

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.

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.

The largest sale closed during the week was the transfer of the 60x100-foot lot at the northwest corner of Sixth and Commercial streets for a corner property said to be about \$110,000.

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 \$15,000, from the Ladd Estate Company.

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.

Jeffery & Burton, contractors, yesterday purchased 23 lots in Eliza J. Murphy's addition from the Ferry-Crany Land Company, of Seattle, the consideration being \$40,000.

Mrs. Clara Delesman has purchased four lots in Kenton from G. A. Nichols & Company for \$2000 and will improve them with dwellings soon.

J. W. Cressley has closed the sale of a 50 by 100-foot lot on Atlantic street, Willamette Addition, which was purchased from G. H. Moore for \$3500.

Archibald M. McKensie, a well-known builder, has bought four lots in Laurelhurst, on Laurelhurst avenue and East Couch street, for \$12,500.

During the past two months there has been a notable activity at the Hills Acreage Subdivision, which lies on the United Railways between Burnside and Christie Station.

W. J. Murphy purchased blocks 17 and 18, containing 8 acres, for \$2000; E. C. Malone, blocks 15 and 16, 10 acres, \$3000; R. O. McCroskey, block 21, 5 acres, \$1500; Dr. Steyer, blocks 12 and 13, 2.25 acres, \$750; R. E. France, block 20, 6.68 acres, \$2000; F. M. Kilgore, block 20, 5 1/2 acres, \$1250; E. G. Nelson, block 15, 5 acres, lots 5, 6 and 7, 3 acres, \$400; A. Her, block 15, 2.69 acres, \$400; Alice M. Wells, lots 3 and 5, 2 acres, \$500.

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.

ALAMEDA PARK DRAWS

BEAUTIFUL HOMES TO RISE IN SLIGHTLY 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.

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.

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.

J. A. Pelton has purchased two lots near East Thirty-first and Skidmore streets and will build a fine home 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.

In addition to these the Woodmen of the World lodge has completed the excavating preparatory to a two-story lodge hall, which, like the other, will be of tile. C. E. Leonard, the real estate man, has material on hand for a one-story building, the postoffice to occupy this structure when it is completed.

Nathaniel T. Palmer has taken title to residence property on East First street, near Hancock street, for a consideration of \$1500. The property was purchased from M. E. Stewart through the agency of H. Palmer-Jones Company.

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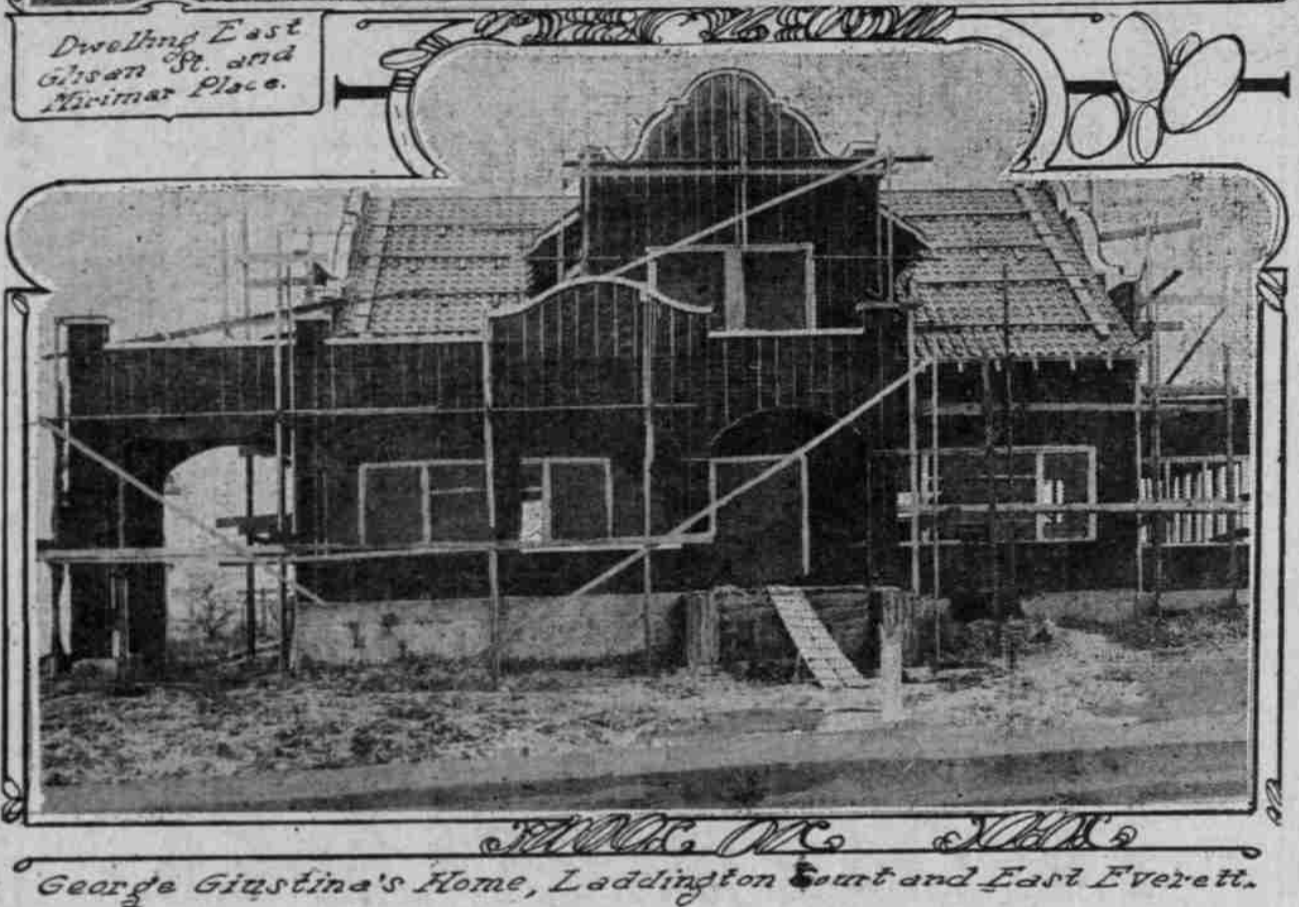
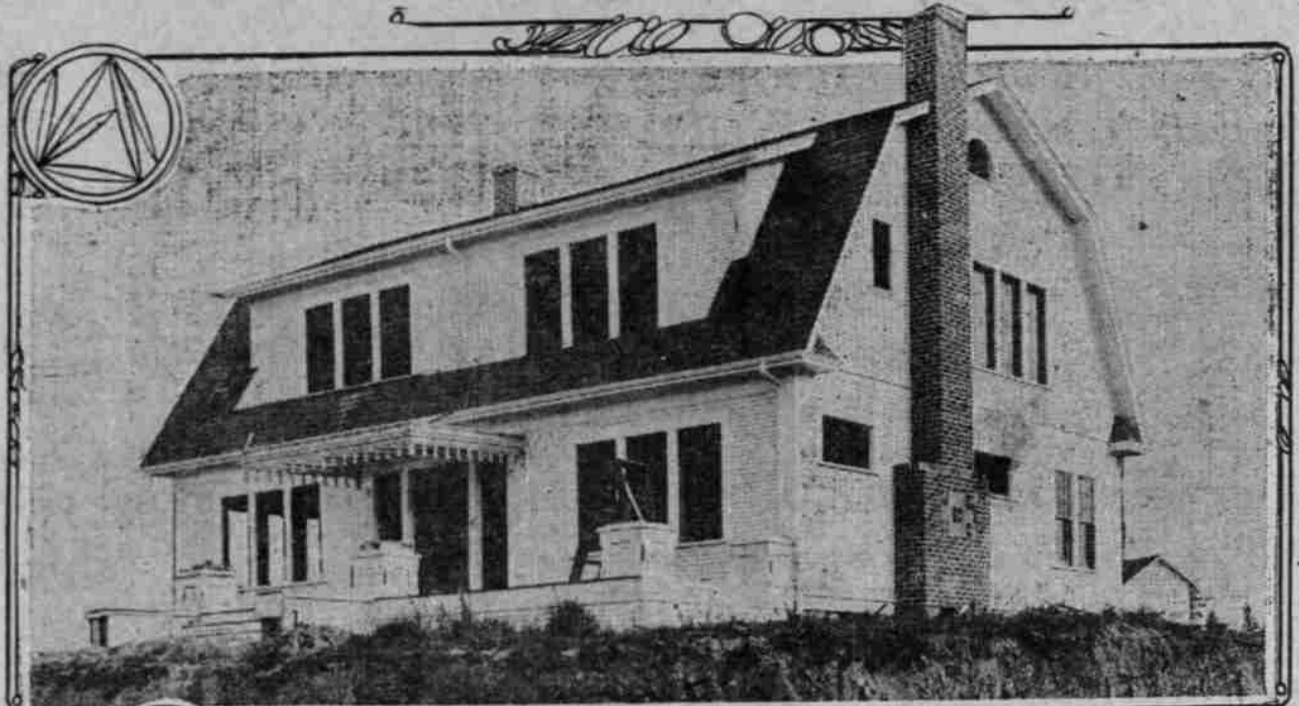
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TYPICAL HOMES UNDER WAY IN LAURELHURST.



George Giustina's Home, Laddington Court and East Everett.

MANY HOMES RISE

Laurelhurst Center of Big Building Boom.

ALL DWELLINGS MODERN Over 300 Sites Sold Since January 1 and All Are to Be Improved With Beautiful Residences This Year.

Homebuilders in Laurelhurst are taking advantage of the first warm days of Spring and are getting an immense amount of new construction under way.

The indications are that not less than 50 new houses will be started in this addition during the present month.

One of the largest building companies operating in Portland last week took title to 18 lots, the deal involving an investment of approximately \$83,000.

Eric & Dole, architects and builders, have begun the erection of two \$5000 residences on East Davis street, near East Thirtieth street.

James Good, head of the new concern, 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, Schuyler and Hancock streets.

ings Bank is having plans drawn for a beautiful dwelling to be built at East Couch and East Forty-first streets.

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.

Moore Brothers, builders, have completed plans for four two-story homes to be built on East Davis street, between East Thirtieth and East Forty-first streets.

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The new packing company, of which James G. Good is the head, will be ready to make definite announcements as to its proposed plant on the Peninsula in a few days.

The probable location of the plant will be at Maegly Junction, a short distance west of the Union stockyards.

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.

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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 hills, according to realty dealers and subdivision operators. One has only to visit the various locations between Heights and Portland.

Great progress is being made in converting the additional known as Westover Terrace, King's Heights and Arlington Heights into modern homesites.

All these additions form a compact area on the West side hills and are conceded ideal locations for homes.

Natural Beauties Abound. "Views" are not the chief assets of this area. The altitude, the pure and invigorating atmosphere and the freedom from smoke and dust are features which, combined with the panoramic outlook, appeal to lovers of nature.

These are a few of the many homes that are to be built in Laurelhurst during the next 60 or 80 days. More than 300 building sites have been sold in the tract since January 1, and under the contracts of purchase, all are to be improved within the year.

PACKING PLANT SURE

NEW ENTERPRISE TO BE ESTABLISHED ON PENINSULA. Portland Concern Headed by James G. Good Expects to Begin Work on Big Project Soon.

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

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 the thorough cultivation of their purchases this year.

Last Summer, Bertleson & Son, Tacoma contractors, secured from a drainage district that was formed by contract to construct a huge drainage system. On their failing to complete the contract, their bondholders have taken up the work and have nearly completed. Because of the sediment that has been deposited for many years over the basin, which includes about 6000 acres, the lands are very fertile and will produce great amounts of hay.

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 immediate vicinity are now being set to apples, making a total of nearly 20,000 apple trees. The largest tract, 109 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.

WEST STATTON, April 6.—(Special.)—At the request of the Turner Commercial Club, which has become quite active recently, Manager Hartog, of the Willamette Irrigation and 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 the lands for subdivision.

EUGENE FORESEES BIG YEAR Material Progress in Lane County Predicted by Figures of 3 Months.

EUGENE, Or., April 6.—(Special.)—Material progress in Eugene and Lane County is shown in figures made public here. Building permits for the first three months of 1912, reached a total of \$100,000, 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 small stores.

Now does the cost of the street railway work now going on enter in this total. The amount for this work will reach \$250,000.

Improvements for Fairview 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.

Hood River Tract Sold. 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.

Farmers Buy Automobiles. HURUM, Wash., April 6.—(Special.)—Ranching is so profitable along the White Salmon River that the owners are buying automobiles. The latest so purchase cars in this locality are E. D. Osborne and William Peterson.