TONE IN REALTY MARKET FIRMER

Number of Good-Size Deals Announced With Others About Completed.

MANY HOTELS ARE BUILT

Projects for Four New Ones of Varying Sizes Made Public--Portland Women's Union Burs Site for New Home.

There was a distinctly stronger feeling in the real estate merket last week and several transfers of considerable magnitude were completed. There was also a good undercurrent of trading in moderate-sized pieces of realty, while the subdivisions all enjoyed good

The most important deal announced was the sale of the quarter block and four-story building at the northwest corner of Second and Pine streets by the Metropolitan Investment Company to Charles K. Henry, who announced that he was taking title in hehalf of the estate of H. W. Goode. The consideration was 3140,000 and as a part of the transaction the lots on First street were conveyed to John Klernan and F. V. Holman, members of the Metropolitan investment Company. Other members were George F. Holman, Frank Klernan and the late H. W. Goode. One of the First-street lots is on the west side of the street, 50 feet north of Oak, and the other is on the east side, between Oak and Pine. The most important deal announced

Property at Price Is Bargain.

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Realty dealers generally believe that Mr. Henry obtained this property for the Goode estate at a bargain. The price was the same as that at which it was bought by the syndicate four years ago from J. E. Haseltine. The building is a good one and was erected strong enough to stand two additional stories, which probably will be added when the present leases expire more than a year hence. It is in the block eighning the new Multnomah Hotel and the entire district is certain to improve greatly after the hotel has been completed.

At least two other considerable sales

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At least two other considerable sales of inside real estate that were all but consummated last week probably will be announced in a day or two. The brokers who have them in hand are withholding particulars until after the actual conveyances have been made. The Portland Woman's Union last week bought from Miss Hearietta E. Pailing the quarter block at the southeast corner of Tenth and Mentgemery streets for \$25,000. This is to be the site of the home which the union will erect as soon as financial arrangements have been completed. The property includes half of the old Edward Falling homestead, which occupied the half block on Mentgemery between West Park and Tenth. The Palling home, which has been used for some years as a private boarding-house, caught fire a week ago and was damaged budly both inside and out. It will be necessary to dismantle or move the house when the Women's Union builds on its site. Fifteen thousand dollars of the funds used to buy the ground was domated by Mrs. 1 J. Mann, a former president and prominent worker of the society.

Hotel Projects Numerous.

Portland is getting a large number of moderate-size hotels of modern construction and four more were an-nounced last week. The most preten-tious is that to be built by Charles K. Henry for the H. W. Goode estate. This structure will be six stories high and will occupy the quarter block at the southwest corner or Sixth and Hoyt streets. The construction will be of streets. The construction will be or reinforced concrete and the hotel is to be up to date in arrangements and fit-tings. Tenants of the frame build-ing on the ground have been given so days' notice to vacate and construction will begin in August

lance Sweet and W. P. Sinnott will build a five-story reinforced concrete botel at the northeast corner of Tenth and Burnside, Mrs. W. Mayer will build a four-story brick hotel at the northeast corner of Eleventh and Stark and W. Patton will erect a three-story J. W. Patton will erect a three-story brick at the southwest corner of Front and Salmon.

Tull & Gibbs Building Leased.

The six-story brick building occu-pring the quarter block at the south-west corner of Seventh and Morrison streets, with an annex 50 feet wide and 100 feet deep extending to Park street, has been leased for 25 years by a local syndicate, which will remodel the structure into an office building, with stores on the ground floor. It is known as the Tull & Gibbs building and was built five years ago for Tull Gibbs by Charles Sweeny, the Spokane millionaire, who had become in-terested in Portland real estate.

terested in Portland real estate.

The leasing syndicate is composed of Fred S. Stanley, Whitney L. Boise and Robert Smith. The lease was made direct from the Sweeny investment Company and is to take effect August 1 next. The alterations planned include remodeling of the store fronts on the first floor and construction of sectificing dividing the interior into ofpartitions dividing the interior into of-Passenger elevators will be in-The rental to be paid has been kept secret.

Moderate-Size Sales Many.

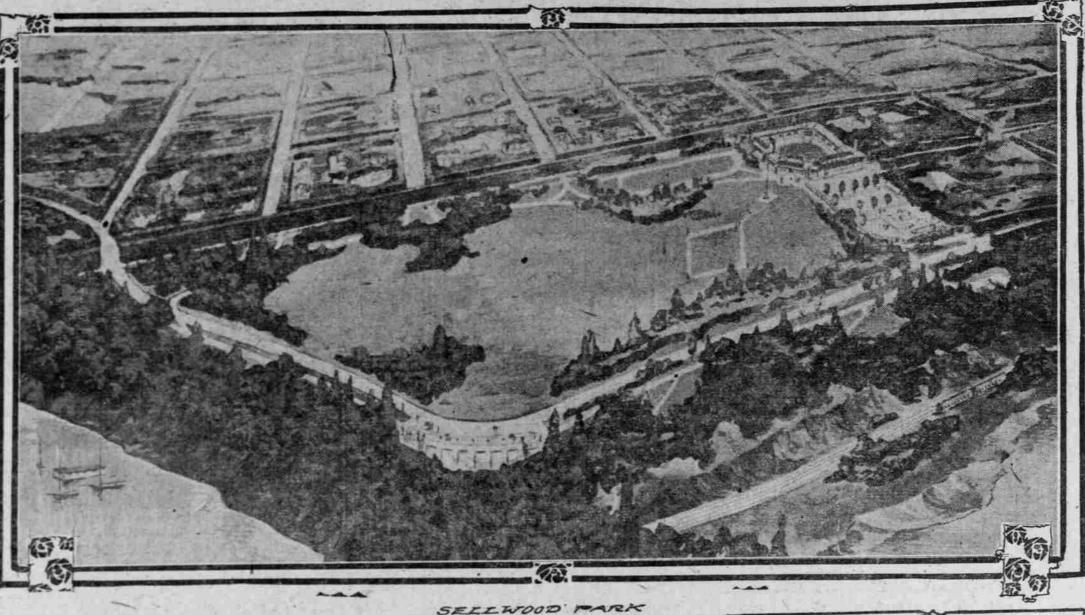
Among sales of moderate size last week were the following: T. J. Ford-ing to the F. B. Holbrook Company, ets in Doscher's Second Addi tion, for \$19,000; Dalsy Friedenthal and others to Robert Smith, a fractional tract in Fernwood, for \$7500; J. T. Watson to O. P. Bond, a lot in Walnut Park, for \$5875; W. B. Domahus to Jane Anna Christie, a lot in Vernon for \$4000; J. H. Gilbaugh and wife to the Yamato Wood & Coal Company, a piece of land at East Nineteenth street and the O.-W. R. & N. right of way, for \$9500; L. Louise Stine to John S. Morgan, a tract in Dalton's Addition comprising several fractional tots, for \$9000; Ladd Estate Company to Joseph Franz and others. Company to Joseph Franz and others, quarter block at the southeast corner of East Eleventh and East Flanders streets, for \$7000; R. E. Menefee to J. O. Hoyt, two lots in Irvington for

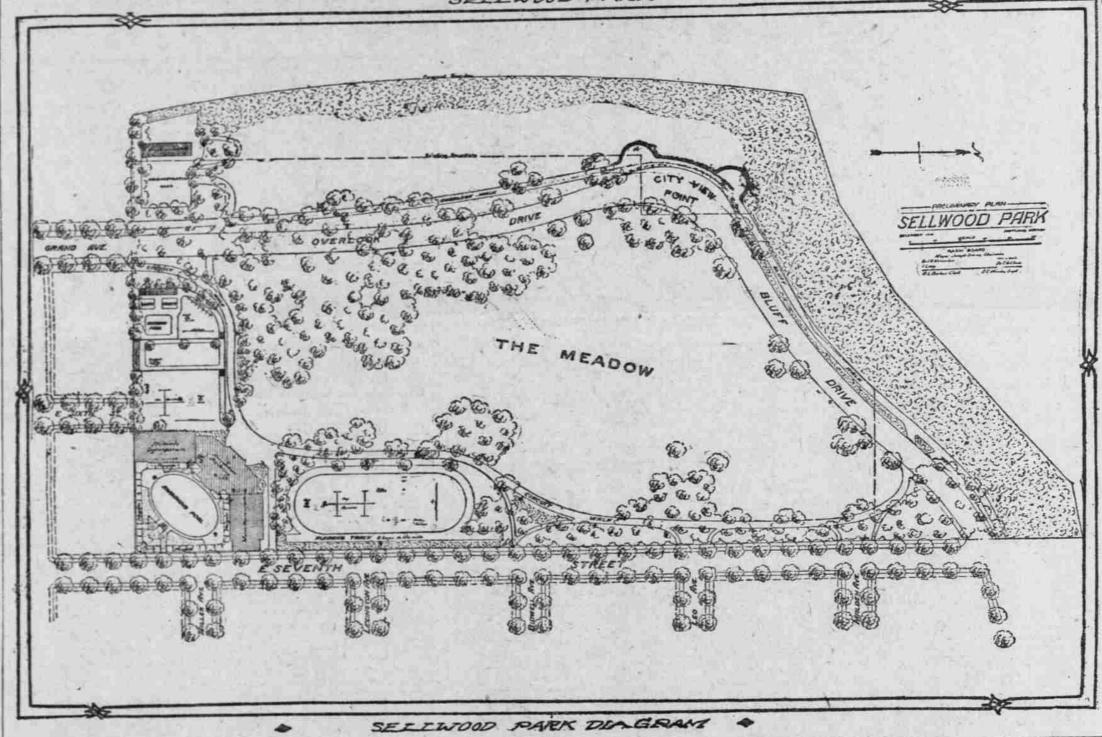
NEW HOTEL FOR BURNSIDE

Five-Story Structure to Be Built at Corner of Tenth.

had plans prepared and will at once proceed with the erection of a five-story hotel building at the northeast corner of Tenth and Burnside streets. The building will be of reinforced concrets and slow-burning construction and will cover a lot 56 by 106 feet. The structure will cost about \$50,000 and the improvement will be one of the W. P. Sinnott and Isaac Swett have

DETAILED PLAN FOR SELLWOOD PARK, AND PERSPECTIVE VIEW SHOWING PARK AS IT WILL APPEAR COMPLETED.





The building will have a full cement assement. The first floor will be divided into five stores, provision being made for a lobby for the hotel. Only one of the stores will front on Tenth. The hotel entrance will be covered by an ornamental marquise, and the lobby wator. The contract for the building will have marble walnscot and tile has been let to the J. S. Winters Com-

The four upper floors will each con-tain 18 rooms and each room will have a private bathroom connecting. The building is designed especially for hobuilding is designed especial attention will be paid to heating, ventilating and lighting. There will be an electric passenger elevator. The hotel has al-ready been leased for a term of years. Williams & Rasmussen are the archi-

A blacksmith shop now occupies the former and it will move out in a few fays. The contract for the excavation probably will be let this week. Messrs. probably wis be let this week. Alcasis. Sinnott and Swett have held the ground for the last five-years and they regard the development in that district sufficient to justify the improvement of their property on the scale outlined. They value the lot at \$60,000.

WORK IS STARTED ON HOTEL

Four-Story Brick Will Rise at Corner of Eleventh and Stark.

Stark is becoming a street of hotels, Architects Bennes & Hendricks have prepared plans for a four-story brick combination store and hotel building to be erected by Mrs. W. Mayer, at the northeast corner of Eleventh and Stark at a cost of about \$50,000. Work of removing the old frame houses on the site is under way and excavation

will be started this week.

The building will have a frontage of 57 feet on Stark street and 100 feet on Eleventh. There will be entrances to the hotel from both streets. The struc-ture will be of attractive and imposing

finest yet made along Burnaide street. upper floors will each contain about 25 rooms. There will be two suites with private baths and two public baths on each floor. The design provides out-side light for every room, and the building will be heated by a steam plant. There will be an electric passenger ele-vator. The contract for the building

W. J. PATTON BUILDS HOTEL

Three-Story Building at Front and

Salmon Will Contain 65 Rooms. Old frame shacks at the southwest orner of Front and Salmon streets are being torn away preparatory to the erection of a three-story brick hotel and store building by W. J. Patton, who owns the ground. He has commis sioned Architects Roberts & Roberts to The building will be 75 by 190 feet

and will be of heavy slow-burning mill construction. The exterior will be of elected brick, and the first floor will be built with plate-glass fronts and show windows. There will be three show windows. There will be three large stores and the hotel lobby on Front street and another large store fronting on Salmon. The two upper floors, which will be used for a hotel, will contain 65 rooms, with two bathrooms on each floor and

hot and cold water in every room. The building will be heated by steam and will cost about \$59,000. ACRE TRACTS WILL BE SOLD

A. W. Schmale Buys Piece of Land at Garden Home, on Electric Line.

A. W. Schmale, a Portland Investor, bought last week, through the agency of the Glenhart Realty Company, a 10-acre tract at Garden Home, on the Oregon Electric Railway. He has completed arrangements for disposing of the land rangements for disposing of the land Electric Railway. He has completed arrangements for disposing of the land in acre pieces and will market it through the Glenhart agency. The tract lies close to the Hunt Club property and commands a fine view of the valley.

The Glenhart company has bought for Mrs. Catherine E. Norrie a two-flat

building on Park street, near Harrison. The consideration was in the neighborhood of \$12,600. Officers of the company report a good demand for inside really, with most of the inquiries coming from local people.

S. MORTON COHN IS TRADER Many Properties Change Hands

When He Enters Market.

S. Morton Cohn's predilection for trading in real estate was evidenced again last week in the recording of the deed to the Albemarle apartment house prop erty at the southwest corner of Fifth and College streets. This property was bought by Mr. Cohn from John H. James and the consideration named in the deed

Was \$47,000. was \$47,000.

Accompanying this deed was one from Mr. James to Mr. Cohn for 10 acres situated north and east of East Fifty-seventh and Alberta streets, which was put in at \$20,000; and another for a parcel slightly more than a quarter block

LADD'S ADDITION LOTS SOLD to lighting the rooms,

Number of Transfers to Investors and Homebuilders Reported.

A great deal of interest is being man fested in Ladd's addition by investor sales have been reported by the sales agents, Strong & Company, and F. W. Torgler. Several pieces fronting on Hawthorne avenue have been bought by speculators who foresee a great increase in values when the building restrictions expire after a few years. Christle has bought two lots in the south part of the tract for church purposes. Victor Brandt has bought two lots between East Twelfth and East Thirteenth streets, with a frontage of 185 feet on Hawthorne avenue, for \$6800, M. W. Mathieson, Jr., bought two lots with a frontage of 80 feet on Hawthorne avenue and 123 feet deep, for \$6729. D. A. Shuter, who lives on Ladd ave-

nue, has bought a 60-foot lot opposite his home. This is his third purchase n Ladd's addition. Herman S. Hastings has bought a lot, 65 by 89 feet, in the eastern part of the

C. and K. Torvich have bought a lot south of Harrison street and near Cen-tral Park for \$2208.

APARTMENT-HOUSE IS PLANNED

Henry Roberts Will Build at Twelfth and Columbia Streets ..

Henry Roberts is preparing to erect

to prepare the plans.

The building will be 50 by 100 feet, with full cement basement, and will contain 34 apartments of two and three rooms each. The exterior wall will be of pressed brick of a light shade, with parcel slightly more than a quarter block at the southwest corner of East Fiftythird and Belmont, for which the consideration was \$1250. F. E. Taylor &

Co. conducted the transaction.

The interior arrangement follows late ideas in apartment-house
construction and much attention is paid

S. ELLIS PURCHASES HOME

Realty Broker Will Live at 1206 Thurman, Willamette Heights.

A. S. Ellis last week bought, from Harry Murphy, a fine seven-room house and a lot at 1226 Thurman street, Wiland a lot at 12.2 Indicate a second and a lot at 12.2 Indicate a second and the situation is sightly, overlooking the city and the river to the north. Mr. Ellis will make it his home.

The Multnomah Home Investment loss week hought 10 lots in

Company last week bought 10 lots in Griswold Addition, adjoining Overlook, from A. S. Ellis, for \$8000. The company is preparing to build a house on each lot.

Oakland Man Will Invest Here. L. B. Snyder, a wealthy Oakland, Cal. has been visiting Portland

for the last week, is preparing to make some investments here and probably will take up his residence in this city. He sold his interests in the Oakland Carriage & Implement Company recently, and after looking over the principal cities of the Pacific Coast has decided on Portland. He declares the financial situation of this city much better than found elsewhere, and is much impressed with the solid and substantial appearance of Portland. investments here and ance of Portland.

Foundation for Building Started.

Excavating was started Friday for the foundation for a modern building the lot at the northeast corner of
Twelfth and Columbia streets, which
he bought recently from John A. Bell
for \$20,000. Architects MacNaughton
and Raymond have been commissioned
to prepare the plans. will be a six-story structure.

> Detective Captain Takes Option. John T. Moore, captain of detectives of Portland, has taken an option of 49 acres of fruit land at White Salmon, Wash., at \$6000. The land is on the Underwood side of White Salmon River. Captain Moore has indicated that he intends to develop a fruit ranch to retire to when he gets ready

> Thomas Buys Lot and Will Build. Horace E. Thomas last week bought from J. R. Caples a fractional lot 37 1/2 by 100 feet on the north side of Broad way between East Twenty-first and East Twenty-second streets. The con-sideration was \$2000. Mr. Thomas intends to build a home on the ground at once.

to quit chasing criminals.

Quarter Block Brings \$10,000.

A. L. Levy last week bought from the Noon Estate Company the quarter ty-fourth and Thurman streets. The consideration was \$10,000. The ground is unimproved, and Mr. Levy intends to hold it as an investment.

PLAYGROUNDS TO BE OPENED JUNE 1

Many Improvements Made at Sellwood Park Since Last Season.

COMPLETION WAITS FUNDS

Recreation Building to Cost \$30,000 Is Part of Plan for Completion of Park -- Five Acres Contignous Ground May Be Added.

Children's playgrounds and the large swimming tank in Sellwood Park will be thrown open June 1 for the season. A great deal of improvement has been carried on during the Winter and Spring In the park under the direction of the City Superintendent of Parks, Emil T. Mische, and the plan for completion of the work depends only on funds being made available.

made available.

The park comprises 15 acres lying between Grand avenue and the O. W. P. Railway tracks, and extending south from the bluff southeast of the Oaks amusement resort. The land was acquired by the city by condemnation proceedings at a cost of \$3000 an acre. It is expected that five acres additional north and west of the present limits of the park, taking in the river bluff and providing for the drive that is planned ultimately to connect all the Portland parks.

A large part of the tree growth shown in the plan published herewith already exists and more trees will be added. The exists and more trees will be added. The plantation and iron fencing have been put in since last Fall, but the park is not yet lighted. It is intended to light the playgrounds so that they can be used at night to accommodate working people of Sellwood who have made a special request that this be done.

Apparatus that has been installed in the playgrounds for boys, girls and younger children is all first-class and of standard make. The underground drain-

standard make. The underground drain-age and water systems are simost com-plets. The rough-graded and smooth walks that have been graded are yet to

Running Track Is Completed.

The running track that has now been completed has a circumference of eight laps to the mile. It is 14 feet wide and is surfaced with four inches of coke breeze. All the playgrounds have a surface of tanbark. Two shelters with drinking fountains will be available for

face of tanbark. Two shelters with drinking fountains will be available for persons who use the park this scason.

Detailed plans have been prepared for a large recreation building for the park, which probably will not be built this season because of a lack of funds. This building is to cost \$30,000. It will contain a large auditorium, with a branch of the City Library at one end and refreshment facilities at the other end. In the basement will be shower baths, gymnasium and lockers, and comfort conveniences will be provided in various parts of the building.

A wing on this building will provide one of the few places where spectators can view outdoor swimming. It is customary to provide for spectators in constructing indoor swimming. It is customary to provide for spectators in constructing indoor swimming tanks, but they usually are rigidly excluded from outdoor tanks. This wing will be built in the form of an elevated pergola. The swimming tank, which was opened last season, is \$2 by 122 feet and is from two to eight feet deep. Its capacity is 280,000 gallons, and it cost \$8000. Last year alternate days were allotted to the sexes, and large crowds took adventage of the facilities every day. to the sexes, and large crowds took advantage of the facilities every day.

Spectators May View Swimming.

The lockers built for the swimmers last year are of the most temporary character, it being the policy of the Park Board to build everything in the most inexpensive manner possible un-til funds are available for absolutely permanent work. The plan of supply-ing a towel and bathing suit free pur-sued last year will be continued this season at the swimming tank.

The existing woods are of heavy green native growth. The new plantation will harmonize with this, but will consist of a flowering order of both trees and shrubs. The additional five acres that probably will be added to the park takes in the bluff south and east of the Oaks resort and along the river bank. It is intended that the binf slope on the north of the park will be left in its present state of vegetation. The side of the park toward the river will need to be graded, and here low shrub covering of native material

will be planted. Drives to Be 36 Feet Wide.

The drives shown in the design are to be a part of the Circuit Parkway of the city. Overlook drive wil extend along the river side of the park and Bluff Drive will cross the northern part

Bluff Drive will cross the northern part of the tract. The roadways will have a width of 36 feet.

Drinking fountains now being placed in the parks are all of the bubbling "sanitary" style, for which no cups are needed. The old style fountains are being taken out and the bubbling kind substituted, so that not more than 18 of the old style remain. Most of the feuntains donated to the city by charitably inclined persons are of the old type, but these will not be disturbed.

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