TYPICAL HOMES UNDER WAY IN LAURELHURST.

LARGE SALES ARE FEATURE OF WEEK

Portland Realty Market Not Affected by Approaching Primaries.

BUSINESS SITES SOUGHT

Demand for City Property Keeps Up Strong Pace While Movement in Acreage and Farm Lands Is Healthy.

The realty market was characterized with a healthy movement last week There was several good-sized deals closed in inside property and trading in residences and building sites reached substantial proportions. Notwithstanding the influences of the approaching primaries, there is a very satisfac tory feeling in the air and business in

all lines is keeping up a good pace. Realty brokers report that as many inquiries for close-in parcels are being received as usual. There seems to be plenty of money available for investment and mortgage loans. Fine crop prospects in the Northwest and a marked Improvement in the lumber industry are having a salutary effect on business of all kinds.

There is a steady stream of newcom ers and outside capital into Portland and in the entire state. From all of the leading producing districts in Oregon most favorable reports are being eceived as to business conditions. The "hack-to-the-soil" movement is espec ially notable and farm lands and small acreage tracts are finding a ready mar-

Industrially and commercially, Portland and Oregon are making big prog-ress. Everything points to a prosper-ous year for the state.

The largest sale closed during the week was the transfer of the 50x100-foot lot at the northwest corner of Sixth and Couch streets for a consideration said to be about \$116,000. The property was purchased from the R. B. Lamson estate and M. L. Holbrook by the Monadnock Company, as an invest-ment. The lot is improved with a twostory frame building, which is under lease. It is the intention of the pur-chasing company to build a modern structure on the site at the expiration of the lease. The sale was negotiated by M. A. Newelli and Jackson & Deer-

The quarter block at the southeast corner of East Third and East Alder streets has been taken over by the East Alder Investment Company for \$35,600, from the Ladd Estate Company. The site has no improvements. It is located in the East Side warehouse dis-trict and near the site of the proposed Southern Pacific freight depot. The members of the purchasing company are employes of Inman, Poulson & Company. The sale was negotiated by

week by Gay Lombard for \$40,000, The house contains II rooms and has an elaborate interior finish. The grounds are highly improved and occupy a fractional half-block. The sale was negotiated by George D. Schalk and J.

Jeffery & Bufton, contractors, yesterday purchased 23 lots in Eliza J. Murphy's Addition from the Ferry-Crary Land Company, of Seattle, the consideration being \$40,000. The property is situated on East Twentieth street, btween East Pine and East Oak streets. A part of the land lies below the street level. The purchasers announce that the uroperty will be announce that the property will be filled and otherwise improved at once. The sale was negotiated by O. K. Jef-

Miss E. K. Wheeler, sister of J. E. Wheeler, the timberman, purchased a time building site at Sixteenth and Elm streets, Portland Heights, from E. T. C. Stevens, for \$35,000. The site is 210x 280 feet and is considered one of the finest locations on Portland Heights. sale was made through the agen-

Nathaniel T. Palmer has taken title Nathaniel T. Palmer has taken title to residence property on East First sirest, near Hancock street, for a consideration of \$10,500. The property was purchased from M. E. Stewart through the agency of H. Palmer-Jones Company. The lot is improved with a two-story frame building containing four flats of five rooms each. The property will be held as an investment.

Mrs. Clara Delaman has purchased four lots in Kenton from G. A. Nichols & Company for \$2000 and will improve them with dwellings soon. The lots are located a short distance from the business center of Kenton. Mrs. Dela-man also purchased a 100 by 100-foot-lot in Woodstock from A. H. Case, payng \$1000 for the property.

J. W. Crossley has closed the sale of a 50 by 100-foot lot on Atlantic street. Willamette Addition, which was pur-chased from J. C. Elirod by Mrs. Fran-ces L. Moore for \$2500. The lot is im-proved with a modern five-room bunga-Mrs. Moore will occupy the place

Archibald M. McKennie. known builder, has bought four lots and East Couch street, for \$12,500. Mr. McKenzie will start the erection of four modern dweilings within 20 days. A. W. Nelson sold to Herman Gantenbein w house and quarter block at Meagley Highland for \$6000.

ACREAGE TRACTS ARE SOLD

Property on United Railways Is in Big Demand.

During the past two months there has been a notable activity at the Hills Acreage Subdivision, which lies on the United Railways between Dersham and Christie Station. Ernest Wells, Coulch building, reports the following sales

fowing sales:

W. J. Murphy purchased blocks 17 and 19, containing 8 acres, for \$2000; E. C. Malone, blocks 15 and 16, 10 acres. E. C. Malone, blocks 15 and 16, 10 acres, \$1000; R. O. McCrosker, block 21, 5 acres, \$1000; Dr. Stefer, blocks 13 and 14, 8,21 acres, \$2750; R. E. France, block 20, 6,68 acres, \$2900; F. M. Kligore, block 20, 54 acres, \$1220; E. G. Nelson, block 25, 5 acres, and lota 5, 6 and 7, 2 acres, \$2500; A. Her, block 12, 1,60 acres, \$400; Alice M. Wells, lots 8 and 5, 2 acres, \$500. This land is all blessed and is platted so that every sted and is platted so that every grant is on a running stream, Several

of the buyers have announced their intention of improving their holdings this Spring, and a fine large warehouse will be built in a short time.

In addition to the above sales of acreage, Mr. Wells has made the following deals: A part of lot 3, block 1, Woodstock, sold to Katyda S. Ryan for \$590; part of lot 2, block 2, Portland Homestead, sold to M. C. Davis for \$2000; lofs 14 and 15, block C. Parkhurst Addition, improved with a one-story building, sold to J. George Keller for \$2500; lot 3, block 1, St. Francis Hill, to P. H. Murdock for \$3750; a lot at the southeast corner of Thirty-seventh and Caruthers streets, sold to H. Taylor Hill for \$400; a new modern bungalow on Thirty-fifth street, between Clinton and Ellsworth, to Mr. Hill for \$400; lot 20, block 54, Laurelhurst, to John Jost, Jr., for to Mr. Hill for \$4000; lot 20, block 54, Laurelhurst, to John Jost. Jr., for \$1000; lots 5 and 6, block 5, Weilsley, to Mrs. M. T. LeRoy for \$600; lots 15 and 16, block 11, Santa Rosa Park, to M. C. Davis for \$500; a 50x190-foot lot in Parkhurst, improved with a three-room house, and 92x190 feet at the corner of Virginia and Everard streets, sold to H. Taylor Hill for \$1500 each.

ALAMEDA PARK DRAWS

BEAUTIFUL HOMES TO RISE IN SIGHTLY ADDITION.

Dozen Dwellings to Be Built at Once. Home of E. Z. Ferguson to Cost \$20,000.

Within the past few days the owners of three of the finest building sites in Alameda Park have announced that they will begin soon the construction of beautiful homes on their holdings. All three sites are located on or near The Alameda and command unobstructed views of the greater portion of the

E. Z. Ferguson is having plans drawn

E. Z. Ferguson is having plans drawn for a \$20,000 dwelling, which he will build on his lots at East Twenty-sixth street and The Alameda. Construction work will begin in a short time. Mr. Ferguson expects to occupy his new home by mid-Summer.

Fred Prael, of the American Can Company, will build a fine home on his Alameda Park property. D. M. Stuart is having plans drawn for an expensive and commedious residence to be erected on his lots, facing The Aimmeda, L. I. Cattan, formerly of Tacoma, will build an eight-room dwelling on East Thirtieth street, near Mason street. The house will contain two stories andd will cost about \$4600.

W. B. Donahue closed a deal last

week for four lots facing East Thirtieth street. On each of these lots Mr. Donahue will build an attractive residence this Summer. B. F. Dilley is preparing to build a residence on East Thirtieth street, near Skidmore street. F. J. Alger has let the contract for a \$3500 dwelling to be erected on East Thirtieth street. Thirtieth street.

Thirtieth street.

L. A. Pelton has purchased two lots near East, Thirty-first and Skidmore streets and will build a fine home this year. Four lots in the vicinity of East, Thirtieth and Skidmore streets have been purchased by the Modern Building Company as sites for new residence. ing Company as sites for new resi-dences which will be built early this year.

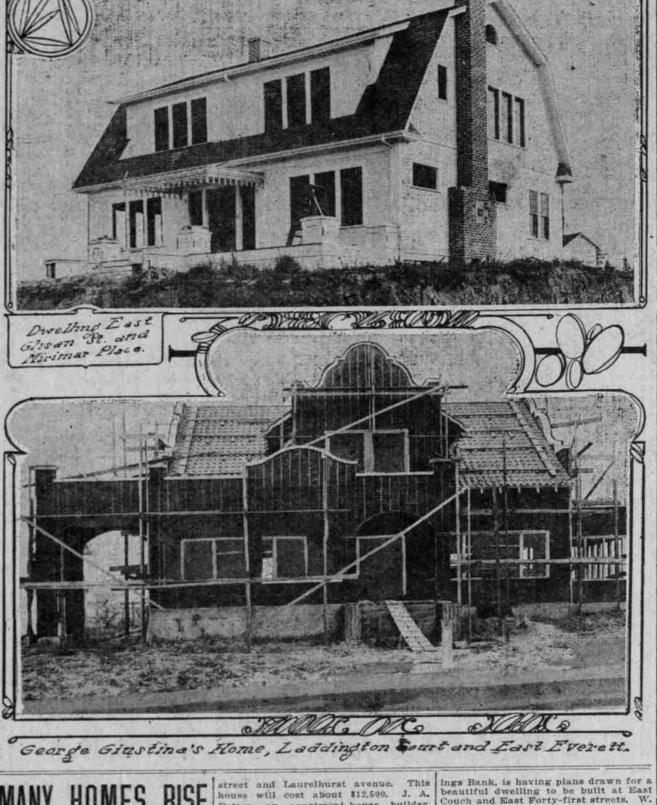
WINLOCK HAS BUILDING BOOM

Town Rapidly Recovering From Two Disastrous Fires.

WINLOCK, Wash., April 6.—(Special.)—Winlock is rapidly rising from the ashes of the two disastrous fires of last year, and when the buildings now under construction are completed, Winlock will be up-to-date. The The beautiful James Burke residence at the head of Lovejoy street, in the Nob Hill district, was purchased last week by Gay Lombard for \$40,000. The bungalow to take the place of the one destroyed by fire, the structure to be destroyed by fire, the structure to be ready for occupancy early this week. On the block at the south end of the town, the scene of the last fire, four odern brick buildings are being built On the north end of the same block J. V. Warne, druggist, is building a two-story tile structure, 50 by 100 feet. Adjoining the Warne building T. J. Elliot is putting up a one-story build-ing. South of the Elliott building Otto Wichert is building a three-story hotel and store building, also of tile construc

of the World ledge has completed the excavating preparatory to a two-story ledge hall, which, like the other, will be of tile. C. E. Leonard, real estate man, has material on hand for a one-story building, the postoffice to occupy this structure when it is completed. York & Tye are preparing for a two-story building 25 by 100 feet; Charles Blum has under construction a two-story building 50 by 100 feet; Charles Blum has under construction a two-story building 50 by 100 feet; and numerous new residences are also being built. The total value of all the new buildings being either planned or built is approximately \$100,000.

The indications are that not less than the started in this addition during the present month. One of the largest building companies operating in Portland last week took operating in Portland last In addition to these the Woodn



Laurelhurst Center of Big Building Boom.

ALL DWELLINGS MODERN

1 and All Are to Be Improved With Beautiful Residences This Year.

Homebuilders in Laurelhurst are takng advantage of the first warm days of Spring and are getting an immens amount of new construction under way. for an investme The Indications are that not less than cost \$6000 each. 50 new houses will be started in this Ertz & Dole, the

Peters, an apartment-house builder, Peters, an apartment-house builder, will break ground soon at East Thirty-ninth and East Hoyt streets for a home that will cost \$10,000. W. A. Carpenter, architect and builder, has begun the erection of two modern dwellings in Laurelhurst. They will cost \$10,000 each and will face East Glisan street, one near Floral avenue and the other near Laurelhurst avenue. The Spencer-McCain Company will break ground in near Laurelhurst avenue. The spenderMcCain Company will break ground in
the next few days for two residences,
both of which to be of an exceedingly
attractive design. One will face Mirimar Place, near East Flanders street,
and the other will from on Floral ave-

will be built on East Davis street, between East Thirty-ninth and East Forty-first streets. These houses will cost \$5000 each and will be fully modern. The firm of House & Feldman has four fine dwellings under construction in the addition. They face East Everett street, near East Forty-first street and will cost about \$4000 each. J. B. Chambers is building an attractive Chambers is building an attractive home for his own use on East Everett street, near Mirimar Place, and another of similar design on East Davis street for an investment. The buildings will

beautiful dwelling to be built at East Couch and East Forty-first streets. W. B. Moore is perfecting plans for four fine dwellings to be erected at East Everett and East Forty-Second streets, E. M. Everett is building a modern two-story dwelling on Laurelhurst avenue. This is the sixth home built by Mr. Everett on Laurelhurst avenue, all of them having been sold before completion.

Max M. Smith recently purchased two lots at the corner of East Everett and East Forty-second streets as a site for a handsome home which he will build this Summer. Dr. Albert Stratton will

NEW ENTERPRISE TO BE ESTAB-LISHED ON PENINSULA.

Portland Concern Headed by James Good Expects to Begin Work on Big Project Soon.

support had been obtained to assure the establishment of the enterprise.

The probable location of the plant will be at Maegly Junction, a short distance west of the Union stockyards. With rall and water shipping facili-

James Good, head of the new con cern, was for many years connected with Swift & Company and later was with the Union Meat Company.

NEW CHURCH IS UNDER WAY Stone Being Laid for Westminster Presbyterian Edifice.

Extensive work is in progress on the new stone edifice of the Westminster Presbyterian Church, East Sixteenth, East Seventeenth, Schuyier and Han-cock streets. The contractor has assembled a large amount of material on the block, and has started the founda-tion of the main structure, which will for face East Seventeenth street. It will be a stone structure. Stone in the rough is being delivered on the unoccupied part of the block, preparatory to being shaped for the walls of the church. Work will start on the basement walls within a few weeks. The ment walls within a few weeks. The cost of the first unit will be about It is expected to hold the first serv-

the new church about the first of next year.

WEST SIDE HILLS MAKE BIG GROWTH

Development of Beautiful Residence Sites Is Now Well Under Way.

WESTWOOD SITES ENTICE

New District to Have Standard Improvements-Fine Views and Invigorating Atmosphere Are

Big Asset to Locality.

There is to be a big movement on the West Side hill properties this year, according to realty dealers and subdivision operators. One has only to visit the various locations between Willamette Heights and Portland Heights to approciate the magnitude of the improvements under way and projected.

Great progress is being made in con-verting the additions known as West-over Terraces, King's Heights and Arlington Heights into modern homesites. Since improvement work was started on these three additions there has been an immense amount of money expended. By the end of Summer it is expected that these residential districts will be entirely improved. Development work on the new Westwood residential district has been authorized and will

ostrict has been authorized and will
be started in a few days.

St. Francis Hill, the nearest hillside
addition to the business district, now
has virtually all its standard improvements installed. The larger part of
the building sites have been sold, and plans are under way for several beau-

All these additions form a compact area on the West Side hills and are conceded ideal locations for homes. It conceded ideal locations for homes. It is declared that there are few viewpoints in America that compare with these hillside locations, Almost from any building site in any of these additions one can obtain a sweeping view of the city, the Williamette and Columbia rivers, and the far-off Cascade Mountains in both Oregon and Washington. Standing on some of the sites one can enjoy a clear view of Mount Hood, in Oregon, and Mount Adams and Mount Jefferson, in Washington, all three snow-capped peaks towering above the horizon with a picturesqueness and beauty and splendor truly captivating. captivating.

Natural Beauties Abound.

"Views" are not the chief assets of this area. The altitude, the pure and invigorating atmosphere and the free-dom from smoke and dust are features which, combined with the panoramic which, combined with the panoramic lockout, appeal to lovers of nature, to folk who seek the quietude of the heights, to persons who enjoy the aroma of the pines, which form a serrated outline in the upper background. The altitude above the business district of the city ranges from 200 to 1200 feet. of the city ranges from 200 to 1200 feet When one considers that the average height of the business center is only 70 feet above sea level, the building sites on the West Side hills commend themselves all the more strongly to homebuilders seeking a distinct change attractive design. One will face Mirimar Place, near East Flanders street, and the other will front on Floral avenue, near East Everett street.

Moore Brothers, builders, have completed plans for four two-story homes of brick and frame construction which will be built on East Davis street, between East Thirty-ninth and East These are a few of the many homes

Historic Barnes road, which is a con-tinuation of Upper Washington street, winds its course up through a beautiful district, following an easy grade into the Tualatin Valley. This road is macadamized and is in excellent condition except that part which was more or less torn up when the concrete sewer was installed last Fall. The thoroughwas installed last Fall. The thorough-fare is to be improved with hard-sur-face paving up to a point above the first loop of the King's Heights car-line. It is expetted that this improve-ment will be completed in early Summer. When this pavement is installed, Barnes road will be one of the most delightful and inviting drives in the The new packing company, of which James C. Good is the head, will be ready to make definite announcements as to its proposed plant on the Peninsula in a few days. Mr. Good said last week that sufficient local financial support had been obtained to assure paying concrete sidewalks, water and paving, concrete sidewalks, water and gas mains and sewer system. Work on the improvements will be started at once. The project will represent a total outlay of approximately \$100,000. The contour of the ground is con-sidered especially favorable for platis one of the best avaliable for a packing plant. It is announced that the plant will be the largest and most modern on the Pacific Coast. The enterprise will involve an investment of between \$500,000 and \$1,000,000. Plans for the buildings will be submitted to Government inspectors for approval, it being desired by the promoters to have as sanitary and well-equipped plant as possible.

It is declared that this location sidered especially favorable for platting there being no heavy grades on the property. In improving the addition there will be made no deep cuts for boulevards, and at no point will it be necessary to build retaining walls or to make any fills. It has been decided to conserve as many of the first trees as possible and to enhance the natural beauties of the location. The property lies in the city limits and will have all city advantages, including Bull Run water and electric lights. property lies in the city limits and will have all city advantages, including Bull Run water and electric lights and gaz. The extention of the King's It is declared that the enterprise will be independent of other interests. The promoters believe that with the opening of the Panama Canal there will be great opportunities for a foreign market for packing-house products and that Portland will become the chief producing and shipping center for these goods on the Pacific Coast.

Bull Run water and electric lights and gas, The extention of the Kings Heights carline passes through the addition and provides regular car service. In addition, the Barnes road supplies a fine automobile driveway to the property. The addition is on a direct line west of the business center of the city, and is the same distance out as the schoolhouse on Portland Heights.

Fine Homes to Rise.

The first modern home to rise in the district is that of Dr. Andrew C. Smith, whose fine estate joins-Westwood on the east. Near this home A. Free-

on the east. Near this home A. Free-burg has purchased four lots and will erect an attractive residence which will cost about \$12,000. Other building sites sold last week will be improved with modern homes this year.

"The demand for hillside homesites is growing all the time, and I look for many beautiful dwellings to be built in that section of the city this Summer," said W. B. Streeter yesterday. "In Westwood many of the sites have been sold and reserved and, judging from present indications, most of the property will be sold before we are able to complete the improvements. The average price of the lots is \$1700, with all improvements paid for. These with all improvements paid for. These lots compare favorably with the choicest building sites in Portland. On account of the excellent contour of the land, the cost of improvements will be reduced to the minimum, and this makes it possible to offer the sites at such attractive prices. There is a great future for that entire district. I predict a rapid growth in West Side hill property in the next few months. West- Osborne and William Peterson.

wood is so located that it is well protected from winds and smoke and

BIG TRACT TO BE DRAINED

Camas Prairie Settlers Plan to Develop Flat Basin Lands.

HOOD RIVER, Or., April 6-(Special.) A number of orchardists of Hood River, who made large purchases of dairy and hay land in what is known as the Camas Prairie community of Klickitat County, near Glenwood, last year, are making preparation to begin year, are making preparation to begin the thorough cultivation of their purchases this year. A great deal of the land has been inundated occasionally from the waters of a number of small streams that flow into the flat basin and spread over it, and has been used only for the wild hay that was harvested from it in the Summer months.

Last Summer, Bertleson & Son, Tappea contractors secured from a drain-

Last Summer, Bertlesen & Son, Ta-coma contractors, secured from a drain-age district that was formed the con-tract to construct a huge drainage system. On their failing to complete the contract, their bondholders have taken up the work, and now have it nearly ompleted. Because of the sediment that has been deposited for many years over the basin, which includes about \$6000 acres, the land is very fertile and will produce great amounts of hay.

Those of this valley who purchased land last season are 1 E Monteoners.

land last season are: J. E. Montgomery, B. E. Duncan, Joe G. Vogt, J. R. Put-nam and Noah Bone. B. R. Richter re-cently bought a tract in the district.

LYLE APPLE MEN ACTIVE

Nearly 20,000 Young Trees Now Set Out and More Being Planted.

LYLE, Wash., April 6.—(Special.)— Nearly 400 acres of lands in this im-Nearly 400 acres of lands in this immediate vicinity are how being set to apples, making a total of nearly 20,000 young trees. The largest tract, 100 acres, is being planted by Mark Donnell, on High Prairie, for purchasers of small tracts, the owner contracting to plant and care for the orchards for a term of years. George A. Snider, of Lyie, is planting 45 acres two miles from town.

from town.

Mr. Allen, representing a Hood River land company, is planting 30 acres on High Prairie, north of town; Peatson & Thornton, of San Francisco, 30 acres; Captain Horsford, 25 acres; Tol Thompson, of Portland, 30 acres; W. F. Clark, of Fresno, Cal., 50 acres; Mr. Johnson, 30 acres. There are a number of 10-acre tracts being set to trees and more will be put in later.

will be put in later.

With the high praise by Professor Shaw on the value of land around Lyle for fruit growing and the fact that experienced fruitgrowers from Hood River and California are buying and planting lands around Lyle, our people are confident of having an important are confident of having an important fruit district in the near future.

TURNER ASKS FOR BENEFITS

Prosperity, Which Has Been West Stayton's, Is Being Sought.

WEST STATTON, April 6 .- (Special)-At the request of the Turner Commercial Club, which has become quite active recently, Manager Hartog, of the Willamette Valley Irrigated Land Company, met with them last

Land Company, met with them last evening.

It was one of the biggest meetings that the club has held, and the object was to express to the irrigation company the wish of the people of Turner that the company open up some of its lands for subdivision at an early date and give Turner some of the prosperity which the project has already brought to West Stayton.

The meeting was in charge of Dr.

The meeting was in charge of Dr. Massey, president of the club, and Henry Crawford, its vice-president, and Henry Crawford, its vice-president, and all of the speakers expressed their desire to work hand in hand with the company and give them their utmost support if they would do as requested. Mr. Hartog promised to take the matter up with his company and hinted that the request of the Turner people would be heeded.

EUGENE FORESEES BIG YEAR

Material Progress in Lane County Predicted by Figures of 3 Months.

BUGENE, Or., April 8.—(Special.)—
Material progress of Eugene and Lane
County is shown in figures made public
here. Bullding permits for the first
three months of 1912, reached a total
of \$100.625. Included in this total, are
none of the large buildings that are to
be erected this year, the figures representing in the main residences and resenting in the main residences and small stores. Nor does the cost of the street rail-

way work now going on enter in this total. The amount for this work will reach a \$259,000.

According to these same figures, the total clearings for the four Eugene banks from the first of this year to date is \$2,401,068.03, and the postal receipts will show an increase of about 14 per cent over those of the first quar. ter of 1911.

In Lane County, the indicated real estate transfers for the past three months amount to \$939,557.62, of which nearly \$500,000 were filed last last

month.

With the coming of Spring weather construction work will increase greatly, and the year promises to exceed by far, any previous year in Eugene's history.

IMPROVEMENTS FOR PAIRVIEW

New City Hall to Be Built and Water System to Be Installed.

The Fairview Council is taking steps to secure a supply of water, and a committee of Councilmen is investigating a source of supply. Several ample springs are available for the purpose, and probably water will be piped to the homes from one of them. Plans for the proposed city hall.

40x70 feet have been completed. This structure will be two stories high. On the lower floor there will be seven rooms. There will be one store room, 20x40 feet, and another similar room will be for the meetings of the Council. second floor will be occupied by a The second floor will be occupied by hall with a stage and dressing room.

The building will be crected on a three-cornered lot owned by the town. The wires for the new electric lighting system for streets and home lighting

Hood River Tract Sold.

have been installed.

HOOD RIVER, Or., April 6.—(Special)—While no large sale of Hood River orchard land has been chronicled this season, the trade in tracts for home locations continues active. Harry R. Beale, who arrived here the first of the week, bought from Guy Edwards the ten-acre tract of A. T. Loeffler in the Oak Grove district. Mr. Beale brought his family with him and will make his home on his purchase at once. make his home on his purchase at once, The place, partially improved, was bought for \$5000. Mr. Beale will immediately begin clearing and the plant-

Farmers Buy Automobiles. HUSUM, Wash., April 6 .- (Special.)-Ranching is so profitable along the White Salmon River that the owners are buying automobiles. The latest to purchase cars in this locality are E. D.

BEAUTIFUL NOB HILL HOME PURCHASED BY GAY LOMBARD.



FORMER LOUIS BURKE RESIDENCE AT HEAD OF LOVEJOY STREET.

The beautiful residence built at the head of Lovejoy street, in the Nob Hill district by Louis Burke about two years ago, was purchased last week by Gay Lombard for \$40,000. The residence contains 11 rooms and is of a medified Colonial type of architecture. The interior is elaborately finished in white enamed and mahogany. The structure was built at an approximate cost of \$25,000. The grounds occupy a fractional half block with a frontage on both Lovejoy street and Cornell Road, and are highly improved.

Mr. Lombard and family returned recently from San Francisco, where they spent the Winter. They will take possession of their new residence at once. It is probable that Mr. and Mrs. Burke will make a tour abroad later in the year.