Investors Secure 90 Acres Adjoining King's Heights and Will Lay Out in Lots -Heavy Deals in Realty for the Week.

In the record of real estate transactions for the week ending with yes-terday are found transactions in nearly every section of the greater city. While transfers of high class residence lots were somewhat below the weekly average the deficiency, was more than made up in the ablive buying of close in acreage and in the sales of spartment

The district receiving the bulk of at-tention from investors is the high priced property adjoining King's Heights and Macleay Park and extending north to Thurman street, although Washington, Alder and Morrison street properties be-tween Eleventh and Chapman were not without partisans.

Purchase on Heights.

The one big transaction upon which public attention was the focus was the surchase by W. H. Lewis and C. S. Wiley, wealthy Seattle contractors, of 30 acres adjoining King's Heights and Macleay Park and including a part of

the fair grounds.
Included in this deal is comprised what is known as the Goldsmith hill tract at the head of Lovejoy street; the Scott holding, which lies between the King's Heights property, Macleay Park and the Goldsmith tract; that portion of Baich's guich extending from Macleay Park to St. Helens road and the Cottel in acre tract on the fairgrounds site in

The investment involved an actual cash outlay of nearly \$300,000. Nearly all of the property was a part of the assets of the Title Guarantee & Trust its transfer were conducted on the part of the defunct bank by Receiver R. S. Howard.

Mesars. Lewis and Wiley have an nounced that a 12,000,000 gailon pump-ing outfit will be installed in Guild's lake, which will be employed in sluicing down the Goldsmith hill and reclaim-ing the Cottel tract in the lake. The Intention is to convert the upland into high class residence property and re-claim the take property for terminal or manufacturing sites. It is estimated that the cost of sluicing down the hill together with the high class improvements to be made on the high ground will bring the total investment of Lewis and Wiley well above

Steel Building to Go Up.

One of the most important develop ments of the week was the concluding to be erected on Kindorf road, hear foster of negotiations for the lease of the lot at the northwest corner of Eleventh and Alder streets, and the announcement frame cottage on East Forty-fourth six story steel and concrete building on the site. The property, which belongs to the estate of the late P. J. Mann, was leased by C. Hunt Lewis and Robert, Smith for a term of 50 years. Mr. ewis is a member of a well known Portland family, and Mr. Smith is a Hood River banker.

It is understood that Architect David Lewis will immediately prepare the plans for the proposed building and hat construction will begin soon after January 1. It is the purpose to plan the building for a 10-story office structure. but for the present only six stories will be built. The lower floor will be arranged into five store rooms. fronting Alder street, and the five upper ors will be arranged for a hotel; but the interior will be so designed that when conditions warrant it, it can be converted at small cost into an office

Broker Sells Quarter Block. The most important transaction in

husiness property reported last was the purchase by L. B. Menefee of a arter block at the southwest corner Twelfth and Washington streets for 75,000. The property formerly be-aged to Scott Brooke, who sequired it little over a year ago for \$135,000. he sale, which was concluded yesterday, was negotiated by E. J. Daly. mediately after closing the deal by which he acquired the quarter block.



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Tiffany's Agent

128 PARK STREET





Residence of Eugene Blazier, East Seventeenth and Wasco.

Permits for Large Number of New Dwellings Issued During Week.

Permits were issued during the past week for 30 new residences, nearly all if which are to be erected on the east

side of the river. The most expensive improvement of this class is a two story frame dwelling, which will be put up by W. W. Heimbach, that is to be put up on East Twenty-sixth, between Thompson and Brakee at a cost of \$5000.

J. L. Quinn is preparing to begin the erection of a two story frame flat build-

M. J. Clemens has let the contract for a one and a half story frame building on Hoyt street, between Oak and Mellie. The approximate cost of the improvement is \$2500.
On East Fifteenth, between Prescott and Going, B. L. Cain has broken ground for a two story frame cottage which will cost completed.

which will cost, completed, \$2500. B. F. Doty has taken out a permit for

a two story frame cottage to be erected on East Forty-ninth, between Division and Clinton, at a cost of \$2900. On Hillsdale drive, near Mount Zoin, B. Wise has begun the erection of

a one and a half story frame dwelling

that the lessees will at once erect a between Harrison and Market, at a cost of \$1500.

C. W. Holliday has taken out a contract for a one and half story concrete residence, which he will erect on Lyon, ear East Oak street, at a cost of \$2000. James Roberston has begun the erec tion of two one and a half story frame cottages on Gulld, between Thurman and Vaughn, to cost \$1000 each.

D. Darling is building a one story frame cottage on East Fifty-first, be Mill and Stevens, at a cost of

## OREGON BEACH WILL DRAW MANY GUESTS

That Oregon beach resort property may be sold in the winter months, not only in Fortland but throughout the northwest, is apparent from a statement made yesterday at the office of the Potter-Chapin Realty company,

Mr. Menefee announced that he would improve the site with a four-story brick business house, construction work to begin early in the spring.

D. Parker Bryon & Co., representing Leslie M. Scott, has closed a deal with John Corkish for the purchase of an 80x100-foot site at the southeast corner of Alder and Sixteenth street. property is improved with two two-story frame buildings, one occupied as a garage and the other a store. Mr. Scott paid \$40,000 for the holding. Apartment House Sold.

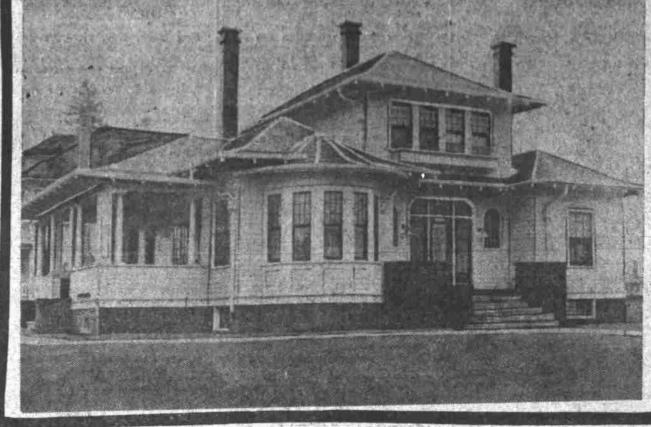
W. F. G. Thacher has closed a deal for the purchase of the Guild apartment house, near Twenty-third and Thurman strets, paying \$26,000 for it. The building is a three-story frame structure and occupies half a quarter block. The purchaser plans to duplicate the present building on the re-mainder of the quarter, which was included in the sale.

Transfers of realty for the week footed up \$460,000. The number of transfers was larger than usual, and with few exceptions the considerations named were under \$10,000. The largest trans-fer for the week was for the sale of the Soi Blumauer home site, 67x100 feet at Pourteenth and Morrison streets, which was purchased by Alfred L. Parkhurst for \$28,750. The adjoining \$2x 10 feet was purchased by the same buyer from Helen May for \$11,250. This will give Mr. Parkhurst a quarter block on which he has announced he will build a mod-ern six-story fireproof apartment build-

Another good sized transfer of the week was for lots 17 and 18 in block 284. Couch Addition, which was purchased by F. H. Powers from P. P. Dabney for \$15,000.

Beld Buys on East Side.

William Reid has closed a deal with the Ladd estate for the purchase of lots I and I in block III. East Portland, pay-ing \$18.400 for the corner. Hubert Zingsheim has sold to Mary E. Lister six acres in section 14, town-saip 1, north range 1 east, for \$12.500. Fred Olson has paid to James Richey 81 800 am acres for two acres in the Alice



Residence of F. E. Tomilson, East Seventeenth and Wasco.

given the resort by this company. Many which is developing Bayocean at Tillapurchasers, both in Spokane and in Monmook bay. Since the middle of September 200 tana, have already announced that they lots, amounting to \$1\$0,000, have been will erect cottages on the peninsula next spring for occupancy during the tana, have already announced that they

Mont. About the same number has been sold in Portland during this time. It is evident that beginning with next A. M. Perdew has let the contract for a one and a half story frame cottage to be erected on Kinderf road, hear foster the train service improves this will be increased in numbers.

Although over 300 lots been sold in Spokane and the inland empire, another campaign in Spokane was begun last week. To the people empire, another campaign in Spokane was begun last week. To the people of Spokane, Tillamook bay is almost as familiar as to the people of Portland, and this is largely due to the publicity exclusive rooster season.

The company states that construction work at the resort will continue throughout the winter, so that by the completion of the Pacific Railway & Navigation company's line, the first railroad to reach the Tillamook bay region, there will be ample accommoda-

Types of New Armories For the Oregon National Guard

# town, and from the numerous advan-tages which the place commands has more than a fair chance to become the

wards lost the property under foreclos- An abundant water supply for the new ure proceedings.

William Wagner, who took over the from Opal Springs, from the Deschites, workings of each department, throughproperty last week, will hold it as an or from wells which are now being out the great department stores, li-

The name Opal City originated from the fact that opals have been found in

## HARD SURFACE GAINS SUPPOR

the springs nearby.

roads touch each other on level country after emerging from the Deschutes can-yon, is Oregon's newest town. Old set-tlers have for years pointed to a spot in the heart of Opal prairie as an ideal

At this point Opal City is located, and it is thought by many that it will be-

come the peer of any eastern Oregon

Many Miles of Pavement to Be Laid Next Summer.

More hard surface pavement will be laid in Portland next summer than has been laid during the entire history of the city. Portland now has about miles of hard surface pavement. It is estimated that close to 100 miles of asphalt, bitulithic, Hassam, brick and Belgian block streets will be laid next Mayor Simon says that in another

year Portland will have as good streets as any city in the west and thoroughfares of which its citizens may well be proud. The sections to be improved include practically every district in the city. Four of the larger undertakings, which will take in Laurelhurst, Irvington, King's Heights and Council Crest, will cost over \$1,000,000, while many of the other improvements will necessitate the expenditure of large sums. the expenditure of large sums.

It is a little doubtful whether enough

contractors can be secured to put down all of the proposed new pavements next summer, but Mayor Simon thinks Port-

## ORCHARD COMPANY

Realty Dealer Makes Long Trip Through East and South-Returns to City Filled with Optimism for the Future.

Fred A. Jacobs, president of the Jacobs-Stine company, returned last week from a two months' trip throughweek from a two menths trip throughout the east, having visited all of the larger Atlantic coast cities and covered a distance of over 12,000 miles.

"Mr. Jacobs returns to Portland brim bull of confidence in the future of Portland and the Pacific northwest.

"I found evidences of prosperity everywhere," said Mr. Jacobs. "For the first time in over two years, the railfirst time in over two years, the rail-roads are unable to keep pace with the growth of their business; the mills are working over time, and there is a general feeling of confidence throughout the entire eastern and southern

country.
"I met a great many people who had been to the coast during the exposition, and almost without exception, Will Rise at Junction of Hill and Harriman Deschutes Branches.

position, and almost without exception, they were more favorably impressed with Portland than our northern neighbor. Seattle. A number of these people assured me that they intended to move west during the coming year and they are all coming to Oregon. "I believe that we are on the verge of an unprecedented growth, and if we Opal City, in Crook county, the first will only do our share towards make point at which the Hill and Harriman roads touch each other on level country is not far distant when here will be after emerging from the Deschutes can one of the great beauty spots of the

union "The people of Portland may not realize it but Portland has better transportation to the eastern cities than place for a town, being the natural out-let for Opal prairie, the Haystack and the LaMonta country, among the best wheat producing districts of Central

than he can San Francisco, and I be-lieve the time is not far distant when there will be one or two more addi-tional transcontinental lines." Portland for Jacobs. Mr. Jacobs says that he is more pleased with Portland than ever, after

central Oregon metropolis.

The people of central Oregon have confidence in the location and are enthusiastic over the new town. It is believed that the natural advantages, together with the junction of two rails proud of his home city and his state. NORTH VAKIMA MAN

BUYS AT MONTAVILLA

Woodward's hall, one of the landmarks in Mentavilia, has been purchased by an investor from North Yakima for \$16,000. The hall is a three story frame structure, 40 by \$0 feet, and occupies an \$2 by 112 foot lot on Broad and Olmy streets.

Woodward hall was originally intended for a theatre and was built about 14 years ago by Peter Weiners, who after wards lost the property under foreclost. braries, parks and playgrounds, thus creating in the minds of the children serious thoughts which will tend to awaken in them an interest which is now laying dormant,

Tell About Tuberculosis. "While in New York I noticed on one of the main corners of Broadway an immense store room which had been fitted up as a laboratory to show the ravages of tuberculosis, and as to how it should be prevented. This laboratory is visited by thousands of people a day. I was told that the results were be-yond comprehension. As a result of this fight against tuberculosis, the building department of the city of New York passed new laws regarding the construction of tenement houses with sanitary conveniences and with ample light and in a few years the dark bedcoms of the tenements will be a thing

of the past.

"New England, with its inhospitable climate and barren soil is forced to depend upon its high class manufactures for its prosperity and every town in New England is devoting its energies toward making the surroundings of the working men as pleasant as possible. A wonderful improvement has been made during the past few years in the condition of the streets, of the parks, of the grounds surrounding the depots and other outward evidences of a beautiful city.-

"When I thought of Portland with its splendid climate, the wonderful fertil-ity of its surrounding country, the stupendous waterpower awaiting development, its magnificent orchards, to say nothing of its matchless scenery, I can-

## SALES OF REALTY

Sales recently made by Grussi & Zadow, agents: Three lots, Sante Rosa Park. to R. C. Baker, \$400; lots 1, 2 and 23, block 8, Fairmount addition, said early in his administration that he was opposed to the laying of mining where it was necessary to tear up an improved street. The pipes abould be liked first, he says. Accordingly he will ask the council to call a special election of the people when it meets next Wednesday for the purpose of passing a measure which will improve the system of laying mains.

City Engineer Moeris has the plans and specifications for most of the work in his office. Bids will be advertised for early in the spring and the contractors will be put to work on the vast improvements as soon as is advisable.

ORCHARD COMPANY

Sales recently made by Grussi & Zadow, agents: Three lots, Sante Rosa Park. to R. C. Baker, \$400; lots 1, 2 and 23, block 8, Fairmount addition, to Dr. Ney Churchman, \$600; lot 50x 100 on Eleventh street, between Hall and College, 2 flats, 1 cottage, for Binford Bros. to A. L. Clark, \$6500; house and lot, 293 Bell avenue, Archer Place, for Mrs. Kemp, to A. J. Monsell, \$550; lot Sin Vance tract, 10 acres on Section Line road to J. H. Reed, for \$1750; 20 acres on Section Line road to L. A. Harned, \$5000; lots 11 and 12 and went 32 lest feet of lots 9 and 10, block 11, Albina Homestead, to F. M. Celleser, \$2250; iot 10, block 6, Albina Homestead, to Mary Criteser, \$150; Rew bungalow on northwest corner cust Thirty-ninth and Stevens, for East Side Construction company, to Anna C. Braden, 1500; house and lot, 100 flat on Line road. The provenence of passing the will be put to work on the vast improvements as soon as is advisable.

