glisan and East Flanders; $1200.

Portland Railway, Light & Power Company—Two-story frame clubhouse, Savier, between Twenty-third and Twenty-fourth streets; $4800.

W. G. Thompson—Two-story frame dwelling, East Ninth, between East Washington and East Stark; $2000.

First Evangelical Church—One-story concrete church, East Sixteenth, between Poplar and Elliott avenue; $10,000.

D. J. Mahoney—Two-story frame dwelling, Mason, between Haight and Gantenbein streets; $2000.

L. Layton—One-story frame shed, Water street, between Clay and Market; $1000.

January 30.

E. W. Reder—One-story frame dwelling, East Salmon, between East Thirty-fifth and East Thirty-sixth; $1000.

E. H. Hahlbherst—Two-story frame dwelling, Hemlock, between Locust and Harrison; $2000.

John Helm—One and one-half-story frame dwelling, Gaines and Second streets; $1000.

February 1.

Mary E. Snuffin—One-story frame dwelling, East Hoyt and East Fifty-sixth street; $1200.

John Kiernan—Excavate basement, Glisan and Twelfth streets; $1500.

Albert E. Doyle—Two-story frame dwelling, East Eighth and Tillamook; $1000.

Lewis Estate—Ten-story concrete office building, Oak, between Third and Fourth streets; $200,000.

Adolph Gerde—One and one-half-story frame dwelling, East Harrison, between East Forty-fifth and East Forty-sixth; $1100.

A. P. Anderson—Two-story frame, Fargo street, between Union and Rodney avenues; $2000.

F. W. Torgler—Two-story frame dwelling, East Morrison, between East Twentieth and East Twenty-third; $1200.

H. N. Harper—One-story frame dwelling, Malden, between East Ninth and East Eleventh; $1800.

T. B. Wilcox—Nine-story concrete hotel, Seventh and Stark streets; $200,000.

February 2.

S. Latham—One-story frame dwelling, Kerby, between Ainsworth and Simpson; $1500.

Miss E. J. Fitzsimmons—One-story frame dwelling, East Morrison, between East Thirty-fifth and East Thirty-sixth; $1200.

E. P. Murphy—One-story frame dwelling, Tillamook street and Union avenue; $1200.

P. W. Bowers—One-story frame dwelling, East Flanders, between East Thirty-first and East Thirty-second; $1600.

F. B. Marshall—One-story frame dwelling, East Main, corner East Forty-third; $1000.

J. A. Thomas—One and one-half-story frame dwelling, Clackamas street, between East Thirteenth and Fifteenth; $1600.

February 3.

Fred Bender—Two-story frame dwelling, Seventh street, between Schuyler and Broadway; $2000.

H. H. Williams—One-story frame dwelling, Linda Vista avenue, between Beech and Failing streets; $1500.

M. E. Paxton—One and one-half-story frame dwelling, East Forty-seventh, between Thompson and Brazee streets; $3000.

Antoine Meyer—One and one-half-story frame dwelling, Lamson street and Patton road; $2000.

F. S. Reese—One-story frame dwelling, Holman street, between East Eighth and East Ninth; $2000.

February 4.

A. M. Barber—One-story frame dwelling, Church street, between East Ninth and Kankakee; $1500.

J. Turnbull—Three-story brick store, Morrison street, between Third and Fourth; $3500.

Mrs. F. M. Warren—Three-story brick hotel, Third, between Madison and Jefferson streets; $55,000.

Herman Enke—Two-story frame dwelling, East Sixth and Halsey; $2000.

Priest & Everett—One-story frame dwelling, East Thirty-fourth, between Clinton and Ellsworth; $2000.

Father Gregory Roble—Two-story frame dwelling, Milwaukie and Boise streets; $2000.

A. V. Calkins—One and one-half-story dwelling, East Sixteenth, between Wygant and Going streets; $2000.

L. M. Sheridan—One-story frame dwelling, East Forty-third, between Thompson and Brazee; $1500.

H. W. Stone—Two-story frame dwelling, Thirty-first street, between Savier and Thurman; $4500.

J. O. Hannum—Two-story frame dwelling, East Sixteenth and Brazee; $2500.

Mrs. F. W. Meyers—Two-story frame dwelling, East Taylor and Twentieth; $3000.

Thomas Schneider—Two-story frame dwelling, Hamilton street, corner Ohio; $2500.

E. H. Ingham—Two-story frame factory, Albina and Goldsmith streets; $2000.

U. S. Laundry Company—Excavation, Grand avenue and East Yamhill; $2000.

February 6.

F. V. Holman—Four-story brick warehouse, Fifteenth, between Marshall and Northrup; $19,000.

Max Fisher—One and one-half-story frame dwelling, Michigan and Killingsworth streets; $1400.

E. E. Capell—One-story frame dwelling, Rex street, between Eleventh and Thirteenth; $1400.

J. T. Ennis—One-story frame dwelling, East Fifteenth and Wygant streets; $2000.

Husse—One-story frame dwelling, East Twenty-fourth and East Flanders; $2800.

February 9.

G. D. Reed—One and one-half-story frame dwelling, East Seventh, between Leo and Maiden; $1600.

February 12.

L. S. Stephens—One-story frame dwelling, East Sixty-first and Alameda; $2000.

W. H. Copenhafer—One-story frame dwelling, Leo street, between East Seventh and East Ninth; $1500.

L. Sparks—One-story frame dwelling, Madison, corner Forty-first; $2000.

G. R. Marvin—Two-story frame dwelling, Drew street, between Fisck and Haven; $2000.

James G. King—Two-story frame dwelling, East Thirty-first and Hawthorne; $1000.

W. B. Smith—Two-story frame flats, East Stark, between East Twenty-ninth and East Thirtieth; $2000.

O. M. Smith—One-story frame dwelling, Maryland, between Sumner and Emerson; $1000.

Mrs. W. L. Blackburn—Two-story frame dwelling, East Twentieth, corner Alder; $1275.

H. J. Padrham—Two-story frame dwelling, East Thirty-fifth and Ellsworth; $2000.

February 13.

Mary Ward—One-story frame dwelling, East Forty-ninth, between Broadway and Halsey; $1800.

W. M. Smith—One-story frame dwelling, Denver, between Burton and Ainsworth streets; $1000.

M. G. Thorsen—Two-story frame dwelling, Schuyler street, between East Twelfth and East Thirteenth; $5500.

J. L. Zumwalt—Two-story frame dwelling, Bismarck and East Thirty-seventh streets; $2000.