GRAIN ELEVATORS TO LINE ISLAND

Big Project of Development Is Projected by the Hayden Land Company.

G. W. BRENNER TELLS PLAN

Important Deal in Harbor Property to Affect Whole Peninsula Manufacturing District - Beal Estate Market Strong.

To cut in half the cost of handling grain and thus make Portland the port of clearance for practically all the wheat shipped out of the Pacific Northwest, is the plan of the Stoddard-Brenner Company, which has charge of Hayden Island in the Columbia River, purchased has tweek by J. T. Stoddard, G. W. Brenner, C. A. Doty and M. B. Coffman. The \$150,000 capital whock of the Hayden Land Company, which was organized to handle the proposition, is divided equally among these four, and each subscribed one share to be turned over to the secretary of the corporation.

Kessey, Humason & Jeffery, who negotiated the transaction on behalf of

Keasoy, Humason & Jedery, who negotiated the transaction on behalf of
the Portland Railway, Light & Power
Company, are being congratulated for
closing such a large deal in what is
generally considered the duliest season
for real estate. Aside from this transaction the market for the week was
about what was expected, and while
there were a number of sales for small
amounts this was the largest transfer.

there were a number of sales for small amounts this was the largest transfer. At present the amount of building under way and projected is the feature of the situation. Dealers in real estate regard this a good sign, believing an active market for ground is forecast. The rapid and steady growth of Portland and Oregon is having a steadily etrengthening influence on the price of real estate, city and country, and the trend of values is distinctly upward. "Portland investors have been saleep to permit Hayden Island to remain on the market, said G. W. Brenner, of the Stoddard-Brenner Company yeater-tay." When Keaney, Humason & Jeffery offered it to us I got a launch and went over to look at it. I was not long in determining that it was what we determining that it was what we

In determining that it was what we wanted. Then I took my partner, Mr. Bioddard, over to look at it, and he concurred with my view. We interested Mr. Doty, a retired timberman of Seattie, and Mr. Coffman, a Chehalis banker, in the enterprise, and the four of us took it over in equal shares.

The average elevation of the island is 35 feet above see level, the same as the street level at East Second and Mast Morrison, and it is not submerged by the annual floods in the Columbia River. The island has seven and three-quarter miles of water frontage, with ample depth for shipping.

"We have gone into the matter carefully and find that by building docks

fully and find that by building docks and slevators on the north side of the west end of the island we can handle wheat from cars or steamboats and place it on ocean vessels for one and one-quarter cents a ton, where the present cost of handling it on Portland docks is three cents a ton. The property line at this part of the island extends out 600 to 500 feet into the river, and the docks will be built at right angles with the shore line out into the river. Ships coming up the Columbia Hiver will be able to moor there, take their cargoes and depart fully and find that by building dooks there, take their cargoes and depart without delay, and the necessity of traveling the additional 12 miles to the Portland docks will be obviated." Plans for developing the island in-

ple for all purposes. Branches from the Vancouver electric line and from the North Bank Railroad will be ex-tended the full length of the Island The grain elevators and shipping fu filities will be on the north side. Brenner was formerly in the grain business, and is familiar with the de-tails and cost of shipping careals. He will go East in January, and expects to Interest Eastern grain men in the en-terprise. Mr. Brenner is confident that the project will add greatly to Portland's pre-eminence among grain ship-ping ports of the Pacific Coast.

The Hayden Land Company has or ganized by the election of the follow-ing officers: President, C. A. Doty; Nice-president and manager, J. T. Stod-slard; treasurer, G. W. Brenner; secre-lary, R. C. Wright, M. B. Coffman is

Helders of property on the mainland possite the island are jubilant over he prospect of its early development. This land is held to be particularly de strable for factory sites and for big industrial enterprises of every charac-ter. Since the coming of the Swift packing-house a large number of big plants have been established there. Vancouver, Wash, which is directly neross the river from the island, ex-pects to derive benefit from the devel-ement of the property.

The factory of the Durable Roofing ompany at Kenton has been completed, and the arrival of machinery is being awaited. It is expected that the factory will be in operation early in the year. The building covers an area the year. The building covers an arrived of 180 by 130 feet, is two stories high and is constructed of reinforced con-

Porter Bros, have a large force of soon at work on their grading contract on King's Heights. The contract amounts to \$150,000, and will be finished by Summer. This firm is generally known as a railroad building concern, and this is its first entrance into street work.

The transfer of 13 blocks of North The transfer of 15 blocks of North Portland property, valued at \$1,000,000, from Charles K. Honry, John W. Craig and W. Charles Burdsley to the Portland Terminal Investment Company was one of the interesting events of the week. When the property was bought by Mr. Henry two years ago and paid for by his own personal check, there was Henry two years ago and paid for by his own personal obeck, there was much speculation as to the identity of Mr. Henry's clients. The corporation in which title is now vested is a creature of the Harriman railroad system. The effect of the acquisition of this property is to strengthen the Harriman system in the dispute with James J. Hill over the local terminal situation, and effectually blocks expansion of the Hill terminal holdings. The remarkable secrecy with which the deal was closed has been the subject of remarks.

That San Francisco holds an impregna-ble position in its demand for the 1915 Panama exposition is the belief of Henry W. Fries, of Wakefield. Fries & Ce., who returned has week from a trip te California. "The bay of San Fran-cisco, with its anchorage for the navies

of the world, abould be reason enough for holding such a purely maritime spectacle there, if there were no other consideration," said Mr. Fries. "Already a great hoosting campaign is under way, and the fair spirit pervades everything. The San Francisco people expect material help from Oregon, and this state is in position to derive much benefit from the big show.

"San Francisco again possesses its old time atmosphere, and traces of the dissister have almost disappeared. Again the visitor meets in the Palace Hotel detinguished characters from all over the world. Wealthy men come there from virtually every country with money to invest, and there is always plenty of capital for all legitimute enterprises. Al-

invest, and there is always pienty of capital for all legitimate enterprises. Although just now business is reported dull, there is apparent buil in building. The railroads have quietly bought up a large amount of property south of Market street and near the waterfront for future use. Although this section has not been built up since the earthquake and the it is a part of the city that is not conspicuous and can never figure as part of the retail district."

A. Cumpbell Reese, of Prairie City, has erchased a 300-acre tract of land situated purchased a 300-acre tract of land situated tive miles south of Estacada, from Georgs F. Lechtsuthaler for IROMA Of the tract secured 180 acres is covered with about 6,000,000 feet of yellow pine timber. Mr. Resse experts to subdivide the land into five and ten-acre tracts. Roads are to be cut through the land. Mr. Reese is considering whether he will plant a commercial orchard or cultivate Hagilah walnuts on a portion of the land.

Architect J. O. Wrenn is drawing the Architect J. O. Wrenn is drawing the plans and specifications for a two-story flat building to be erected in Irvington district by E. B. Holmes, of Holmes & Mensfee, at a cost of \$700. The building will be \$2x70 feet in dimensions, with full basement, and will contain four flats of five fooms each. Plans will be completed by January II.

W. S. Stock has purchased a lot 50x100 feet on East Twenty-ninth near Mason street, in Alameda Park from Lauren Tuttle for \$1300. Mr. Stock will have a residence built on the lot next year.

Plans have been prepared by Hennes & Hendrichs for the five-story and basement brick warehouse to be erected at the southwest corner of Park and Davis streets by W. P. Henderson for the Bagging & Omnibus Transfer Company, to which it has been leased for seven years. Mr. Henderson bought the property this month from the Muirhead & Nurhard Company for 148,000. The deal was transacted through the agency of Karnopp & Kopf.

P. C. Sandstrom is building a house of eight rooms in Piedmont on Portland boulevard, at the southeast corner of Williams avenue. The site is a choice one overlooking the Columbia River, Vancouver and the mountains in

C. W. Stufford has under construct tion on Derby street, in Kenton, a one-story concrete building, to be occupied by a moving-picture show under lease.

D. B. Flickenger is preparing plans for a modern six-room frame bungalow to be erected at once in Rose City Park, near Handy boulevard, for W. Barr, man-ager for the Beaux Arts Building Company. It will be 28x36 feet.

The Fidelity Trust Company, which recently bought nine lots on Weldler and East Twenty-ninth streets for \$10,000 from the Mercantile Trust & Investment Company, has begun the erection of four houses on the lots, each of which will cost \$2500.

A quarter block on the corner of East Madison and East Nineteenth streets, with buildings, was sold by Nancy Y. Gibson to E. L. Smith last week for the Local Control of the Control of th

The Howard Land Company negotiated the sale of a modern five-room bunga-low on East Thirteenth, near East Caru-thers, for C. A. Young to A. C. Wright for \$2700. The house is new and Mr. Wright has taken possession.

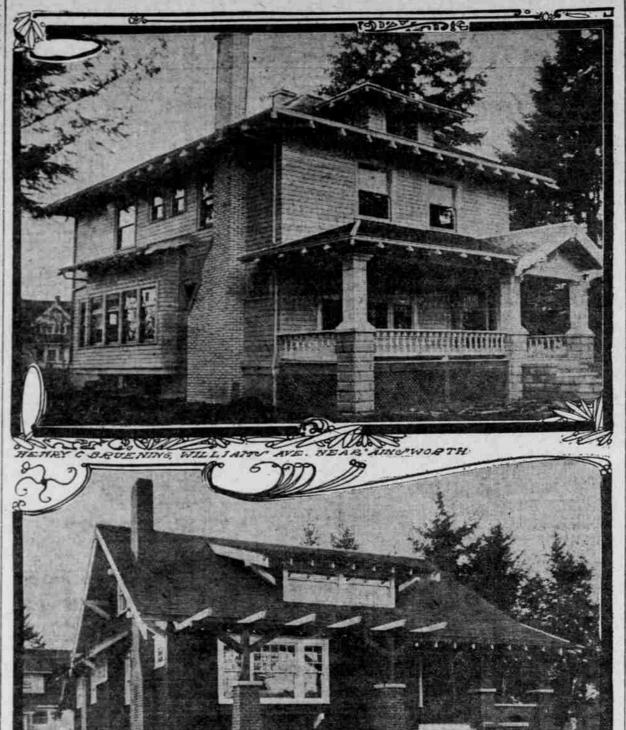
A lot 80x100 feet on East Twenty-seventh street, near Kenilworth avenua, was sold by Mrs. F. Cheshire to T. J. Harman for 1800. J. J. Stolte bought at lot adjoining for the same amount and will build a home.

R. A. Anschutz has sold for H. C. Stevens a two-story flat on Hall street, near Twelfth, to C. H. Cable, of Port-land. The consideration was not an-

Foulkes to Build Fresno Hotel.

Edward T. Foulkes, a Portland boy who has made a big success as an archi-tect in San Francisco, has been award-ed the contract for constructing the Fresno Hotel, at Fresno, Cal., which is to be a five-story and basement concrete structure costing nearly \$200,000. The building is to be one of the hand-somest hotel structures in the state. It was originally reported that the work would go to Frank Rehorn, of Freeno, but his bid was several thousand dollars higher than that of the liams and former Portland man.

TWO RESIDENCES IN PIEDMONT RECENTLY COMPLETED AND OCCUPIED.



9708800

Dwellings All of High Class-Resisences Completed and Occupied, Others Under Way.

Portland docks will be obviated.

Plans for developing the island include a bread street to run the full length of the property. On the south side sites for warehouses are svall-side sites for warehouses are svall-side sites for warehouses are svall-side sites for development. Thomas and W. E. Stackley, of Dufur, but the south of three houses located on lots 24, 25, 26, 26 and 27, block 1, Kenwood Park, to of Mrs. Lecla Carr, 1992 Cleveland averable, fronting on the Oregon Slough, who purchased them as an investment, who purchased them as an investment, of eight rooms and is in the semi-bungation was not made public. low, or story and one-half style, having perches north and east with brick and arches combined with cement trin mings. Mr. Carr superintended personally the construction of the building and it is now occupied by the owners as a resi-

> home is well designed and is one of the ornamental features of Piedmont.
> F. C. Sanderrom is building at Portland boulevard and Williams avenue a two-and-one-half-story dwelling of large pro-F. C. Sandstrom is building at Portland building and Williams avenue a two-and-one-half-story dwelling of large proportions to be occupied as a home by himself and family. It has north frontage and occupies a site 80x100 feet.
>
> H. El Judgo's bungalow on Cleveland avenue near Highland street is nearly completed and presents many admirable features.
>
> H. C. Bruening's new dwelling at Williams and Ainsworth avenues is an east feet of the company carlier this year, has been company earlier this year, has been completely sold out. Primrose feet of the company and provide site. It has

CLEVELAND AVE AND JARRETT OFT.

PIEDMONT IS LIVELY

elight rooms and is of the square twostory type with broad porches and surrounded by tall trees, for which Piedmont is noted.

At the corner of Killingsworth and Garfield avenues, George C. Easterbee is
building a two-story frame house with
south frontuge on the west half of lots
II and IA block I, Piedmont. This will
complete the improvement of the south If and 14, block 1, Piedmont. This will complete the improvement of the south frontage on this block, the two other dwellings being owned by S. F. Soott and S. I. Everett. Improvement of Commercial street from

Killingsworth avenue to Portland boule-vard will be completed by January 1, making two miles of cement sidewalks laid on Commercial and Haight streets since August 1, 1910.

WILDWOOD PLACED ON MARKET Tract at Multnomah Station on Ore-

gon Electric Thrown Open. Wildwood, a 15-acre tract on the Oregon Electric Railway, five miles south of the city, was put on the mar-ket last week by the Western Securities Company, of which Ben Riesland is manager. It was platted into over 100 lots, and 16 lots have already been

BEAUMONT LAND COMPANY BUYS NEAR ROSE CITY PARK.

Tract of 134 Acres Taken Over and 112 Acres Will Be Placed on

of land, 112 acres of which have been platted. Most of the land has been cleared preparatory to improvements. Among those interested in this transaction are E. W. Ring G. B. Hovenden, on the control of the control of

Baction are E. W. Hegele, O. L. Ferris, J. R. Rogers and Dr. K. A. J. MacKenzie, and the transaction is the largest made for some time in residence property. O. L. Ferris will have the management of the affairs of the new company. Already many beautiful homes have been built in Alameda and in the improved portions of Beaumont Addition.

completed and presents many admirable features.

H. C. Bruening's new dwelling at Williams and Ainsworth avenues is an east front occupying a 100x100 site. It has

RISE TEN STORIES

American Realty Company to **Build Finest Structure of** Kind in West.

ESTIMATED COST \$225,000

Nineteenth and Everett Is Site, and Construction Will Start Early Next Year-Great Rush On to Build Apartments.

Designed to be the finest apartment house in Portland, and perhaps in the West, the American Realty Company will build a ten-story "Class A" steel frame structure on its quarter block at the southeast corner of Nineteenth and Everett streets. The cost will be \$225,-

the southeast corner of Nineteenth and Everett streets. The cost will be \$225,-000. Plans are now being prepared and work will start in the Spring.

The purpose of the builders is to establish a model for high-class apartments in the Nob Hill district. The building will follow the latest style of construction in vogue in New York, and will embody the extreme of luxury, with every possible attention given to comfort. Some new features in the way of modern conveniences will be introduced, the aim being to attract the desirable class of patrons; those who will pay as high as \$150 a month for the five and six-room apartments which the house will contain. No expense will be spared in construction or fittings, but at the same time, it is intended to make the property a good income producer. The exterior facing will be ornamental tile and the interior will be finished in

The exterior facing will be ornamental tile and the interior will be finished in marble and hardwood.

The location is especially good, being in the heart of a fashionable residence district. Across the street in one direction is Trinity Episcopal Church, while the new Christian Science church is in the next block to the north. The ground was purchased a year ago for \$27,000, but is considered worth \$40,000 now.

Block to Cost \$100,000.

Block to Cost \$100,000.

The American Realty Company now has under way a five-story and basement brick apartment house on the northeast corner of Twenty-first and Johnson streets. It is as modern as anything at present in Portland, the design having been copied after an apartment house recently completed in New York. The cost will be over \$100,000.

The building will face to the south on Johnson street, the entrance being through an open court similar in plan to the Portland Hotel, and the exterior finish will be in pressed brick. There will be 40 apartments, each with separate balcony, and all rooms will have

will be 40 spartments, each with separate balcony, and all rooms will have outside light. One of the modern conveniences will be the very latest system for drying laundry. Twenty minutes after the wet clothes come out of the tubs they will be dry and ready for ironing. The building will be completed late in the Spring. The property was purchased two years ago for \$17,000, and is now considered worth \$25,000. About 15 per cent net will be realized on the investment.

Rush to Build Apartments.

The rush to build apartments is now in full swing. Intending builders are trying to get their plans passed on by the building inspector, and permits issued before the new building code takes effect the first of the year, and Inspector Plummer's force in the City Hall is swamped with work. It is now thought probable that some persons the Market.

A syndicate of Portland business and professional men has been formed and incorporated under the name of the Beaumont Land Company and has taken over the Beaumont Addition property in the Rose City Park district. The Beaumont tract is north of Laurelhurst and adjoints Alameda, and includes 134 acres of land, 112 acres of which have been some large and suppose the control of the laurelhurst and adjoints Alameda, and includes 134 acres of land, 112 acres of which have been sive.

Among the large apartment houses for which plans were issued last week Among the large apartment houses for which plans were issued last week is that to be built by M. & B. Pallay, on the quarter block at the northeast corner of Twenty-second and Glisan streets. Building operations have already been begun, the four frame houses that stood on the ground having been moved away last week. It will be a four-story and basement brick build-ing with an open court facing on Glisan street, and will contain 38 apartments. The cost will be \$90,000 or more. Pallay Brothers bought the site last Summer for \$32,000. The building was designed by A. C. Ewart.

E. J. Frohman's apartment house, to be built on the east side of St. Clair street, between Washington and Wayne,

will cost \$80,000. Architect Edward T. Root drew the plans for the building, which will be a four-story and basement brick. The permit was issued for George A. Housman's three-story and basement brick veneer apartment-house to be built on Hoyt, between Twenty-second and Twenty-third, at a cost of \$30,000. Annex to Warren Building Planned. Annex to Warren Building Planned.

Only two-room suites will be contained in the annex to be built to F.

M. Warren's five-story apartmenthouse now under construction at Tenth
and Salmon streets. The first wing
will be completed early in February
and the annex will be built immediately
thereafter, each covering space 50x100
feet, the wings being separated by a
court 19 feet wide. In exterior appearance the two wings will be alike,
construction being of buff pressed
brick. MacNaughton & Raymond have
just completed plans for the annex.
It will be fireproof with wire lath
and all tollets and baths will have cork
floors for sound deadening. An oil-

and all tollets and baths will have cork floors for sound deadening. An oll-burning plant will furnish heat. There will be separate passenger and freight elevators. The annex will face on Salmon street, as does also the first wing. The complete structure will cover a whole quarter block, 100x100 feet, and will cost from \$125,000 to \$140,000. In all there will be 37 apartments, the rooms being especially large, and each apartment having three closets, a fea-

rooms being especially large, and each apartment having three closets, a feature designed to attract women.

Work will commence about February I on the five-story brick apartment-house to be constructed on the southwest corner of Eleventh and Clay streets for W. L. Morgan, by Morgan, Filedner & Boyce. It has not yet been determined whether the old Marks residence now on the ground will be moved away or torn down. The building will be 50x100 feet, five stories high, and full basement. full basement.

Conveniences Are Many.

It will be of pressed brick exterior, freproofed with metal lath and will contain 39 two, three and four-room apartments. The marble entrance will be on Clay street, there will be an automatic elevator, dummy lifts, disappearing beds, sideboard built into each suite and all the latest conveniences of mediand all the latest conveniences of the latest conveniences of the latest conveniences of the latest co and all the latest conveniences of mod-

and all the latest conveniences of mod-ern apartment-house construction. The estimated cost is \$65,000.

Some fine dwellings of this class are being planned for the East Side. Mac-Naughton & Raymond have designed for E. L. Taylor a three-story brick veneer apartment-house 50x100, to be built at East Fifteenth and Belmont streets and to cost \$30,000. It will have seven three-room anartments on each seven three-room apartments on each floor and 24 in all, including the jan-itor's quarters and two other suites in the basement.

Apartments Planned on Ford.

Morgan, Fliedner & Boyce, who re-cently purchased from R. E. Kingsbury a piece of ground 100 feet deep, 160 feet frontage on the east side of Ford street, between Park avenue and Washington street, have completed their plans for im-provement of the property. On the south provement of the property. On the south 53% feet they will proceed at once to erect a five-story and basement brick apartment-house for the Kingsbury Build-ing Company, which is composed of R. E. Kingsbury and themselves. The building Kingsbury and themselves. The building will be almost an exact duplicate of the Hanthorn apartments, on Twelfth street, near Main, and will contain 31 apartments. The permit, issued last week, was for a building to cost \$75,000. On the north 100x100 feet of the property, Morgan, Fliedner & Boyce will build for themselves a five-story and basement brick apartment-house to contain \$2 three, four and five-room apartments. The cost of this building will be \$20,000 and it is the intention of the builders to make it one of the finest in Portland.

Architect F. K. Bentley is the designer of an apartment-house to be built by Fred Fritz at the southwest corner of Tweifth and Taylor streets. Flans filed in the building inspector's office show a brick building, 10x100 feet, five stories high, with basement. It will be built in two wings divided by an open court,

two wings divided by an open court, which will face on Twelfth street. It will contain 60 two and three-room apart-

Morgan, Fliedner & Boyce will build on a fractional lot on the east side of Eleventh street, between Jefferson and Columbia, 35x10 feet, a four-story and basement brick apartment-house for the Fairmount Investment Company. The stockholders of the investment company are Morgan, Filedner & Boyce and Lewis A. Clark from whom the property was purchased for \$10,000. The building will cost \$30,000 and will contain 28 tworoom and three-room apartments. Work will start March I when the frame dweling now on the ground will be vacated by the tenant who holds a lease until

REPORTS NUMEROUS SALES

David Lewis Is Agent in Number of

Moderate-Sized Transactions. David Lewis reports a large number of transactions of moderate size con-summated through his agency. The

following are included: Edward Jacobs recently sold to Charles Brown five 50x100-foot lots, corner East 62d and Davis streets, for \$2500. Daniel B. Hensley, of Portcorner East 62d and Davis streets, 107 \$2500. Daniel B. Hensley, of Port-land, purchased from Milton Smith, of the Gunst Company, 12 acres of land near Orchards, Wash. The considera-tion was \$2500. Louis Cohen purchased a beautiful five-room bungalow in Irv igton Park from W. Smithson, a builder, for a consideration of \$3000. Mr. Cohen also purchased for an investment a five-room bungalow on East Twenty-first street for \$2200. Edward Jacobs recently sold to John A. Lehner a highly improved quarter block, on Villard avenue and Holman streets, for \$5000. Edward Jacobs sold to John A. Lehner a 75 by 100 improved lot on East Seventy-first, near Glisan, for

Louis Cohen sold to R. A. Smith, of Portland, his ten-acre tract of pruns orchard, located at Orchards, Wash. orchard, located at Orchards, Wash. The price was \$4600. L. R. Wecheur, of Orchards, Wash., sold his 21-acre ranch to George Williams, of Portland, for \$5000. R. L. Weucher purchased of Frank Wilson a six-room modern house on East Tenth street, near Alberta, for \$500. Edward Jacobs sold a five-acre improved tract, near Woodburn, to folm Wheeler, of Portland. The consideration was \$2500. Milton Smith, of Portland, sold to Edward Jacobs his 30-acre tract at Orchards, Wash., which adjoins the town, for a consideration of \$7500. Mr. Jacobs intends to sub-divide this into Jacobs intends to sub-divide this into

racts.

R. L. Wecheur purchased from Frank Wilson, of Portland, 150 by 190 feet in Willamette addition, for \$2900. Louis Cohen sold to Christ Zarpalas for an investment a new and modern fiveroom bungalow on East Twentieth room bungalow on East Twentleth street, near Alberta, for a consideration of \$2500.

Factory to Be Built Next Year.

The United States Cashier Company The United States Cashler Company is planning to build a factory next year on a site that has been offered it in the Montavilla district. The present factory is at Fulton, where the first coin-paying machine was turned out little over a week ago. This plant is not large enough to handle the business of the concern, and it is the intention of the managers of the company to add a tool-shop in order to add to capacity and lower the cost of production. It is expected that the proposed East Side plant will be built next Summer and that it will employ a large number of men.

A marked increase has taken plas freight traffic of this country, for wh the number of tons of freight carried mille in 1828 was over 114,900,000,000, year it was over 122,000,000,000.

