

# DIG TRACT ON HILLSIDE IS SOLD

### 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 yesterday 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 active buying of close in acreage and in the sales of apartment house sites.

The district receiving the bulk of attention 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 between Eleventh and Chapman were not without partisans.

**Purchase on Heights.**  
The one big transaction upon which public attention was the focus was the purchase by W. H. Lewis and C. S. Wiley, wealthy Seattle contractors, of 90 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 Bate's gulch extending from Macleay Park to St. Helens road and the Cottel 40 acre tract on the fairgrounds site in Guild's lake.

The investment involved an actual cash outlay of nearly \$200,000. Nearly all of the property was a part of the assets of the Title Guarantee & Trust company and the negotiations preceding its transfer were conducted on the part of the defendant bank by Receiver R. S. Howard.

Messrs. Lewis and Wiley have announced that a 12,000,000 gallon pumping outfit will be installed in Guild's lake, which will be employed in sluicing down the Goldsmith hill and reclaiming the Cottel tract in the lake. The intention is to convert the upland into high class residence property and reclaim the lake 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 Messrs. Lewis and Wiley well above \$500,000.

**Steel Building to Go Up.**  
One of the most important developments of the week was the concluding of negotiations for the lease of the lot at the northwest corner of Eleventh and Alder streets, and the announcement that the lease will at once erect a 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. Lewis is a member of a well known Portland family, and Mr. Smith is a Hood River banker.

It is understood that Architect David C. Lewis will immediately prepare the plans for the proposed building and that 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 floors will be arranged for a hotel, but when conditions warrant it, it can be converted at small cost into an office building.

**Broker Sells Quarter Block.**  
The most important transaction in business property reported last week was the purchase by L. B. Menefee of a quarter block at the southwest corner of Twelfth and Washington streets for \$175,000. The property formerly belonged to Scott Brooke, who acquired it a little over a year ago for \$125,000. The sale, which was concluded yesterday, was negotiated by E. J. Daly and immediately after closing the deal by which he acquired the quarter block.

**Apartment House Sold.**  
W. F. C. Thacher has closed a deal for the purchase of the Guild apartment house, near Twenty-third and Thurman streets, paying \$20,000 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 remainder of the quarter, which was included in the sale.

Transfers of realty for the week totaled up \$460,000. The number of transfers was larger than usual, and with few exceptions the considerations named were under \$10,000. The largest transfer for the week was for the sale of the Sol Blumauer home site, 67,100 feet at Fourteenth and Morrison streets, which was purchased by Alfred L. Parkhurst for \$28,750. The adjoining 3x10 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 modern six-story fireproof apartment building.

Another good sized transfer of the week was for lots 13 and 15 in block 24, Couch Addition, which was purchased by F. H. Powers from P. P. Dabney for \$15,000.

**Sold by on East Side.**  
William Reed has closed a deal with the Ladd estate for the purchase of lots 1 and 2 in block 22, East Portland, paying \$18,400 for the corner.

Hubert Zingsheim has sold to Mary E. Lester six acres in section 14, township 3, north range 1 east, for \$12,500.

Fred Olson has paid to James Richey \$1,900 an acre for two acres in the Alice Richey donation land claim.

H. M. Green has sold 12x100 feet in block 24, Waverly Heights, to Morgan & Robb for \$2900.

W. B. Shively has closed a deal with W. M. Miller for lot 3 in block 24, Carter's Addition on Portland Heights, consideration involved, \$7900.

Louis F. Bono has purchased from the German Savings & Loan society of San Francisco a house and lot in block 11, Couch Addition, for \$1900.

Mr. Margaret Tucker has purchased from H. B. Goldsmith a house and lot in block 23, King's Second Addition, for \$1750.

Plans have been drawn in the offices of a Portland architect for two of the four new armories to be erected during the next year in the smaller interior cities of the state. The buildings are to be of brick construction, 24 by 100 feet, and will cost about \$25,000 each.

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Sales recently made by Grussi & Zadow, agents: Three lots, Santa Rosa Park, to E. C. Baker, \$400; lots 1, 2 and 23, block 8, Fairmount addition, to J. W. Thurman, \$475; lots 19, 20, 21 and 22, block 6, Fairmount addition, to Dr. Ne Churchman, \$600; lot 6x100 on Eleventh street, between Hall and College, 3 lots, 1 cottage, for Balford Bros., to A. L. Clark, \$6500; house and lot, 288 Bell avenue, Archer Place, for Mrs. Kemp, to A. J. Monnell, \$850; lot 5 in Vance tract, 10 acres on Section Line road, to J. H. Reed, for \$1750; 20 acres on Section Line road near Rockwood road, for J. H. Johnson, to L. A. Harned, \$5000; lots 11 and 12 and west 32 1/2 feet of lots 9 and 10, block 11, Astoria, to J. H. Reed, for \$12,500; \$2250; lot 10, block 6, Altona Homestead, to Mary Critzer, \$350; new bungalow on northeast corner east Thirty-ninth and Stevens, for East Side Construction company, to Ann C. Braden, \$1500; house and lot, 250 East Taylor street, between Fourteenth and Fifteenth, for A. B. Brown, \$5000; lot 25, block 2, Spanton's addition, for W. A. Pines, to H. E. Nelson, \$1500; lot 10, block 1, Loren's addition, for J. H. Fletcher, to A. C. Cuthbert, \$750; lot 1, block 127, Caruthers' addition, 12 room house on water side of Gibba, for H. H. Bieforth, to C. F. Wagner, \$1500; lot 11, block 22, section 14, township 3, north range 1 east, for George Selkirk, to R. F. Parker, \$500.

**Types of New Armories For the Oregon National Guard**

While the general staff of the national guard has not definitely decided where the four armories already authorized will be located, it is known that the selections will be made from among the following places. In all of which the national guard companies are presently housed with armory facilities. Baker City, Pendleton, The Dalles, Oregon City, Woodburn, Salem, Albany and Astoria. The question of selecting the places for the location of the two national guard buildings, for which plans have already been drawn, will be taken up at the December meeting of the general staff.

William Wagner, who took over the property last week, will hold it as an investment.

Belgian block streets will be laid next year.

Mayor Simon says that in another year Portland will have as good streets as any city in the west and thoroughfares on 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