SURPRISES MAN

Visitors to Aviation Meet See Progress of Rose City Park District.

BIG PROJECTS UP

East Twenty-ninth Street Will Be Opened to Site of Reed Institute in Eastmoreland and Also Northward.

the East Side the past week, the average of transfers was maintained in all the new additions. The great crowd which visited Rose City Park district to attend the aviation meet early in the week saw vast improvements under way in that district and in Laurelhurst, and as it was the first visit there for many of them, the trip was a revelation.

Perhaps the most important project developed is the movement to make East Thirty-ninth street a highway to the Reed Institute in Eastmoreland, and also to extend it northward through the Rose City Park district. This street has been opened, but the desire is to make it 80 feet wide.

Another important project is to pave a chain of streets with hard surface improvement from the east end of the proposed Broadway bridge through North Albina and the Peninsula to the North Bank railroad cut. Contracts for paving part of these streets have been let, and proceedings are under way for the remainder. The streets for this highway are Lombard, Patton avenue and Mississippi avenue. In the Waverteigh Addition contracts for 8½ miles of hard-surface pavements will be let this Spring. This work will be let in two contracts.

There is no mistaking the remark-mble effect of the location of the Reed Institute in the South East Side. Of course the platting of the Crystal Spring farm into Westmoreland and Fastmoreland was the beginning of a progressive movement, as this big farm had long stood in the way of development. There has been a stimulation all through the South East Side since the Reed Institute was located in Eastmoreland.

Milwaukie avenue has at last been made a street to the south boundaries of the city, and is now subject to the control of the city for its entire length. Before, it was both a street and a country road, with the result that it was never in good condition. It will now be possible to have its payed to the be possible to have its paved to the end. A contract to pave it between Division and Holgate streets with Hassem has been let, and the work will be done this Spring. Owing to the rapid settlement in Westmoreland and Eastmoreland and Sellwood, a well-paved street to the south has become a necessity.

Extensive improvements are under way in Laurelhurst. Water mains are scattered through the north side of the tract ready to be laid. Grading also is in progress for streets which are to be improved with hard-surface pavements. Basements of a number of new resi-dences are being excavated all over the tract. Development of this addiion means much for Central East Portland and especially to the district tri-butary to the Burneide bridge. Perhaps 200 new houses, of high class

will be crected in Laurelhurst this year. In order to handle the increased year. In order to handle the increased travel over the East Ankeny car line the Portland Railway, Light & Power Company will lay a track down the Sandy road from East Twenty-eight street to East Davis street and thence to East Tenth and East Burnside streets. This new route will be much shorter than the one on East Ankeny, which is now being used by the Rosa which is now being used by the Rose City, East Ankeny and Montavilla ears. It is expected that the traffic from the Laurelhurst and Rose City district will be doubled during the year.

at once on East Glisan and East Eighty-sixth street, Montavilla, by E. Laurson, at a cost of \$3000 cach. It is the largest building contract for residences yet let in that suburb. Work will be started at once. The two-story frame building at East Sixtleth street and the Base Line residences in the Base Line road, costing \$15,000, is heing completed. On the second floor there is a fine public hall.

The Sellwood Townsite Company has sold a lot, 50 by 100, on East Thirteenth atrect, between Tenino and Tacoma streets, to A. Robertson. Mr. Robertson bought with the intention of erecting a building for a mercantile establishment. W. M. Odekirk is erecting one of the largest residences in Sellwood on Milwaukie road. It will contain 15 rooms and is 30 by 40 feet. W. H. Gordon is having three twostory dwellings constructed in Seil-wood, which will cost \$5600. Louis Kneer is erecting a seven-room resi-

dence on East Thirteenth and Freder

A lot, 50 by 100, at the southwest corner of McMillan and Crosby streets, near the approach to the steel bridge has been purchased from A. L. Howard by A. Wildman for \$12,000. The property is improved with two modern cottages and a four-room flat. Mr. Wildman bought the property as an investment. He is not daunted by the proposed removal of the railroad bridge to Oregon street.

William Tegart, a farmer near Cleone, bought the quarter block at the northwest corner of East Fourteenth and East Davis streets from Isalah Buckman for \$6000. Mr. Tegart has been making other investments in Portland property. At the corner of East Twenty-fourth street and the Sandy road-a lot was sold to C. H. Fox for \$2400.

For the two-story warehouse of Page & Son, which is being erected at East First and Belmont streets, the walls have reached the second story. This building will cost \$25,000 and will cover a quarter block.

Brubaker & Benedict sold a lot on Glenn avenue, near Hawthorne Avenue, to A. J. Walters for \$1100. Also a lot

Recent Sales Call Attention to Active Locality.

VALUES ARE INCREASING

Many Deals Made for Properties That Are to Be Improved With Fine Buildings-Street Heretofore Has Been Inactive.

The real estate activity which continues to exist all over Portland has been es-pecially noticeable all along Park and West Park streets, the sales there being

n the investment. This sale was made by Frederick Strong.

At Main and West Park streets quarter block changed hands recently when Mrs. Hadwig Smith, C. J. Schnabel and Walter Smith bought the 100x100 feet from H. H. Prouty and A. H. Maegly, acting for the College Endowment Association. The total price was \$41,000, the quarter having been bought in two parcels. D. Parker Bryon & Co. made this sale, the purchasers having announced an intention to erect a family hotel on the site. This may, however, be set aside on account of an offer made last week for the property at such a large figure that the owners are now contemplating selling.

Another of these lots was transferred last week for \$11,000. This is a single inside lot, 50x100 feet, on West Park, near Hall street. In the section north of Washington street the most noticeable Park-street sale which has been consummated recently was for the F. Breske block, 50x60 feet, on the west side of Park, between Stark and Oak. This is improved with a four-story brick building occupied by Eushand when Mrs. Hedwig Smith, C. J. Schnabe

This is improved with a four-story brick building occupied by Bushong & Co. and by the Pacific Monthly Com-pany. The price was \$100,000.

Business Lot Brings \$14,000. HOOD RIVER, Or., March 12-(Spe-



NINETY-ROOM HOSTELRY WHICH IS NOW NEARING COMPLETION IN PENINSULA DISTRICT. The three-story reinforced concrete hotel building at Kenton, the manufacturing suburb on the Peninsula, In three-story remnorced concrete hotel building at Kenton, the manufacturing suburb on the Peninsula, is nearing completion. It is being built by the Kenton Building Company for Porter & Johnson, and the cost of the structure completed will be \$35,000.

It contains 90 rooms, besides the rooms for business on the first-floor for stores, the office, lobby and dining-room. It is a structure that would do credit even to an older district than Kenton.

streets to Mr. Walters for \$500. W. H. Bohr bought two acres on the Powell Valley road and East Thirty-ninth street for \$2500.

THOMPSON ESTATE BUILDS IN NORTH PORTLAND.

Brick Work Is Finished on Three Story Structure at Second, Third and Davis.

One of the largest buildings which has been erected for a number of years in the business district of North Portland is now under construction for the R. R. Thompson estate on the

all the brick work being placed. The total cost is to be about \$90,000.

The structure is of a buff-colored pressed brick of mill construction. The first floor has been set aside for five stores and a saloon on the Third street frontage and the same on the Second street frontage. On Davis street will be one store, a restaurant and a large lobby for the hotel on the upper floor. lobby for the hotel on the upper floor. There is also a space set aside for a baggage room for the hotel on the first floor and a kitchen for the restaurant. Work has now progressed to such an extent that it is believed the building will be finished by next month. On the two upper floors there are four light courts. There are 95 rooms on each floor, 36 on each floor fronting on the street. All are equipped with hot and cold water. The baths and tollets in the building are all tiled, the plumbing being far better than is ordinarily placed in rooming houses.

Examining Surgeon Is Named. OREGONIAN NEWS BUREAU, Washington, March 12-Dr. F. H. Vincil, Roseburg, has been appointed pensi examining surgeon at Roseburg.

East Thirtieth and East Grant a factor in the trading. These two narcests to Mr. Walters for \$500. W. H. tow streets have until but recently been regarded as of little importance in the today when Seneca Fouts, a Portland atbusiness field of Portland, but with build-ings going up on every other cross street, and with the low valuations placed upon

and with the low valuations placed upon Park Street properties, the attention of investors has been called to these two streets. Especially is this true concerning the upper portion of the park blocks, or above Saimon, where the tier of blocks between the two streets has been reserved for parking purposes.

Among the recent sales was one closed a week ago through the agency of Vanduyn & Walton. This was for a corner 100x100 at the northeast corner of Park and Salmon streets. The property was purchased by M. W. Hunt of the Portland Flouring Mills Company from E. S. Merrill for \$55,000. It is practically unimproved and Mr. Hunt is now negotiating a lease on the property, having had

ground valuation if he puts up an eight-story building for a family hotel. He has not as yet decided to build for the prospective tenants.

Company Pays \$85,000.

Another sale, which was closed last week, was for the transfer of an L-shaped property fronting on the east side of Park street and on the north side of Yamhill street. This property was bought in two parcels by the Park Street Com-pany, a local syndicate, headed by Fred Jacobs of the Jacobs-Stine Company, The Jacobs of the Jacobs-Stine Company. The total consideration was \$85,000. The Park 50x100 feet was bought from Mr. Jacobs for \$50,000 and the Yambill 50x50 feet adjoining and completing the L for \$55,000. An evidence of the increase in values along the street is shown by the fact that Mr. Jacobs recently purchased the property from the Park Investment Company for \$37,500. This sale was handled through the agency of the Jacobs Stine through the agency of the Jacobs-Stin

At the norheast corner of Park and Jackson streets M. M. Criesell pur-chased a quarter block a week ago from Mrs. Sara Pope for \$22,500. This was bought as an investment through the agency of Vanduyn & Walton. Through the same agency Mr. Crissell sold 50x100 feet at the southwest corner of West Park and Jackson streets to W. F. G. Thacher for \$12,500. This property is fairly well improved and has been transferred a number of times in the last two months.

Another recent sale on West Park street was a purchase by E. B. Mac-Naughton, of the firm of MacNaughton & Raymond, of a 50x100-foot lot or the west side of West Park, between Salmon and Main streets, for \$22,000. This was the old Strong residence and thou returns a wood rate of interest. It now returns a good rate of interes

estate in the business section was reached today when Seneca Fouts, a Portland attorney, disposed of a lot 68 feet deep with 100 feet frontage on second street for \$14,000. The sale was negotiated through W. J. Baker & Co. and the purchaser is J. L. Morrison, a Hood River business man. The property is at present occupied by several frame buildings. It is understood Mr. Morrison will later erect a brick building.

Medical Association Meets.

ALBANY, Or., March 12.-(Special)-The Central Willamette Medical Association, which is composed of the physicians of Linn, Benton and Lincoln Counties, held its quarterly meeting in Albany Thursday evening. There were 15 physiclans here from the various cities of Linn Dr. B. A. Cathey, of Corvallis, and Dr. M. H. Ellis of Albany. The next meeting will be held at Lebanon in June

A Splendid Feature About Neah-kah-nie Mountain You May Spend the Coming Summer There, in Comfort

Provisions are now being made at the Neah-kah-nie ranch house to accommodate a great many people and families during the coming Summer.

This accommodation is unique.

It includes tent living, ranch food, from the garden, dairy and field of this wonderful 1000-acre seashore property.

Without such modern improvements as light, water, streets and sidewalks, Neah-kah-nie is far ahead of any improved beach resort on the Oregon coast.

Even at that, Neah-kah-nie has the purest water, the most beautiful, shady trails through the woods, and all the sublime grandeur of such sunsets as have made the Pacific Coast a source of admiration for the whole world.

Environed by the mountain of Neah-kah-nie, the great Pacific, the deep green forests of Tillamook County, the placid surface of Nehalem Bay and overspread by the azure Oregon sky, a Summer's rest at Neah-kah-nie is equivalent to a year at Palm Beach, Coronado, Atlantic City or any other celebrated resting place in America.

Contradiction of Neah-kah-nie's claims to preference is impossible. Its superiority is acknowledged. Its beauty is incomparable. Its comforts, natural manifestations, advantages are too wonderful to permit of satisfactory description.

Yet, prices at Neah-kah-nie, for bungalow, cottage or Summer home locations are ONE-HALF THOSE PREVAIL-ING AT ANY OTHER IMPROVED BEACH.

Call at the office and secure a copy of the \$2000 portfolio containing story and picture of the most romantic section of the Pacific Coast. This book is not mailed upon request, except to out-of-town inquirers.

> J. W. Ferguson, Jr. 209-210-211 Board of Trade

Every man and woman in Portland today knows what Eastmoreland is: We want more of you to know WHERE it is.

Every person over 15 years of age has heard of, and knows that Reed Institute is a huge university movement that is centering in Eastmoreland and that is beginning to throw out its influence in every direction.

We want more of you to see the site upon which Reed Institute will be placed.

Go out today and spend the day around that pretty Crystal Springs Lake. Let nature inspire you with the gorgeousness of her beauties-her Eastmoreland beauties.

Take the Sellwood car and get off at Tolman avenue. Use one of our automobiles if you want to.

Columbia Trust Company Board of Trade Building



R. R. THOMPSON ESTATE BLOCK, AT SECOND, THIRD AND DAVIS STREETS.