

DEALS IN PROPERTY ABOUT CITY BUILDING

Sale on Upper Washington and Buy in New Wholesale Warehouse District Features.

\$24,000 APARTMENT GOES

Size of Transactions Not Particularly Notable, but Number Denotes Decided Change for Greater Activity.

ANOTHER BIG DEAL IS CLOSED IN NEW EAST SIDE COMMISSION ZONE.

Still another prospective removal to the new commission-house district on the East Side was revealed yesterday when R. L. Philippi, president and general manager of the United Brokerage Company, purchased the vacant northwest corner of East Alder street and Union avenue from Mrs. Whitney L. Boies for a reported consideration of \$25,000.

This corner adjoins on the east the quarter block purchased Friday by John A. Bell, of the wholesale commission firm of Bell & Co., and is within a block of the district known as the B. Glafke Company.

Mr. Philippi announced yesterday that he would probably improve his newly acquired property in the immediate future with a building to be used for commission-house purposes. The sale was handled by W. H. Mall, of Mall & Von Borstel, who also located Mr. Bell and Mr. Glafke.

BY CHESTER A. MOORES.

During a period more noted for realty activity than any for several months, another sale on Upper Washington street and additional investments in the growing wholesale produce and warehouse district of the inner East Side formed the features of the market.

In addition there was a \$24,000 apartment-house sale on the East Side, a \$41,500 transaction in Holladay's Addition, and a \$10,000 country place near Portland.

None of the sales was larger in point of figures than several others have been concluded in Portland lately, but in number they outdistanced any week for the entire year. The fact that activity is reported from all parts of the city and states denotes an exceedingly wholesome improvement in the general tone of things, brokers declare. This multiplicity of deals is interpreted by many as a forerunner of greater activity that is to follow.

The time has come when realty dealers are rather loath to report sales because they fear they will spoil prospective deals by inspiring the sellers to boost their values higher.

Perhaps the most important transaction of the week was concluded, when John A. Bell, of the wholesale produce firm of Bell & Co., bought property 190 feet square at the northeast corner of East Third and Alder streets, paying the Hawthorne estate approximately \$25,000. The property was the site of an investment, but the hint is given in market circles that it means the construction of a modern building on the site to house the produce company.

The Bell corner is just across the street from the location of the new home of the B. Glafke Company, and it is said that others contemplate the erection of plants in the same neighborhood, where trucking facilities are available and where they have more room to expand than on Front street.

With Pearson, Ryan & Co. located at East First and Alder streets and the Pacific Fruit & Produce Company at East Second and Alder, the East Side district is becoming the fruit center of Portland. Page & Son also own property in that vicinity, and if they ever build virtually all of the large produce concerns will be on the East Side.

The Bell sale was concluded by W. H. Mall, of the B. Glafke Company, who recently located Mr. Glafke at the same street intersection and who induced the Blake-McCall Company to lease the \$20,000 hotel building, near the eastern end of the Burnside bridge.

Through Mr. Mall also W. B. Glafke last week purchased the country home and fancy fruit orchard of B. Lee Page at Oak Grove for \$10,000. Among the 15 or 20 trees on the property, Mr. Page tract has two or three duplicates. Mr. Glafke will make extensive improvements on the place and will make it his future headquarters for the B. Glafke Company.

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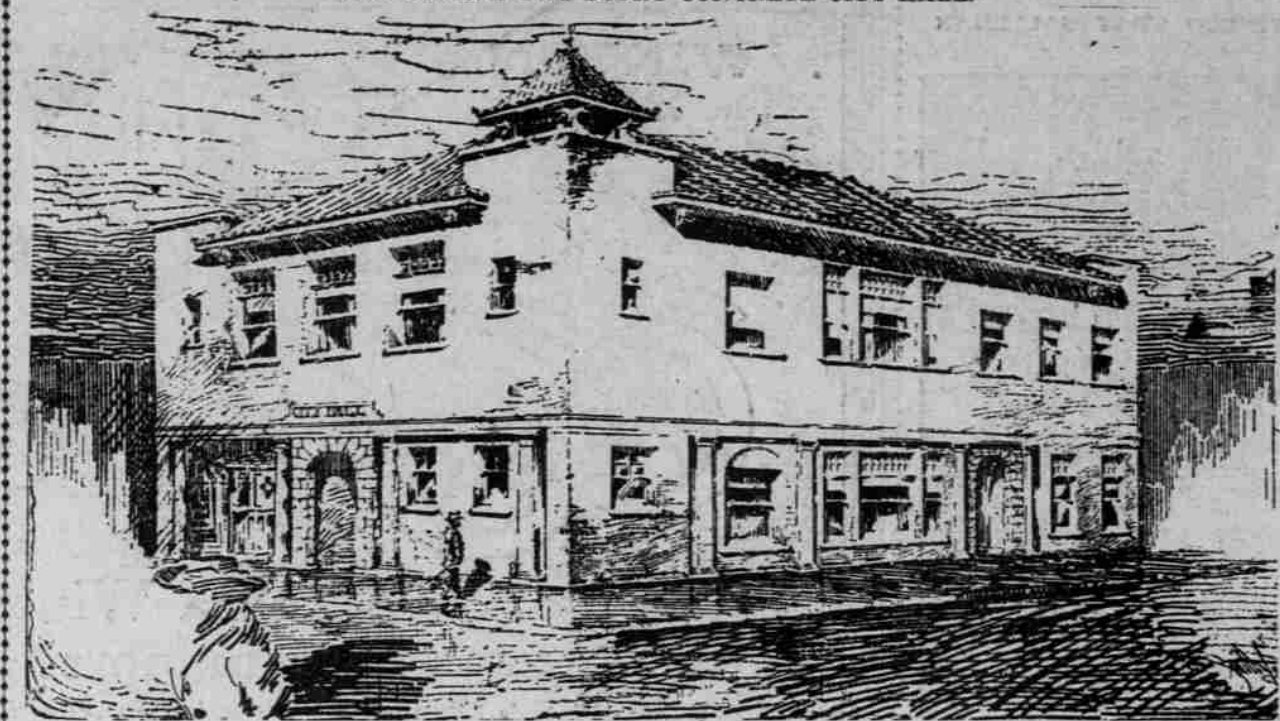
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ECHO ORDERS TWO-STORY CONCRETE CITY HALL.



STRUCTURE ABOUT TO BE BUILT AT COST OF \$10,000.

Within the next 10 days bids will be opened by Architects Tourtellotte & Hummel, of Portland, for the construction of the proposed \$10,000 City Hall building to be erected at Echo, Or. The structure will be two stories above a basement 50 by 80 feet in area. It will be of concrete faced with white cement and will have an asbestos roof. It is thought the building may be finished in four months. The building will contain an auditorium to be used by the Council; a jail, police headquarters, women's restroom and firemen's clubroom.

STEWART REALTY COMPANY DEEDED MR. STAPLES TITLE TO THE SAME CORNERS.

Two Big Farm Sales Closed.

Two good-sized farm deals have just been closed up by the realty department of Hartman & Thompson, according to John H. Hartog, manager of the department. A farm of 80 acres in Gilliam County was sold at a valuation of \$22,000, taking in part payment a 40-acre piece of land near Castle Rock at \$6000. A 700-acre ranch near Avast, Sherman County, was given in even exchange for a 60-acre farm in Washington County. The consideration of this transaction was also \$22,000.

Cattle Ranch Brings \$22,000.

At a reported consideration of \$22,000 Lloyd Parman, of Condon, last week purchased the large Gross brothers' cattle ranch, located near Summit Prairie in Wheeler County. From 400 to 500 tons of hay are cut on the place each year.

Farm Near McMinville Sold.

K. Miller has paid \$15,000 for the 80-acre Pratt Sitton place, located south of McMinville on the Amity road. Nearly one-half of the farm is planted to hops. The property was formerly known as the W. C. Cook place.

Gaston Postmaster Buys Ranch.

A. M. Porter, postmaster at Gaston, has purchased from Edward Stevenson, of Portland, the 98-acre Florey farm, located at Vapato, a place in Yamhill County near the Washington County line. All of the farm buildings and equipment were included in the sale.

M. L. Jones Buys \$50,000 Ranch.

According to the Woodburn Independent M. L. Jones, of Brooks, has just paid \$50,000 for 550 acres of land situated near Woodburn. The property is the old donation land claim of John Durbin.

Home Goes for \$2500 Cash.

Perry Graves last week sold William J. Drawz a five-room bungalow at 112 East Lincoln street, near East Third, for \$2500. The sale was negotiated by Wakenfield, Fries & Co.

Residence Sells for \$7500.

A house and two lots in Brazeau Addition, in the northeastern district, including lots 5 and 6, in block 2, were purchased by C. E. Elliot from Ella V. Applegate for \$7500. The house is practically new.

Quarter Block Brings \$1400.

A quarter block and cottage in Arleta Park No. 2, in the Southeast Side, were purchased by H. Groener for \$1400. B. B. Brumwell made this sale. The property is on Eighth and Mount Scott avenues.

Charles W. Gilbert Buys Home.

Charles W. Gilbert has purchased the west 40 feet of lots 14 and 15, including lot 16, in block 2, near East 15th and Madison, the price named being \$1500. This property is on East Fifty-second and East Madison streets.

Sellwood Sales Told.

The Bank of Sellwood has transferred the south half of lots 1 and 31, in block 35, in Sellwood, on Douglas and East Ninth streets, to Edgar M. Hickox. Consideration was \$1000. This property is on Douglas and East Ninth streets.

Dalton Addition Lots Sold.

J. M. Morrison has transferred portions of lots 7 and 8, in Dalton's Addition, to Margaret M. Bates for a consideration of \$4000. This property is located on East Twenty-fourth near East Ankeny street.

Eastmoreland Lot Sells for \$1000.

Lot 3, in block 25, Eastmoreland, near the Reed College, has been purchased by Anna McAllister-Graham, the price named in the deed being \$1000.

Quarter Block Sells for \$1075.

Two lots in Fraser's Addition near the Powell valley road were purchased last week by William G. Ross from John J. Fraser for \$1075.

CITY PROPERTY EXCHANGED FOR 400 ACRES NEAR ROSEBURG.

The exchange department of the Oregon Home Builders' association has announced that it has consummated last week. The total amount involved in these deals was \$45,000.

Thirty Acres of Well-Improved Land Near Tigard Goes for Home.

Owned by Dr. Keene.

The exchange department of the Oregon Home Builders' association has announced that it has consummated last week. The total amount involved in these deals was \$45,000.

H. E. Murphy exchanged 30 acres of highly improved farm land lying 2 1/2 miles from Tigard on the Tualatin River to Dr. A. W. Keene, also of Portland, for the home at 610 Thirty-sixth street North. The Murphy place is equipped with house, barns, chicken-houses and other buildings, and occupies one of the most fertile parts of that section. The Keene home consists of 480 acres, 48 miles from Tigard, on the Tualatin River. The property is on the Tualatin River, 48 miles from Tigard, on the Tualatin River.

The other exchange was between E. M. Quinn, mining man of Portland, and J. F. Richards, of the American Sales Company. Mr. Quinn receives a parcel 100 by 150 at the northwest corner of Powell valley road and Union avenue, improved with a modern six-room house, garage and barn, and a parcel 80 by 100 feet at 222 Tibbetts street, improved with a modern six-room bungalow.

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BIG INDUSTRY IS AIM

Site Offers Pour In to Attract Factories to Portland.

HUGE BENEFIT FORESEEN

L. W. Cronan, Chairman of Realty Board Committee, Explains Situation—Plan of Operation Is Being Considered Carefully.

BY L. W. CRONAN.

Chairman Portland Realty Board Factory Site Committee.

Realizing the need in the City of Portland for increased manufacturing industries, the Portland Realty Board has undertaken the task of obtaining property which can be used as manufacturing sites to be given without cost to responsible manufacturers who will erect factories in this city, particularly those factories which can utilize raw material and are best able to take immediate advantage of the wonderful resources of this territory.

A large number of property owners have been approached by the Portland Realty Board, and a number of sites are now available for this purpose. Detroit, Mich., Minneapolis, Minn., Newark, N. J., Oakland, Cal., Seattle, Wash., and others of the most important manufacturing cities of the United States have been approached by the Portland Realty Board, and a number of sites are now available for this purpose.

Portland one of the largest and most successful manufacturers was induced to build his factory here by a somewhat similar plan.

Committee Considers Operation.

A committee from the Portland Realty Board, having the matter in charge, is presently considering their plan of operation, and in a short time expect to adopt a good working arrangement which will facilitate the transaction between the manufacturer and the property owner.

As soon as a careful and authentic list of the articles that can best be manufactured in this territory is available, together with tabulated information as to methods and rates of rail and water transportation, cost of water, power and light, labor and housing conditions, etc., information will be sent to manufacturers who might be interested in locating in this territory, and a campaign inaugurated to bring to this city a number of such concerns.

Portland's geographical situation is such that a concern operating in this territory would have a large field in which to market its goods, the vast territory west of the Rocky Mountains, the Orient, and the west coast of South America. The Portland Realty Board believes that an enterprising concern could compete favorably with Eastern factories and would have no difficulty in marketing its products.

Again, the advantages of a fresh-water harbor, cheap electrical power, the finest water in the world and ideal climatic conditions are not to be overlooked. Believing, therefore, that Portland offers so many inducements for manufacturing enterprises, it should not be difficult to obtain a large number of manufacturing enterprises, it should not be difficult to obtain a large number of manufacturing enterprises.

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POSSIBILITIES BECOME OPTIMISTIC

Increased Realty Movements Give Prospect of Much Local Construction.

IMPROVED OUTLOOK NOTED

Municipal Auditorium, Postoffice, Viaduct on East Side and Labor Temple Are Larger Projects Now Promising Work.

Although only a few important building projects have been announced to the public during the past few months, there is no question but that the general outlook has improved materially and more and more optimism has been noted in the ranks of builders, architects and material men.

The improved feeling is due in a large measure to the increased movement in realty in Portland, as well as to the fact that the Northwest investors seem to be getting into the mood to buy real estate again and when the tide once turns decidedly, brokers look for rather heavy activity.

At present, in addition to several private projects that are about to be launched, the men of the allied building trades are looking forward to the prospective work on the construction of the auditorium, the Postoffice and to other parts of the Northwest. The members of the Labor Council are planning the construction of a large structure on the East Side at a cost of \$750,000. The construction of a large structure on the East Side at a cost of \$750,000.

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