

LARGE SALES ARE FEATURE OF WEEK

Market Remains Strong Notwithstanding Many Disturbing Factors.

CROP PROSPECTS BRIGHT

Agricultural Products of Northwest Will Create Great Wealth for Portland—Big Gain Made in Building Operations.

Although there were many things to detract from business activities during the week just closed, there were some very good ones. The wreck of the liner Titanic and the attendant loss of life was a great shock to hundreds of business men of this city, who had many acquaintances among the ill-fated ship's passengers. Another factor that had a deterrent effect on the realty situation was the primary election, which was held Friday.

With the primaries over, it is expected that the political situation will quiet down appreciably. Of course the Presidential campaign will tend to affect business conditions to some extent, but it will not begin to live up in Portland and Oregon until next fall. In the meantime normal business and realty conditions should obtain.

Crop Prospects Rosette.

Unless unfavorable weather conditions prevail at a critical stage, the Northwest will harvest the biggest grain and fruit crops in its history. In the wheat-producing sections of Eastern Washington and Oregon grain is said to be in excellent condition. The fall-corn wheat never looked better. According to late reports, while Spring grain is making a fine growth. There are also most encouraging reports relative to apple crop prospects. Altogether, indications point to a record year in the extent and quality of agricultural products of the Northwest. If normal prices are obtained, there will be more wealth poured into Portland next fall than ever before. According to reports, Portland and the entire state should have a most prosperous year, notwithstanding the result of the Presidential election.

That homebuilding interests, contractors and investors have great faith in the city is evidenced in the great amount of construction work and development going on in nearly every section of Portland. The city is continuing to make great strides in every important line of endeavor, and it is probable that the statistics for the month will show substantial increases over the records made in April of last year. While there have not been many big sales of city property closed so far this month, there has been considerable trading in medium-priced parcels. Realty dealers report that inquiries for business sites are numerous and that there are many prospective deals which may be closed any day.

Shipping District Active.

Some big things are about to take definite shape in the shipping district. Since the first of the year there has been nearly \$2,000,000 worth of real estate purchased, the bulk of which being in the hands of the railroad interests. This big buying activity has stimulated the district considerably, with the result that many speculative parcels have been bought by individual owners. Another deal was closed last week, when Nathaniel H. Palmer purchased from the Ladd estate the quarter block extending from the corner of East First and Madison streets. The consideration was \$23,000. Until a few days ago this same parcel was held at \$20,000. The substantial advance was due to brisk demand for property in that locality. The sale was negotiated by H. P. Palmer-Jones & Company.

Oak Grove Goes Ahead

C. E. Lafollet last week purchased the three-story building at the northeast corner of East Gilman and East Twenty-eighth streets from the Swaggart Land Company for \$49,000. The company received in exchange a tract of 30 acres three-quarters of a mile east of the city limits on East Gilman street, valued at \$20,000. The building is under lease for three years and returns rental of \$300 a month. The Swaggart Land Company announces that it will build a fine country residence and make extensive improvements on the tract.

Holdings Are Being Subdivided Into Acre Tracts for Homesites—Car Service Is Provided.

William Sheehy yesterday sold to Harriet M. Reiman a lot on the east side of Twenty-eighth street, between Washington and Alder streets, for \$18,000. The lot is 27 by 50 feet in size and is improved with a three-story building. The property was purchased as an investment. The sale was negotiated by E. J. Daly.

General Situation Good.

A deal of unusual significance was closed on Monday by Cullen & Foster. This firm purchased the week before the Alexander Kerr apartment-house property on Washington street between Sixteenth and Seventeenth streets, for \$75,000, through C. C. Cullen & Foster, and two days after the deed was recorded the buyers sold an interest in the property to Edward E. Gouder on a basis of \$80,000. The transaction shows an advance of \$5,000 in the value of the property in less than a week.

According to the official records there were about as many transfers in residential property last week as there were during any week this Spring. Building sites as well as suburban acreage showed also healthy trading. Subdivision men are of the opinion that trading in this class of property will be much more active from this time on.

Portland has reason to congratulate itself on the progress it is making in building operations. There was no city anywhere near the size of Portland that made much of a showing in building permits for the month of March. Portland was the fifth city in the United States in building construction and was surpassed only by such big cities as New York, Chicago, Philadelphia, Boston and San Francisco. New York and Philadelphia led Portland in the number of permits. According to the American Contractor, Los Angeles about

equaled Portland's March record, while such cities as St. Louis, Baltimore, Pittsburgh, Cleveland, Detroit and Buffalo fell considerably behind. Seattle's permits reached a total of \$848,985, or less than 60 per cent of the total for Portland. The March record in Portland reached a total of \$1,782,414. A quarter block, 100x100 feet, at the southwest corner of East Third and East Everett streets, was sold last week by Edward P. Mall for the Oregon Real Estate Company to C. E. Hauzer for \$15,000. The property will be improved with a building for meat works.

MILLER BUYS LAND TRACT

Former Envoy to China and Japan Purchases Near Oregon City.

OREGON CITY, Or., April 20.—(Special.)—H. E. Miller, who was formerly in the diplomatic service in China and Japan, of the United States, has purchased a tract of land just beyond the Fields bridge, which spans the Tualatin River, near Williams. Mr. Miller is well known throughout the state. His father was the builder of bridges across the Clackamas River many years ago and which have been replaced by steel structures. It is the intention of the purchaser to erect a beautiful building on the site he has just purchased. He will move his family there as soon as completed. R. M. Davison and Rev. W. S. Gilbert, the latter pastor of the Presbyterian Church of Astoria, and who, during the Spanish-American War, was chaplain of the Second Oregon, stationed in the Philippine Islands, have also purchased land in the same city and they, too, will build soon. These men purchased the land owing to the beauty of the surroundings. The land was purchased from the Oregon Iron & Steel Company.

PORTLAND IS EXTOLLED

E. L. THOMPSON GIVES STIRRING TALK BEFORE REALTY MEN.

Advantages of City Are Reviewed and Co-operation for Civic Advancement Urged.

Extolling the advantages of Portland as a home city and an industrial and shipping center, and predicting that it will become one of the greatest and largest cities in America, E. L. Thompson, of Hartman & Thompson, addressed the Portland Realty Board, Friday, at the Hotel Multnomah, using as his subject "Portland's Foundation." Mr. Thompson returned recently from an extensive tour of Europe, where he visited the principal cities. He studied the municipal conditions and civic development of the Old World cities, finding many advantages there that are not enjoyed in most American cities. "Portland is a comparatively new city and has been making such a great gain that the people have not had time to adopt and put into effect some of the important civic betterments that are found in the old-established cities of Europe," said Mr. Thompson. "Such development will come in course of time, but we should start now to carry out such plans for a better, cleaner and greater city, as suggested by E. L. Thompson's plan for a Greater Portland. We should begin now to build for the future. We should provide for wider avenues in the business section, and develop civic and transportation centers. Portland is destined to become a great city. It will have a population of 1,000,000 before we realize it. The city has the largest producing area back of it of any city in the world, and with its great shipping facilities and water and rail advantages, Portland cannot help but go forward by leaps and bounds. "All persons interested in the future of Portland should co-operate in one big movement to develop every part of the city. We should see that our streets are kept cleaner, that our buildings are erected to conform to the civic improvement plan; we should see that our residence districts are developed to take care of the future growth; we should provide small parks and little resting places wherever possible. The scenic setting of Portland is more beautiful than any can find in Europe. We should build boulevards on the West Side hills, where tourists and citizens can go and enjoy the beauties of nature and where they can view the great mountain peak towering above us many miles to the east and north of the city. Portland is becoming a great city, and is being talked about all over the world. It is up to its citizens to take advantage of their opportunities and place the city in the first rank of the world's great municipalities."

NEW RECORD MADE

Holtz Building Completed in Less Than 5 1-2 Months.

STRUCTURE IS MODERN

Design Provides for Several New Features in Construction Work.

Date of Opening of Department Store is June 10.

The construction of the fireproof eight-story building for the Holtz department store, now almost completed, establishes a new record in time limit for the erection of big fireproof structures in Portland. From the time the old two-story frame building at the northwest corner of Fifth and Washington streets was begun to be razed, the contractors have not lost a single working day and they will be ready to turn the new structure over this week to the Mead estate, owner and lessor of the property, the full period consumed in completing the enterprise being about five and one-half months. Twenty days after the work of wrecking the old building was started, the excavation had been completed and by February 4 the rough construction was finished and the roof placed. The Brayton Engineering Company, which erected the building, was given until June 1 to complete construction. Builders to Get Bonus. The Mead estate agreed to pay the firm \$125 bonus for each day that the building should be completed before the expiration of the time limit. As it is probable that the building will be entirely finished 30 days ahead of time,

VIEW OF HOLTZ DEPARTMENT STORE BUILDING.



STRUCTURE BUILT AT A COST OF \$225,000.

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The firm will receive a bonus of \$3750. In addition to this amount, the Holtz department store officials will pay the contractors a lump sum for their achievement. This sum will be divided equally among the foremen of the different building departments of the Brayton Engineering Company. The building was especially designed for a department store and contains several features new in building construction in Portland. Although of reinforced concrete construction, the ceilings are without beams and have flat surfaces. The first floor and mezzanine floors are so arranged as to give more space than is found ordinarily in this type of structures. The plate glass windows form a solid exposure in front of the massive columns. A metal marquee extends along the two sides of the building and will serve as a shelter for the crowds at the transfer point at Fifth and Washington streets during wet weather. The exterior of the building is of light-colored pressed brick. The interior is finished in Oregon fir, all the fixtures having been manufactured in Portland. The fixtures are now being installed. The building occupies ground 100x100 feet and contains eight stories and full basement. The cost of the structure will be \$225,000. The building was designed by Boyle, Patterson & Beach. Plans Are Announced. "We are greatly pleased with the progress that has been made on the new building," said Aaron Holtz, president of the Holtz Department Store Company, yesterday. "It means that we will begin to install our stock of merchandise early in May, and we expect to be ready to open the store on or before June 10. It is our intention to carry a stock that will appeal especially to the masses. With the admirable location, we have every reason to believe that we will build up a popular trade. "We have been keeping those heirs of the Mead estate living in the East advised constantly as to the progress of the building and they are all immensely pleased over the showing that has been made. The estate owns several other parcels of close-in property, which it is probable will be improved in the near future." Mr. Holtz announced yesterday that John Felleman, an experienced advertising man, has been engaged as

VIEW OF CAR SHOP CONSTRUCTION ON THE EAST SIDE.



FIRST UNITS OF ELECTRIC COMPANY'S PLANT

BIG DEVELOPMENT PLANS TAKE SHAPE

Over \$3,000,000 to Be Expended in Factory District of Southeast Portland.

CAR SHOPS EXTENSIVE

Electric Company and Southern Pacific Plants Under Way—Large Area Building Up Fast—Improvement Programme Big.

With big car shops under way and several manufacturing plants assured, there will be expended in the Southeast Portland district a total of \$3,000,000 within the next 18 months. In addition to the \$1,000,000 car plant of the Portland Railway, Light & Power Company and the extension to the present car shops of the Southern Pacific, which will cost approximately \$1,500,000, there are to be built five manufacturing plants which will aggregate an expenditure of more than \$500,000. It is expected that the payroll of the district will reach a total of \$300,000. The plant of the Portland Railway, Light & Power Company will comprise five buildings, the first of which is located on East Seventeenth street. The first two units have been completed and work is now in progress on the third section. In the first building will be located the paint shop, in the second the wood-working shop, in the third will be the foundry and machine shops, and in the two remaining buildings will be installed other departments in connection with the plant. When the plant is completed the company will be fully equipped for the manufacture of streetcars. Every part of a car will be fabricated at this plant. The cost of the shops when completed will represent an investment of about \$1,000,000.

Car Plant Extensive.

According to the plans for the extension of the present car shops of the Southern Pacific, there will be expended by the Southern Pacific nearly \$1,500,000. The company is completing a 12-stall roundhouse on Holgate and East Twenty-third streets directly south of the present car shops. The roundhouse will cost \$50,000. This is the first of a series of other buildings that are to be erected immediately. The new shops and yards will cover an area of about 40 acres. It is announced that the company will assemble an immense plant to take care of virtually all of the car repair work in the Portland district.

Among the new factories that have been planned for the district are the plant of the Portland Gas & Coke Works, the plant of the Multnomah Mill & Construction Company, an auxiliary plant of the Portland Gas & Coke Company, the plant of the Central Door & Lumber Company and a stove manufacturing plant to be built by an Eastern concern.

Improvement of the industrial activity of the district, it has been rumored that the Milwaukee line has been making preliminary surveys to the proposed Milwaukee terminal yards.

Two Lots Purchased.

Two lots on East Thirteenth street, between Tillamook and Thompson streets, were purchased last week by Frank Clegg from G. M. Richey, of La Grande, for \$4000. It is probable that the purchaser will improve the site with a modern dwelling soon. The sale was negotiated by R. F. Bryan.

Two Streets to Be Opened.

A movement has been started to open East Davis street between East Twenty-eighth and East Twenty-ninth streets. East Davis is to be opened between the schoolhouse and the fire station. It is desired to open East Gilman street in a connection with the Sandy boulevard. In East Gilman several cottages have been built, and the property will have to be condemned.

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suburb. The county is improving the Main street road extending south from the carline to Mount Scott by macadamizing with crushed rock. This will make it one of the finest roads in this part of the county. The movement to secure fire protection for Lents promises to succeed. A chemical fire engine is wanted and also some fire hose. With a \$100,000 school house and new buildings under construction at Lents it is felt that fire protection is needed. A volunteer fire department has been organized at Lents for the protection of property in the neighborhood. Lents is considered one of the most prosperous suburbs of Portland.

ACTIVITY IS VERY MARKED

More Than 125 Dwellings Under Way in Beaverton.

Building operations in Beaverton at present are very active, there being under construction more than 125 residences. New houses are being started every day. Houses that are built for sale find ready customers. The Columbia Trust Company announces the sale of a lot 60x190 feet on East Thirty-ninth, near Knott street, by F. E. A. Smith to C. J. Buck for \$4250. The property consists of a two-story modern seven-room residence, which was bought for a home.

Practically all the improvement work in Beaverton has been completed. Some of the hydrants for water mains and the cluster lights are yet to be established. The unoccupied lots will be seeded down as soon as the hydrants have been placed. Shade trees and rose bushes have been placed in the parking in front of each lot, a total of 1544 shade trees and 10,000 rose bushes of the latest varieties having been set out.

The Beaverton Land Company was required to guarantee the Portland Railway, Light & Power Company, the sum of \$500 a month for the Beaverton spur, but the receipts have been in excess of this amount since the track was built. For the month of March the receipts were \$1115. The traffic is increasing constantly. The spur connects with the Sandy boulevard tracks and the cars run into Portland direct. Beaverton is considered one of the finest residence districts of the East Side. More than \$250,000 was spent in improvements before the lots were taken. The cost of the Beaverton buildings under construction will average above \$3500 and some will cost above \$5000.

STREET WIDENING AUTHORIZED

Improvement of Alberta Thoroughfare to Start Soon.

Through the efforts of the Alberta Improvement Club, Alberta street will be made a 60-foot street between Union avenue and the city limits. The widening of the street between Union and Vernon avenues, which was delayed for about three years, will be accomplished by May 7, when the property which is held for one assessment for the widening will be sold. Out of a total assessment of \$8500 only \$5250 remains unpaid, and this will be taken care of by the city.

The street will be paved as soon as officially declared widened. Sidewalks will be 10 feet wide and the roadway will be 36 feet wide, which will provide more room for the double car tracks. Alberta street has been extended between East Thirty-third to the city limits east.

MANY SMALL TRACTS ARE SOLD

Property of Clatsop County Investment Company in Demand.

Since the five-acre tracts were placed on the market a few days ago by the Clatsop County Investment Company, there have been 30 farms sold according to Charles Deifel, sales manager. The property is located about one mile from Knappa, where rail and water transportation facilities are provided. There are 305 acres in the property, and nearly all of the land is well adapted to farming. The soil is fertile and a large part of the land has been cleared. The property is located about 12 miles from Astoria and it is expected that an extensive market will be developed for the farmers who locate on this land.

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