

REALTY GOOD IN EVERY DISTRICT

Various Sections Seem Well Balanced for Purposes of Investment.

FEW SALES OF "INSIDE"

Market in Most Excellent Condition and All Dealers Report Satisfactory Business — Houses to Rent Hard to Find.

BY JOHN J. HARRISON.
It is a difficult matter to say offhand just what district of the city is attract-

of business, and some of the leading men say they have more commissions than they can give proper attention to. A big dealer, who is not given to indulging in "hot air," said last week that he had been told by a banker that there is no deposit in the bank with which he is connected over \$5,000,000 of Eastern capital sent here for investment in Portland realty. There is no reason to doubt the remark, for whenever deals for large amounts are negotiated the money is forthcoming at once. Plenty of local capital is being employed, but outside money is being called upon as well.

Suburban Lots in Demand.
Reports from agencies handling suburban lots prove there is no falling off in the sales of this class of investment. In some of the recently platted tracts buyers are taking over two up to five lots in one purchase, indicating confidence in the district. Weekly reports of sales are conclusive proof that these suburban districts are soon to become thickly settled and stretch the outlines of the city well out into new territory.

The tone of the Portland market could not be better. There is no evidence of inflated values, although there is decided strength. In no section of the city is there weakness, which proves that realty in any part of the city is a good purchase at present prices. What has happened in the past is certain to happen again, so that any purchaser at present figures is practically sure of getting an advance as the city grows. That the city grows is a self-evident fact.

The renting situation does not improve in the way of additional houses offered. New dwellings are taken as soon as com-

PLAN NEW CHURCHES

Several Additional Edifices for East Side.

PEOPLE SHOW ENTHUSIASM

Methodists and Catholics Have Arranged for Buildings of Imposing Dimensions to Meet Demand of Growing Congregations.

Ground probably will be broken for the new Methodist church at Sunnyside within the next month. According to the report of the building committee subscriptions to the building fund are coming in in a most satisfactory manner. The building committee is composed of the following well-known men: Herbert Gordon, president; Dr. W. H. Ewin, vice-president; A. L. Fraley,

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VIA THE NEW UNITED RAILWAYS LINE

Cars leave Third and Stark streets every hour from 6:15 to 11:15 A. M. and 1 to 6 P. M. Ask for ticket at Dawson & Roberts, 272 Stark st.

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HANDSOME HOUSES AT WALNUT PARK.

ing the most attention from realty investors. Some big sales were made both in the North End and out Washington street during the week, and there is street talk that another quarter block in the central part of town is soon to be announced, on which a big building is to be erected.

As a matter of fact, there are no more first-class sites in the strictly downtown district that are to be obtained. Some very desirable sites have poor improvements, and these would be taken at big prices and would be built upon with modern structures if it were possible to induce owners to part with them.

Unfortunately for the further building up of the city, these holdings are in the hands of non-progressive people, or are tied-up estates, that keep the property off the market. It has come to be not so much price as refusal to sell that holds back improvements along some of the principal streets. High rents provide good revenue to owners of the old-style buildings that are spotted here and there between modern buildings, and while the presence of these structures mars the appearance of the principal streets, there seems to be little hope that some of them are not to remain as they are until the present owners are called away to that city where streets are paved with gold.

City Grows North and South.
Solution of the difficulty, however, is in sight. One of these fine days dock-land manager owners will wake up to discover that the old business center has broken through the old lines and has taken in Stark, Oak and Pine in one direction, and Yamhill, Taylor and Salmon in the other. These streets are certain to attract retail business, as they already are doing to a considerable extent, and men who refuse to join in beautifying the city with modern buildings may find that offers for their property will fall short of what they are now.

The North End came again into line last week with a handsome advance in previous values for lots in that district. Three lots at Fifth and Flanders sold for \$100,000. Albert E. Johnson and associates made the purchase as an investment, although Mr. Johnson says that if a suitable tenant can be found the syndicate will erect a building, probably a warehouse or building for a wholesale concern.

Out Washington street there continues to be great activity in the building of apartment-houses. At the northwest corner of Washington and King, opposite the Ellis, excavation is being made for a modern building, and another is started on Wayne. The whole district is becoming a regular network of high-class apartments, and the end is not yet.

The action of the Fire Commissioners with reference to the little theaters scattered around town is believed to be the start toward doing away with wooden theaters generally. The fact that Calvin Heilig has secured a site for one new theater of modern construction lends weight to this opinion. It is an open secret that at least two other sites are being figured on for fireproof buildings to take the place of old buildings now in use. Portland is considered one of the best show towns in the country, but it is woefully behind the times in the character of its theater buildings.

Portland's Future Assured.
Much significance attaches to the views given by J. H. Thomas in an interview in The Oregonian Friday. Mr. Thomas is a California pioneer and has seen much of the Coast in the interim of his residence on the Pacific. He says unhesitatingly that, after looking over Portland, he predicts that it is to be one of the principal cities of the whole country. He was particularly impressed with what he saw on and from Portland Heights, where, surrounded with magnificent residences, he looked out over the city and pronounced it good.

Realty transfers again reached good proportions last week. The total considerations footed \$568,342, the usual number of deeds were recorded giving nominal consideration.

Building permits show a continuation of the remarkable records made in the last few months. There would seem to be no indication that the building of residences is to fall off during the Summer, as architects are busy preparing plans for dwellings of all styles and degree cost.

Among the realty dealers there is a better feeling than ever before. Hardly an agency in the city complains of lack-

pleted, and the only ones obtainable are old houses badly in need of repair.

EAST SIDE LOTS SELL

OUTSIDE LANDS BRING \$1000 AN ACRE.

No Falling Off in Transactions for Lots in Platted Tracts Nor in Older Districts.

F. B. Holbrook has purchased a 32-acre tract of the Egger Bros., west of West Irvington for \$1000 an acre. The tract will be platted. Manhattan Investment Company made the sale. Egger Bros. have a dairy near Woodlawn, and own 800 acres, which cost them on an average \$150 an acre. Their recent sale of 22 acres for \$2000 an acre indicates the profit they will make on their investment. F. M. Foley, an Eastern man, bought 40 acres on the Columbia River, which overflows, but Mr. Foley says he will fill up the land.

The O. R. & N. Company is acquiring property in Lower Albina, south of the railroad shop. Options have been taken on the Brevette property, so it is announced, and the J. P. Fisher property facing Russell street, formerly owned by Frank Schlegel, was sold for \$18,000. The plans indicated are needed for enlarging the switching grounds in Lower Albina is valued at above \$100,000, and if the mean that a lot of old buildings at and near the foot of Russell and Goldsmith streets will be razed.

More switching space is needed and more trackage room is needed along the East Side waterfront leading to the proposed new bridge at Oregon street. Part of the Montgomery property in Lower Albina may be acquired. Already some important factories have been built in Lower Albina, and others are in prospect.

L. Trummer has just sold to G. M. Welty part of lots 12 and 13, block 15, Multnomah Addition, for \$2800. On the secured is a five-room modern bungalow, which is being finished.

E. P. Mail & Co. sold lots 7, 8, 5 and 10, block 7, Versteeg Addition, to J. W. Fowler, for R. Harberg, for \$2000. This property is not improved at present. The same firm sold to R. E. Stewart 50x100 on Union avenue and East Glisan street.

The Inland Realty Company has sold to Fletchier Bros. a lot 66-2-3x100 on East Washington and East Thirty-eighth streets for \$1450. Two frame dwellings will be erected on the lot at once.

T. R. Phillips has purchased the east half of lots 11 and 12, block 106, West Irvington Addition, from Jonas Sholan, for \$2700. On the lot is a two-story modern seven-room residence.

F. W. Torgler recently sold six acres to Mrs. Mary C. Sell to Fred A. Jacobs, of the Jacobs-Sell Company, on East Fifty-second and Hassalo streets, for \$3125. The owners will plat the land into town lots.

C. K. Henry sold a five-acre tract in Firwood in the vicinity of East Thirty-first and Thompson streets for C. W. Gay, to Dr. George W. Parrish, formerly of St. Louis, for \$12,000. Dr. Parrish expects to erect a handsome residence on the property.

New York's latest novelties in the footwear at Rosenhals.

of the Portland Trust Company, treasurer; Attorney W. A. Zollinger, secretary; J. Allen Harrison, Fred Oppenlander and J. F. Newell and Rev. W. T. Euster, the pastor, who is one of the well-known church builders of the country.

Mr. Euster has effected a most thorough organization of all the forces of his church to start with. He has most enthusiastic support from the entire membership, which means a great deal in financing so great an undertaking. Erection of this fine edifice means much for Sunnyside and for Portland, as it will be a model of church architectural beauty.

A number of new residences are being erected at Mount Tabor, and others are being planned. The Mount Tabor Methodist people are preparing to erect in the place of the present building on the Base Line road, a modern church edifice, which will cost between \$10,000 and \$15,000. Already a considerable portion of the money has been subscribed and plans will be drawn in the near future. The official board and pastor, Rev. J. W. McDougall, hope to set the new building under way in May. Also the Presbyterian Church, located on Belmont street, is getting in shape to erect a modern church during the year.

Ground has been broken for another magnificent church edifice, to be erected on East Pine street, between East Eleventh and East Twelfth streets, for St. Francis Catholic Church. Architect A. H. Faber, who has been working on the plans for this building, says the details have been completed and that the house will be constructed at once. Soon after Father J. H. Black, the rector, returned from his trip to the Holy Land two years ago he commissioned the architect to prepare the plans for the new edifice that was to take the place of the frame church, that had become too small and unsuited for the growing congregation. He gathered many ideas during his trip by inspecting churches and cathedrals, which will appear in this in the new edifice.

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The ground has been cleared of all buildings and some excavating has been done, but now the work on the foundation and basement will go forward in earnest. Brick or stone will be used in the edifice, that matter having been decided on.

The style will be German Gothic, and will be one of the most attractive churches in Portland. As to the cost, Father Black said that he and the building committee desire to keep out of debt as far as possible. However, the first cost probably will be at least \$50,000, and perhaps more. The interior decorations of the church will be a mat-

ter of years. Father Black said that he visited churches during his trip in Europe where the work of decorating had been going on for a century, and had not been completed. Architect Faber remarked that interior decorations of the new church might easily cost \$100,000. There will be a full basement in which will be located the social club rooms of the parish. The church will probably be ready for dedication within a year.

The UNITED RAILWAYS

Announce the opening of the new Interurban Line between Portland and Burlington. Schedule commences Sunday, April 18. Cars leave Chamber of Commerce building at 6:15, 7:15, 8:15, 9:15, 10:15 and 11:15 A. M.; 1 o'clock, 2:00, 3:00, 4:00, 5:00 and 6:00 P. M. Fourteen miles of beautiful river scenery, Columbia and Willamette rivers; overlooking the mountains. Special Sunday rates.

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