

MANY BIG SALES IN WEEK'S RECORD

Two In-Town Sites Purchased for \$155,000 and Rush Predicted for July.

WATERFRONT LAND SELLS

F. S. Morris Disposes of Holdings Near Riverdale Station—Astoria Woman Makes Bargain Buy. Plans Elaborate Apartments.

Big sales were frequent enough to be called the rule last week and the predictions that July would be a surprisingly busy month are being fulfilled. The largest transfer of the week recorded the sale of a lot on Fourth street between Alder and Morrison streets for \$125,000 by the Holladay estate, and yesterday brought forth an \$85,000 sale of King's Heights property. Three other large deals are known to be under way, and it is thought their consummation this week will swell the week's transfers to a total beyond the expectations of the most sanguine realty dealer.

One of the larger deals of the week was consummated yesterday in the sale by W. A. Spanton of a site at Ford and Washington streets for \$30,000. The property is 140 by 100 feet and will in the near future be occupied by two apartment-houses the plans of which, it is said, will be most elaborate. While in reality the building will be composed of two apartment-houses the lines of the structure will so conform that it will appear to be one building. The structure will be four stories high and contain 40 apartments. A feature of the structure will be an elevator to rise and descend off the center court. R. E. Kingsbury is the purchaser of the site who also plans the apartment-houses.

Another large sale recorded last week notes the passing of the extensive holdings of F. S. Morris on the waterfront near Riverdale station to D. E. Keasey. The transfer includes a large houseboat, built on most modern lines, two boat-houses, two launches, a swimming tank, dock, and 500 feet of waterfront. The purchase price was \$22,500, which netted a neat gain for the former owner. Mr. Keasey will make the houseboat his home, and already occupies it with his family.

Two stories high and containing 10 rooms, the houseboat is the most unique on the river. Throughout it is supplied with electric lights, and hot and cold water. One of the upper rooms in an instant can be supplied with a floor fitted for dancing, the side concealing a smooth floor which can be pulled out much after the manner of a roll-top desk. The sale was negotiated by Storey & Fields.

A sale regarded as a bargain seldom equaled on the East Side was the transfer of 27 lots by F. E. Hollbrook & Co. to Dr. Owens-Adair, of Astoria, for \$800. The property is located at East Twenty-eighth street and Dekum avenue. Dr. Adair also leased adjoining property, her holdings comprising 20 acres, 10 acres of which belong to the C. J. Sunderland tract and four acres to the Concordia College, which reserved only a corner for its own use. Mrs. Adair will make the place her home, and already has water piped to the premises for home consumption and stock to be pastured on the former college grounds. The property obtained by Mrs. Adair through purchase and lease gives her control of land from the Concordia College to the Slough road.

Tenants of the old Marquam rooming-house and the business men occupying the ground floor have been notified they will be obliged to vacate the premises within 60 days. This is the first step toward the erection of a 10 or 12-story building on the site by Ben Selling and associates.

Mail & Voo Borstel report the following sale: Two lots, 50 by 50 feet each, on the north side of Hancock street between East Thirtieth and East Thirty-first streets, for G. E. Welter, to Nellie C. Hughes, for \$10,000. Mrs. Hughes bought for an investment.

Not only recording the fourth largest sale of the month but meaning the opening of another large tract and the extension of the Parkside railway to Kings Heights and beyond, a portion of Kings Heights, a parcel of the Pacific University's property and an acre of the William Turner tract, were purchased yesterday by W. B. Streeter and G. G. Gifford for \$35,000. The sale was made by D. E. Keasey & Co. and Humason & Jeffery.

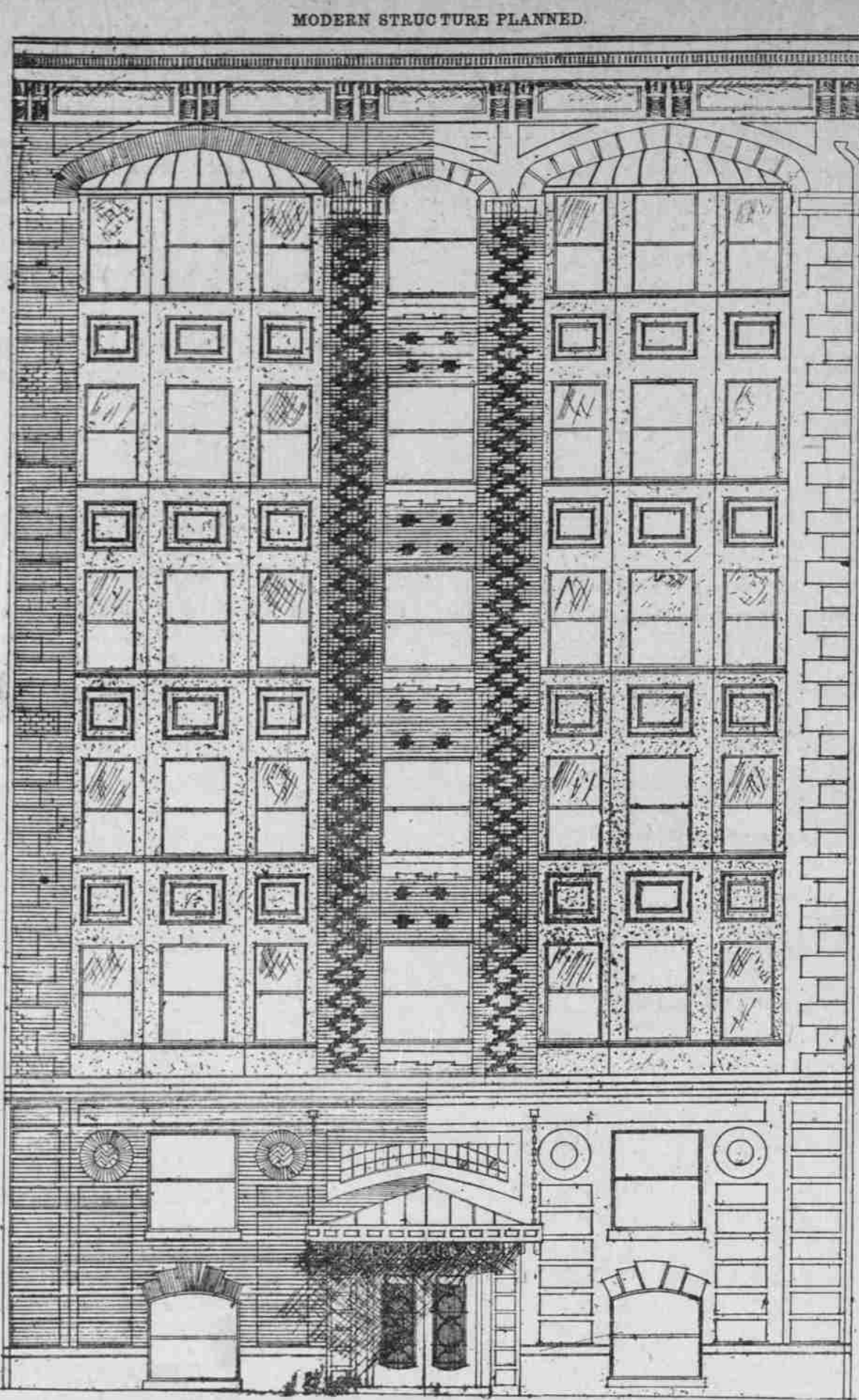
It is the intention of the new owners to subdivide the lots into lots and to connect it with the Parkside railway extension, thus making it of easy access to town. The site is regarded as the most slightly property in its district and comprises knolls and corners for homes that have appealed to tourists from all points of the world as incomparable.

The portion of Kings Heights purchased in the big deal include lots 2 and 3 in section 10, lots 1, 2, 3, 4, 5 in section 11, and lot 1 in section 12. To this are added a portion of the Pacific University or Tuahlin Academy tract and an acre of William F. Turner. The property changing hands is bounded on the north by Millville avenue, south by Barnes road, which is a continuation of Washington street, east by the Robertson tract and it joins Inspiration Point on the west.

Improvement of the tract will be begun immediately. One hundred and twenty thousand dollars was paid last week by Eastern and local capitalists for the East-Side block bounded by East Second, East Third, East Morrison and East Alder streets. It is the intention of the purchasers, the names of whom have not been divulged, to erect a business structure on the site for wholesale and retail purposes. This sale records the transfer of another piece of the Ladd Estate property, which until recently was held tentatively.

Gevirtz & Sons yesterday announced their plans to erect an eight-story hotel on the quarter block at the southwest corner of Fourth and Taylor streets, the hotel to be of brick and to cost in the neighborhood of \$175,000. Architect D. L. Williams is preparing plans and specifications for the structure.

The site to be occupied by the new hotel was bought yesterday by Gevirtz & Sons from the Hirsch interests of Salem and the Fidelity & Trust Company, of Portland, Phil Gevirtz closing the deal for his firm. The new hotel will contain 200 rooms, each equipped with a bath, and, emphasizing the modernity of the proposed new structure, running ice water will be piped to every room. The site will be cleared immediately and the new owners expect the hotel will be ready for occupancy by February 15, 1910.



APARTMENT-HOUSE TO RISE ON SITE ADJOINING TEMPLE BETH ISRAEL ON TWELFTH STREET.

MONTAVILLA IS ACTIVE

SEVENTY-FIVE HOMES UNDER WAY IN DISTRICT.

Lotowners Live in Tents Preparatory to Building—Big Tract Cleared.

Montavilla, with surroundings extending from the Slough road to the O. R. & N. Railroad, is one of the most prosperous suburbs of Portland. Hidden by Mount Tabor, its presence is hardly suspected until one reaches the heights and takes in the view to the eastward for several miles. New homes are springing up in every direction, and along the Base Line road much business has centered. All the buildings are occupied, and paying excellent rent to the investors. A number of streets have been improved.

In the Lee-Bow tract, Railroad Addition, Terrace Park and Northern Montavilla, there is considerable activity. In the Jonesmore tract, where there is a building restriction, high-class homes are numerous. There, also, are several homes under construction, and the streets have been improved by grading and laying sidewalks. Nearly all the lots south of the electric railway have been sold, but there are 240 lots north of the line held in reserve.

The Jacobs-Stine Company has cleared the tract on the north side of the Base Line road on the slope, leaving some of the small trees. This tract is between the Base Line and the north branch of the Base Line road, and affords a fine view to the northward. In North Mount Tabor considerable growth is shown. Many have bought lots and live in tents in the grove, preparatory to building this fall.

A number of residences have been erected in Mansfield and Stanley Additions. This portion of Montavilla is near the end of the car line east of Mount Tabor.

Among the building operations in Montavilla and surroundings are the following: W. J. Owens, two-story, eight rooms, 24 by 32, \$2000; H. Johnson, one-story cottage, \$1500; E. Laurson, four cottages, on East Glean, one-story, six rooms, 20 by 50 feet, with cement roofs, to cost \$3000; W. A. Goodwin, cottage, costing \$1500; E. Laurson, concrete block residence, costing \$2800; A. Baughman, Portland salesman, half concrete residence, costing \$2000; Frank Dumas, residence, costing \$500. There are altogether about 75 houses being built in Montavilla and neighborhood.

ECHO SETS UP COMPLAINT

Extension of Hermiston Project Would Ruin Vast Area of Land.

ECHO, Or., July 17.—(Special.)—The reports of a new Government irrigation scheme with a dam at the mouth of Butler Creek on the Umatilla River has had the effect of waking up the ranchers of the meadows west of Echo. "The meadows" is a flat area of sev-

eral thousand acres north and west of Echo, partially sown to alfalfa, the balance remaining either in the native salt grass or sage brush. The greater portion of this land is sub-irrigated, in fact it has so much sub-irrigation that the alfalfa in many places is being drowned out, and the question of drain ditches has been occupying the attention of the people.

The new Government scheme, in the minds of many, will practically ruin the entire meadow, because it will make drainage practically impossible, by reason of back water, and a great deal of land that will not properly come under the flooded area will be as good as flooded. To back the water up Butler Creek and also up the Umatilla, will cover a great many acres of the very best land in this section of the country, and will so the people think, ruin many good farms.

The effect of irrigation water is already the means of reducing the alfalfa, which in many sections is patches to nothing, causing the alfalfa to die out and the salt grass to come in again, thus ruining the soil for fruit, grains and gardens by making it cold, damp and sour.

If the proposed Government plan is carried out, the many fields of rich alfalfa, which now contribute to Echo's support, will be transformed into a large pond of stagnant water. Hermiton will gain, but Echo will lose. The lands to be irrigated being tributary to Hermiton, while the lands that will be ruined or flooded are contributory to Echo.

WAVERLEIGH DIRT GOES

LOW BLOCKS FILLED AS GRADERS CUT SLOPES.

Kenilworth Plans to Improve Streets on District Plan—To Circulate Petitions.

Many thousands of yards of earth have been removed from the Waverleigh tract, on the Powell Valley road. Extensive grading is now under way north of the road, many low blocks being filled with material dug from the higher ground to the northward. The John P. Sharkey Company has spent over \$100,000 in street work and filling, exclusive of the buildings erected on the tract. Dwellings alone costing over \$150,000 have been erected on the tract.

Kenilworth residents have decided to undertake the improvement of all streets there in one district, as well as to lay the sewers in the same way. A committee has been appointed by the Kenilworth Push Club to circulate petitions for the formation of a street improvement district. Better results are expected from district improvements than from separate improvements, as all streets will then be improved and the burden will not be thrown on one or two streets only. It will cost about \$300,000 to carry out the plans of the Kenilworth Push Club.

New School Costs \$150,000.

ABERDEEN, Wash., July 17.—(Special.)—Work has been started on the high school building that will cost \$150,000. The bonds, which were voted recently, have been sold to the state at 4 per cent interest.

SEWERAGE BIG QUERY

GROWTH OF EAST SIDE DEMANDS MORE DRAINS.

East Mount Tabor Needs System—Great District Planned—Albina Feels Lack.

Next to the water supply, the sewer problem is most important on the East side. While many of the settled districts in East Portland and Albina are amply provided with sewerage, there are many growing districts added to the old territory eastward that need the improvement. In most cases the old and new territories are being served by sewers built 12 and 15 years ago, when there was no thought that such a great population would settle on the East Side. More territory is constantly being settled east of the old lines, and the sewer problem grows. The Sunnyside sewer system, constructed over 15 years ago, was then thought ample for 50 years. Now it serves twice as many people as it was expected to serve. It ends at East Thirtieth street, in Sunnyside, and yet all of the Mount Tabor district to the eastward lacks sewerage. The Sunnyside sewer is not large enough to carry the Mount Tabor district, and other provisions are planned.

A district north of Belmont street, which includes North Mount Tabor, Center Addition, Montavilla and the Rose City Park, has been surveyed to form a great district, with a conduit to the Willamette River by way of Sullivan's Gulch. North from the Base Line road the territory will be tributary to this sewer system. It is estimated that it will take five years to plan and construct this sewer system, and the cost, exclusive of the laterals, is estimated above \$500,000. The only sewerage at Mount Tabor at present is a small conduit on Belmont street, which empties into the Sunnyside conduit. South of Belmont the district will be largely drained by the Brooklyn system.

The Brooklyn sewer now being inspected is large enough between the mouth and East Sixteenth street for a team of horses and wagon to enter, and is really a drain.

DAVIS & DRENNEN

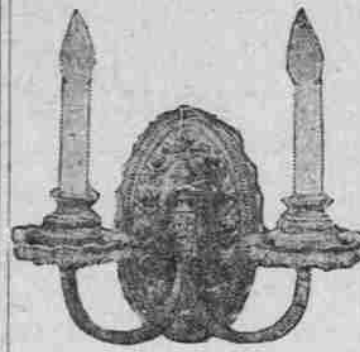
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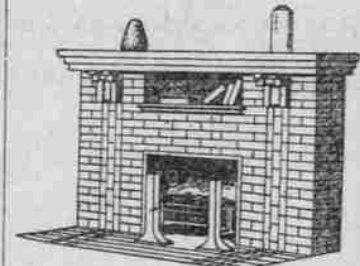
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the only ample sewer on the East Side and drains a huge territory. There is a big territory between Holgate street and Sellwood where a sewer system is needed. Some portion of the territory there was formerly included in the Brooklyn sewer district, but was cut off. At Sellwood a sewer system costing \$5,000 is being built, and a secondary system that will cost \$15,000 is under way. In Albina the inside territory is provided with sewerage, but the districts that have developed since are without sewers. It has been said that all the East Side sewers will have to be duplicated to provide for the growth since the old systems were installed.

TAKES FIRST AUTO RIDE Edna Proctor, 85 Years Old, Doesn't Like It, Takes Streetcar.

SEATTLE, July 17.—Miss Edna Dean Proctor, of Boston, the poet who is 85 years old, took her first automobile ride today, when she went to the Exposition grounds. She expressed an aversion to automobiles, and returned to town today in a street car.

Miss Proctor went to San Francisco on the first transcontinental train in 1868 and this is her second visit to the Coast.

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N. B.—TO THE PUPILS OF ALL SCHOOLS

Do not forget the contest for the classification of all trees, shrubs and plants growing in METZGER NATURAL PARK (a part of this tract). Fifty dollars will be given as the first prize to the one having the largest list of names (either common or botanical).

\$25.00 for the second largest list.

\$15.00 for the third largest list.

\$10.00 for the fourth largest list.

Prizes to be awarded September 1 by competent judges.

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