

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—Real Estate Market Strong.

To set 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 Hayden Land Company, which has charge of Hayden Island in the Columbia River, purchased last week by J. T. Stoddard, G. W. Brenner, C. L. Duff and H. B. Coffman.

Plans have been prepared by Hennes & Hendricks for the five-story and basement building to be erected at the southwest corner of Park and Davis streets by W. P. Henderson for the Baggage & Omnibus Transfer Company, to which it has been leased for seven years.

F. 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, with Vancouver and the mountains in view.

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

D. B. Flickeberger is preparing plans for a modern six-room frame bungalow to be erected at once with Kenilworth city frontage on the corner of Park and Davis streets by W. P. Henderson for the Baggage & Omnibus Transfer Company, to which it has been leased for seven years.

The Fidelity Trust Company, which recently bought nine lots on Wedder 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 \$2300.

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 \$10,500.

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

A lot 60x100 feet on East Twenty-seventh street, near Kenilworth avenue, was sold by Mrs. F. Cheshire to T. J. Harman for \$500. J. J. Stolte bought a lot adjoining for the same amount and will build a home.

Halsdell, Shoup & Daily report the sale of three houses located on lots 24, 25, 26 and 27, block 1, Kenwood Park, to Thomas and W. E. Stackler, of Dufur, who purchased them as an investment. The consideration was not made public.

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

Fonkies to Build Fresno Hotel. Edward T. Foulkes, a Portland boy who has made a big success as an architect in San Francisco, has been awarded 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 grandest hotel structures in the state. It was originally reported that the work would go to Frank Behrm, of Fresno, but his bid was several thousand dollars higher than that of the former Portland man.

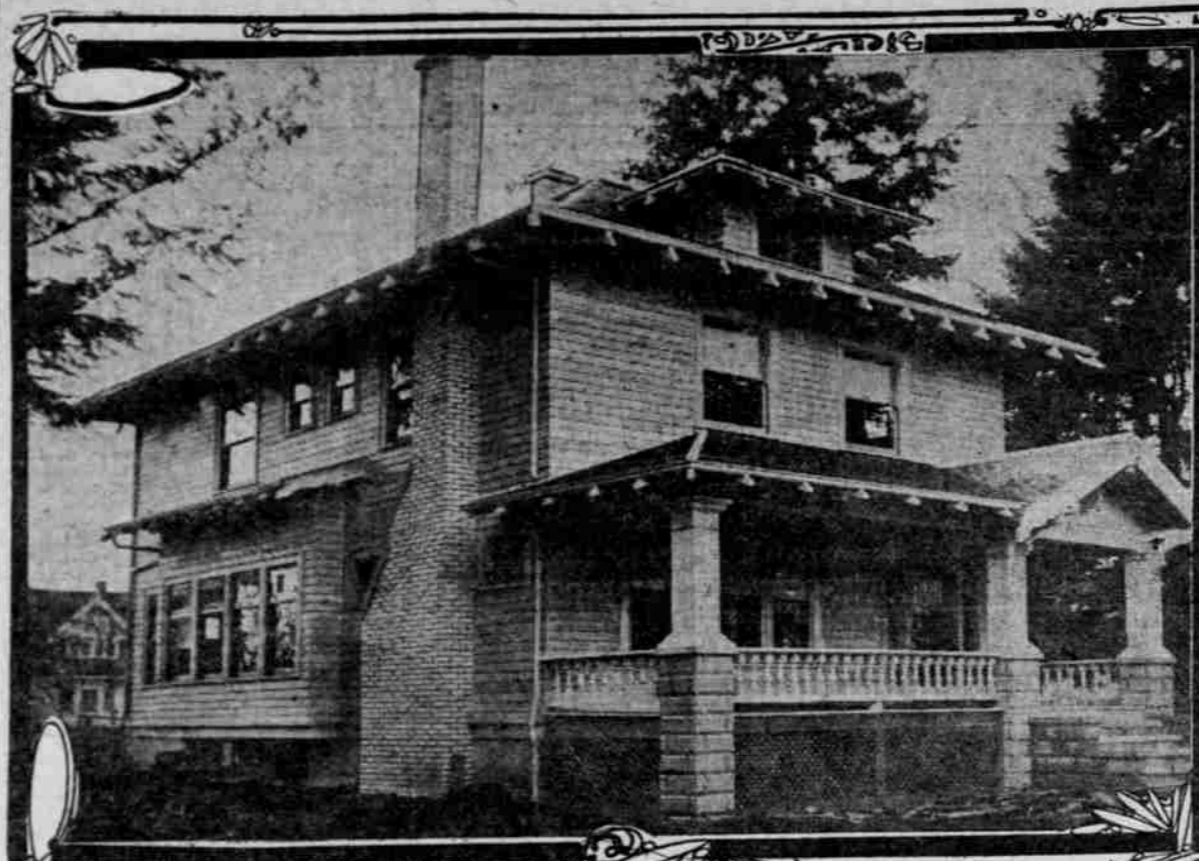
The factory of the Durable Roofing Company at Kenton has been completed, and the arrival of machinery is being awaited. It is expected that the factory will be in operation early in the year. The building covers an area of 180 by 120 feet, is two stories high and is constructed of reinforced concrete.

Porter Bros. have a large force of men 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 contractor, and this is its first entrance into street work.

The transfer of 13 blocks of North Portland property valued at \$200,000, from Charles K. Henry, John W. Craig and W. Charles Burdick 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 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 remark.

That San Francisco holds an impregnable position in its demand for the 1915 Panama exposition is the belief of Henry W. Price, of Waukelet, Price & Co., who returned last week from a trip to California. "The bay of San Francisco, with its anchorage for the navies

TWO RESIDENCES IN PIEDMONT RECENTLY COMPLETED AND OCCUPIED.



HENRY C. BRUNNING, WILLIAM AVENUE, NEAR AINSWORTH



C. B. EMERY ON CLEVELAND AVENUE AND JARRETT ST.

PIEDMONT IS LIVELY

MANY NEW HOMES BEING BUILT IN ATTRACTIVE SUBURB.

Dwellings All of High Class—Residences Completed and Occupied, Others Under Way.

Among recent additions to the numerous attractive homes in Piedmont, that of Mrs. Leola Carr, 1222 Cleveland avenue, is worthy of note. The dwelling is of eight rooms and is in the semi-bungalow, or story and one-half style, having porches north and east with brick paving and arches combined with cement trimmings. Mr. Carr superintended personally the construction of the building and it is now occupied by the owners as a residence.

George B. Beat's new Williams-avenue home is well designed and is one of the ornamental features of Piedmont. F. C. Sandstrom is building at Portland a two-story and basement concrete structure costing nearly \$200,000. The building is to be one of the grandest hotel structures in the state. It was originally reported that the work would go to Frank Behrm, of Fresno, but his bid was several thousand dollars higher than that of the former Portland man.

NEW ADDITION PLATTED

BEAUMONT LAND COMPANY BUYS NEAR ROSE CITY PARK.

Tract of 134 Acres Taken Over and 112 Acres Will Be Placed on 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 adjoins Alameda, and includes 134 acres of land, 112 acres of which have been cleared preparatory to improvements.

Among the large apartment houses for which plans were issued last week is that to be built by M. & B. Pallas, on the quarter block at the northeast corner of Twenty-second and Gilman 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 building with an open court facing on Gilman street, and will contain 38 apartments. The cost will be \$30,000 or more. Pallas purchased the site last summer for \$12,000. The building was designed by A. G. Ewart.

E. J. Frohman's apartment house, to be built on the east side of St. Clair street, between Washington and Wayne streets, is under way. The building will be a four-story and basement brick structure with an open court facing on St. Clair street, and will contain 38 apartments. The cost will be \$30,000 or more. Frohman purchased the site last summer for \$12,000. The building was designed by A. G. Ewart.

Concrete floors were tried in a number of wooden vessels carrying oil and coal on the Great Lakes as a substitute for wooden floors, which suffer severely from the clam shell buckets. The concrete floors are said to stand the wear well.

WILDWOOD PLACED ON MARKET

Tract at Multnomah Station on Oregon Electric Thrown Open.

Wildwood, a 15-acre tract on the Oregon Electric Railway, five miles south of the city, was put on the market 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 sold. The property was purchased a short time ago from Luther Steel and Mrs. Catherine Maxwell, and it is the intention of the promoters to make it a townsite. The location is the first open level space on the Oregon Electric south of the city.

Primrose Acres, the 40-acre tract that was placed on the market by the same company earlier this year, has been completely sold out. Primrose Acres adjoins Wildwood on the north.

APARTMENTS WILL 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 \$225,000. 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, comfort, and every possible attention given to modern conveniences.

The location is especially good, being in the heart of a business and office 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.

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, and the entrance will be 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 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 will be swamped with work. It is now thought probable that some persons who have planned to build early next year will be disappointed because it is physically impossible to check over all plans now in the office with those that are expected to come in this week.

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E. J. Frohman's apartment house, to be built on the east side of St. Clair street, between Washington and Wayne streets, is under way. The building will be a four-story and basement brick structure with an open court facing on St. Clair street, and will contain 38 apartments. The cost will be \$30,000 or more. Frohman purchased the site last summer for \$12,000. The building was designed by A. G. Ewart.

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will cost \$30,000. Architect Edward T. Root drew the plans for the building, which will be a four-story and basement brick structure. 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.

Only two-room suites will be contained in having three to be built to P. M. Warren's five-story apartment-house 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 15 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 a three-story building with all toilets and baths will have cork floors for sound deadening. An oil-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 will have a private bath, a feature designed to attract women.

Work will commence about February 1 on the five-story brick apartment-house to be constructed on the corner of Eleventh and Clay streets by W. L. Morgan, by Morgan, Fiedner & Boyce. It has not yet been determined whether the old Marks residence now on the ground will be removed or torn down. The building will be 50x100 feet, five stories high, and full basement.

Conveniences Are Many. It will be of pressed brick exterior, fireproofed with metal lath and will contain 39 two, three and four-room apartments. The marble entrance will be on Clay street, and will be an automatic elevator, dummy lifts, disappearing beds, sideboard built into each suite and all the latest conveniences of modern apartment-house construction. The estimated cost is \$85,000.

Some fine dwellings of this class are being planned for the East Side. MacNaughton & Raymond have designed for H. 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 apartments on each floor and 14 in all, including the janitor's quarters and two other suites in the basement.

Apartments Planned on Ford.

Morgan, Fiedner & Boyce, who recently purchased from R. E. Kingsbury a piece of ground 100 feet deep, 150 feet wide on the east side of Ford street, between Park avenue and Washington street, have completed their plans for improvement of the property. On the south 225 feet they will proceed to erect a five-story and basement brick apartment-house for the Kingsbury Building Company, which is composed of R. E. Kingsbury and themselves. The building will be almost 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, Fiedner & Boyce will build for themselves a five-story and basement brick apartment-house to contain 43 two, three and four-room apartments. The cost of this building will be \$90,000 and it is the intention of the builders to make it one of the finest in Portland.

Architect E. B. Bentley is the designer of an apartment-house to be built by Fred Fritz at the southwest corner of Twelfth and Taylor streets. Plans filed in the building inspector's office show a brick building 70x100 feet, five stories high, with basement. It will be built in two wings divided by an open court, which will face on Twelfth street. The building will contain 20 two and three-room apartments.

Morgan, Fiedner & Boyce will build on a fractional lot on the east side of Eleventh street, between Park and Washington streets, a four-story and basement brick apartment-house for the Fairmount Investment Company. The stockholders of the investment company are Morgan, Fiedner & Boyce, and Lewis A. Clark from whom the property was purchased for \$10,000. The building will cost \$50,000 and will contain 20 two and three-room apartments. Work will start March 1 when the frame dwelling now on the ground will be vacated by the tenant who holds a lease until then.

REPORTS NUMEROUS SALES

David Lewis Is Agent in Number of Moderate-Sized Transactions.

David Lewis reports a large number of transactions of moderate size consummated through his agency. The following are included: Edward Jacob, recently sold lots on Charles East five 50x100-foot lots, corner East 62d and Davis streets, for \$2500. Daniel B. Henaley, of Portland, purchased from Milton Smith, of Archville, Wash., one acre of land near Orchards, Wash. The consideration was \$2500. Louis Cohen purchased a beautiful five-room bungalow on East Twelfth street, near Smithson, a local builder, for a consideration of \$3000. Mr. Cohen also purchased for an investment a five-room bungalow on East Twenty-first street, for \$2300. Edward Jacobs recently sold to John A. Lehner a highly improved quarter block, on Villard avenue and Holman street, for \$5000. Edward Jacobs sold to John A. Lehner a 75 by 100 improved lot on East Seventy-first, near Gilman, for \$2500.

Louis Cohen sold to R. A. Smith, of Portland, his ten-acre tract of pruned orchard, located at Orchards, Wash. The price was \$4000. L. R. Wecheur, of Orchards, Wash., sold his six-acre ranch to George Williams, of Portland, for \$6000. R. L. Wecheur purchased of Frank Wilson a six-room modern house on East Tenth street, near Albin, for \$5000. Edward Jacobs sold a five-acre improved tract, near Woodburn, to John 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. Cohen intends to sub-divide this into tracts.

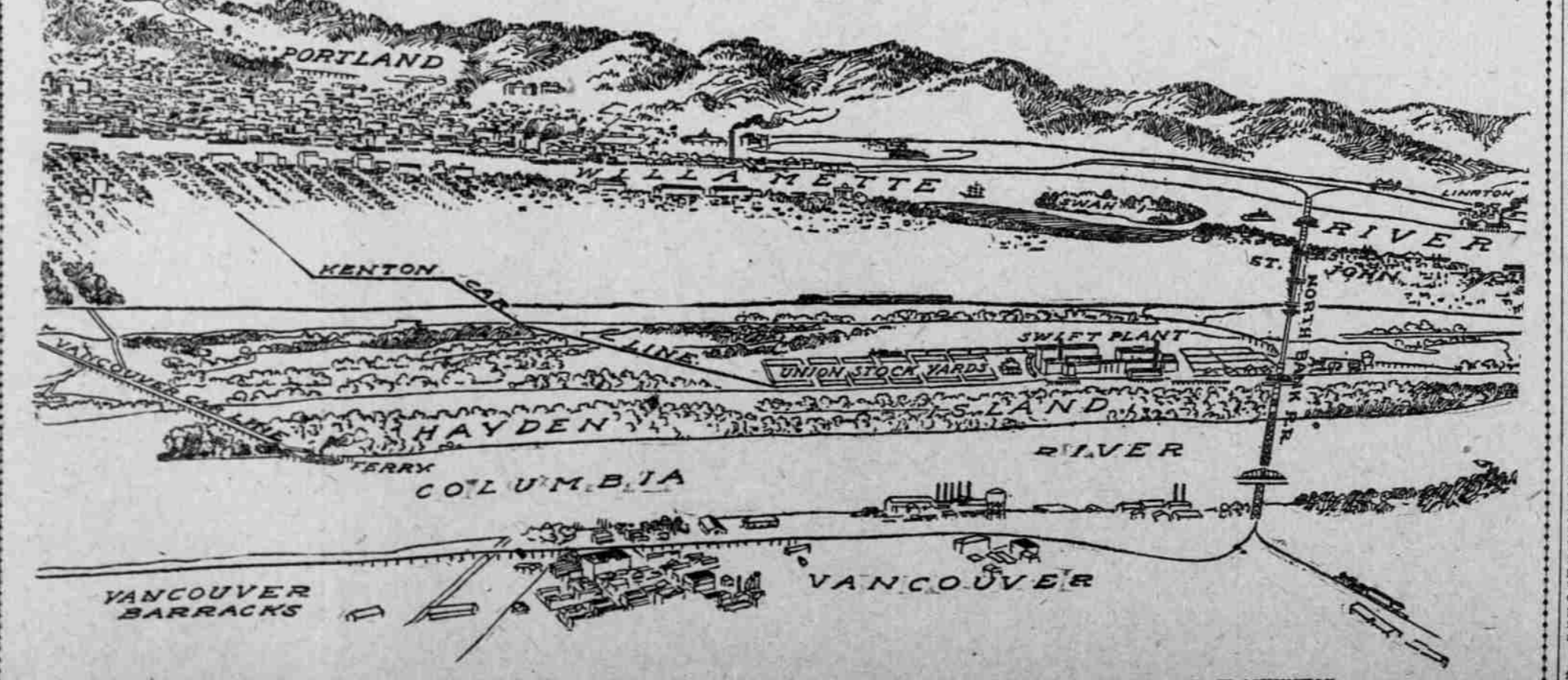
R. L. Wecheur purchased from Frank Wilson, of Portland, 150 by 100 feet of land on East Tenth street, for \$2000. Louis Cohen sold to Christ Zarpalas for an investment a new and modern five-room bungalow on East Twenty-first street, near Albin, for a consideration of \$2500.

Factory to Be Built Next Year.

The United States Cashier 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 company 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 place in freight traffic in this country, whereas the number of tons of freight carried one mile in 1908 was 14,500,000,000, last year it was 122,000,000,000.

ISLAND IN THE COLUMBIA RIVER WILL BE DEVELOPED FOR GRAIN ELEVATORS AND FACTORY SITES.



PERSPECTIVE VIEW SHOWING HAYDEN ISLAND AND ITS LOCATION IN RELATION TO THE MAINLAND OF OREGON AND WASHINGTON.