

### TEMPORARY LULL IN REALTY DEALS, REPORT BROKERS

Large East Side Transaction Only One of Great Importance—Several Semi-Business Properties Sold.

With the exception of one large east side transaction, and a half a dozen or so deals in semi-business properties, the local real estate market, while fairly active in the outlying sections and in medium priced residence properties, was not of special interest last week. Brokers, for the most part, reported a temporary lull although the field is full of new buyers looking for desirable investments in central property. It is the old story, indifference of sellers, and eagerness of buyers, so far as Portland business property is concerned.

It must not be understood, however, that trading was confined entirely to housing properties, for there were several sales of parcels that are even now available for business purposes and which promise within a reasonable time to be valuable business holdings.

The one transaction that aroused most interest last week was the transfer by Tom Word to C. D. Brun of the Oregon Realty company of the two half blocks on East Stark street between East Third street and Union avenue, which was purchased last week by Word from the Mount Hood company for \$115,000. The resale was at an advance of \$7000. This property was bought three years ago by the Mount Hood Railway company for terminal purposes but a change of the company's plans for its entrance to the city made it desirable to sell the pieces.

**Believed to Be Railroad Deal.**  
The Oregon Realty company is one of the concerns that has been most active in the past three months in buying holdings in the east side warehouse district and while Mr. Brun and others connected with the company have refused to throw any light on its numerous transactions in that section, there is a very general belief that this company and other operators in that district represent one of the transcontinental railroads already here or one seeking an entrance to Portland.

Another sale in the same vicinity reported last week was the purchase by William Reid from J. R. Rogers of the quarter block at the southwest corner of East First and Stark streets, for \$32,500. Mr. Reid is already heavily interested in that section, being president and general manager of a large cold storage plant at East First and Washington streets and it is probable that this purchase was bought for immediate or future extension purposes of that plant.

**School District Buys Sites.**  
Two additional transfers of South Portland property to the school district were made last week. One involves a

quarter block at Hooker and Water streets, which was sold by Theo Senn for \$12,500 and the other was a quarter block at the southwest corner of Water and Foster streets which was purchased by the school board from J. J. Seaton for \$11,500. This brings the purchases of the school board in that immediate vicinity to about \$40,000.

A. J. McDaniel took title Thursday of last week to a single lot located at the southwest corner of Twenty-second and Quimby streets, the consideration being \$15,500.

Annie E. Copland has purchased from C. E. Fields nine acres located in two tracts in section 35, township 1 north, range 2 east, for which she paid \$1000 an acre.

A fractional lot located in West Belmont Park in Mount Tabor was sold last week by H. R. White to Smith E. Hunter for \$6900.

**Much Residence Property Sold.**  
Three lots on Colonial Heights in the Hawthorne avenue district have been purchased by C. M. Dilley from the Central Trust & Investment company for \$6000.

Lot 13, in block 26, Albina Homestead, was sold last Wednesday by John Benke to Julius Wetzel for \$5500. The property is improved with a modern new dwelling house.

The Walnut Park residence property of F. J. Munken has been sold to Emma J. Jones for \$5500. The holding is described as lot 11, block 4, Walnut Park.

Thomas Hislop, the east side capitalist, purchased last week from the Ladd Estate company, an unimproved quarter block, located at the southeast corner of East Sixth and East Clay streets, for \$10,000.

A modern two story, seven room dwelling, located on Wasco street, near East Thirty-seventh, has been purchased by L. E. Klump from W. C. Repass, for \$8500.

At a site for a four series flat building, Dr. Higgs has purchased from L. E. Klump, the quarter block on Brandena street, Upper Albina, for \$4000.

H. H. Clifford of Baker, Or., has purchased from Mrs. Ida Gratton, a 25x100 foot lot located at the corner of First and Madison street, for \$25,000. The improvement consists of a one story frame building. Mr. Clifford also recently purchased 60x125 feet at the corner of Williams avenue and Russell streets from Rosblatt & Lewis for \$24,000. This parcel is improved with a two story brick building.

### PLAN REMODELING OF BANK BUILDING

Architect Ernest Kroner has been commissioned to get up the design for a complete remodeling of the United States National bank building at McMinnville. An elegant new tile front with terra cotta trimmings and new fixtures are to be put in.

Mr. Kroner is also getting up plans of a \$6000 store building for Haines & Thornburg of Forest Grove. The building will have ground dimensions of 100 by 107 feet, will contain four store rooms and will have exterior walls of cement plaster on metal lath and a pressed brick front.

For the first time in several years since was mined commercially in New York last year.

### LOT IS ASSESSED AT THREE MILLION

Small Parcel of Land in New York Is the Most Costly in World.

The property occupied by the banking house of J. P. Morgan at Broadway and Wall street, New York, has again proven title to the claim of being the most valuable piece of ground in the world. This parcel is considerably smaller than a city lot in Portland—in fact, it is only about 50 by 60 feet, yet it is assessed by the city of New York for taxing purposes at \$3,000,000.

The property, until recently, belonged to the rich Drexel family of Philadelphia, having been purchased by them in 1872 for \$1,000,000. Several days ago it was acquired by the Morgan bank for a consideration said to have been about \$4,000,000. This is at the rate of \$80,000 front foot, or 16 times as much per foot as Theodore B. Wilcox paid for the site of the skyscraper at Sixth and Washington streets, which, by the way, is the highest price ever paid for Portland business property.

The Morgan bank has occupied the Broadway and Wall street corner as a tenant for about 40 years. In reporting the purchase of the parcel by Morgan, the New York Evening Post says that the great financier plans to improve it with the finest office building in the country.

### 4 STORY BRICK HOTEL FOR ELEVENTH STREET

A building permit was taken out yesterday by B. Hagedorn for a four-story brick hotel to be erected on Eleventh street between Morrison and Yamhill at a cost of \$35,000.

Thomas Hislop, the East Side capitalist, has procured a building permit for a two-story brick livery stable, which he will erect at Union avenue and East Salmon streets at a cost of \$10,000.

### OVERLOOK CLUB MAY BUILD BIG CLUBHOUSE

Plans are maturing for a \$6000 clubhouse to be erected in Overlook by the Overlook club, an organization recently formed by the residents of that district. The building will be of the Spanish renaissance type, and will have a seating capacity of 500 people. A site for the club has been selected on Overlook Boulevard. At a recent meeting the club members elected the following offi-

cers: M. Reed, president; W. J. Kratz, vice-president, and C. E. Steensmith, secretary.

**Hard on Greek.**  
Lone Pine, Cal., March 8.—An American and a Greek fought. Loth rolled under a wagon, and the American held the Greek so the wagon ran over and killed him. "You were smart to hold him that way," said the coroner's jury to the survivor.

### NEW ARRIVAL BUYS SITE FOR RESIDENCE

William Durlinger, a recent arrival in Portland from Ohio, has purchased a

choice building site in Menefee's addition for \$1000. He intends to soon begin the erection of a \$5000 home on the property.

W. H. Russell and W. H. Hendrick, also recent purchasers of lots in Menefee's addition, are planning to improve them with new dwellings this summer.

Dr. A. K. Higgs has purchased a quarter block located at Blandina street and Albina avenue for \$4000, as a site

for a store and flat buildings on which work will soon begin.

R. E. Phillips has let the contract for a \$4000 colonial residence to be erected at East Twenty-eighth and Alder streets. The house will contain 12 rooms and will be finished throughout in hardwood.

Indirect lighting systems are open to the criticism that the uniform and unrelieved illumination produces drowsiness.

Say do you know what this means? Every real estate man would say "it will double the selling value of the property"

Prices Likely Be Advanced 25% Within Ten Days



Arrangements All Made for the Best Car Service in Portland—Mt. Tabor and Sunnyside

## ALTAMEAD

A place where you will be proud to live and have your friends call on you. They won't see disagreeable GARBAGE wagons and backwoods, wood piles and rubbish in FRONT of your door—this will all be in the ALLEYS, where good, sensible people keep such stuff — if they have ALLEYS. Altamead has ALLEYS, which of itself adds 33 1-3 per cent to their value. Altamead is at the base of Portland's greatest Park—Mount Tabor. Your children can help themselves to this PLAYGROUND — right at your door. Three blocks to a fine department store—five blocks to a splendid, high-class school—three blocks to a streetcar now, and the Mount Tabor car (best service in the city) building right past your door. COME OUT TODAY AND SEE IT. Take Montavilla car, get off at Base Line Boulevard and walk three blocks east AND there you are at ALTAMEAD

CALL OR PHONE OUR OFFICE — OUR AUTO IS AT YOUR SERVICE

PRICE OF LOTS ON THE CARLINE \$425

EASY TERMS—\$10 DOWN AND \$10 PER MONTH

German Realty Trust Co. 264 Stark St. Tel. Marshall 3832, A-5615

LADIES' SUITS, COATS, HATS, FANCY GOODS, UNDERWEAR, CORSETS, NOTIONS, RIBBONS, GLOVES, UMBRELLAS, SHOES, HOSIERY, JEWELRY, SILVERWARE, HOUSEWARES, ETC.

## Another Big Week for the Thrifty Ones of Greater Portland

Can You Afford to Ignore These Startling Price Cuts on Just the Things You Need?



Ladies' Suits \$30 and \$35 Spring Styles \$24.45

Blues, Blacks and Mixtures

Charmingly plain are some of these while others are more elaborately trimmed in buttons or braid. Not a suit in the assortment would sell ordinarily less than \$30 and some would be priced by others as high as \$40. Just 20 of these and hardly two are alike. All sizes.



Every Peninsular Range, A Complete Set 54 Pieces of Semi-Porcelain Dinner Ware in Rose Pattern

Thousands of "Peninsular" Ranges are in use in Portland today and we expect to sell thousands more. In order to sell a limited number of these fine ranges before the arrival of another carload we make this unusual offer of a dinner set absolutely

Free Dinner Set With

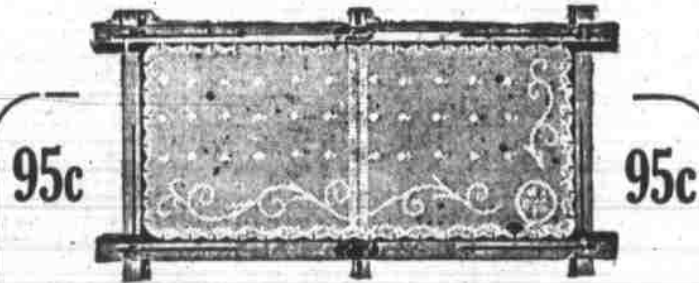


\$5.00 Down \$1.00 A Week

The Peninsular Is The Triumph of Range Makers' Art

Ladies' Muslin Gowns \$1.25 and \$1.50 79c

Dainty sheer muslin Gowns, nicely trimmed in lace, insertion or embroidery. See them in our show window.



200 Home-Kissed Curtain Stretchers Our Best \$1.75 Seller Special for Monday Only

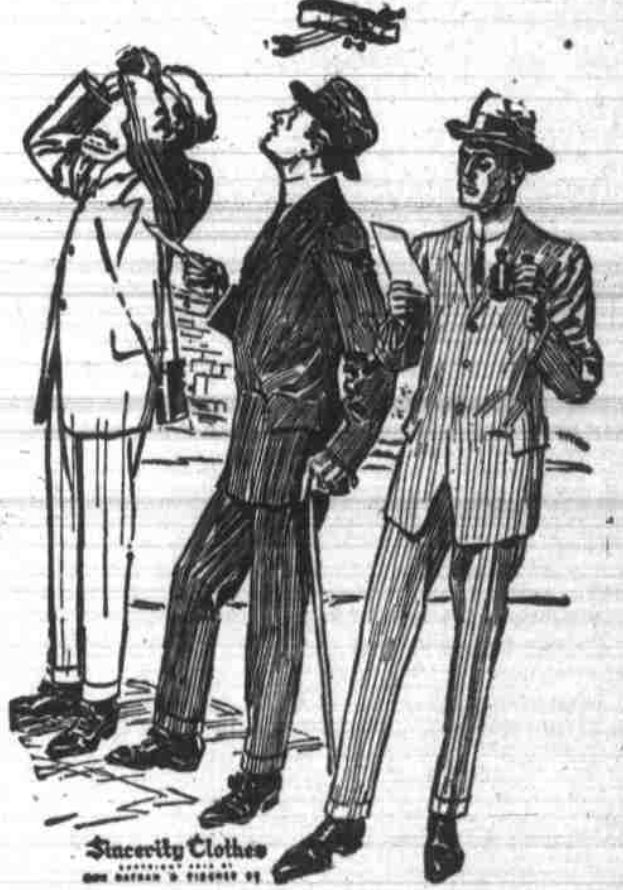
A perfect stretcher, easy to set up. Is light but strong and has plenty of pins. Extra special for Monday, only 95c

7 Piece Salad Set Regular \$1.65 This Week Special Price Per Set

93c

In dainty rose design with richly tinted cloud and scenic effect, edged with gold band.

Make Your Shopping Days Reflect Largely on Your Savings by Taking Advantage of These Prices



There's A Spring Breeze A Blowing in Our Men's Clothing Department "High Flights" in Style and Clothing Excellence with prices down on a level within every man's grasp. A visit please. May be your suit limit. Gevurtz Bros. give over value at any of the prices.

\$15, \$20, \$25 or \$30

### Another Big Week in Our Basement Department

- \$1.80 Step Ladder \$1.18
- Well seasoned and selected yellow pine, 6 feet high. Put together with cement coated nails.
- 60c Hatchets 39c
- Body and roll painted black, polished bit and striking face, soft steel body. Highest grade crucible steel forge bit. Extra tempered and sharpened, No. 1 grade handle.
- 10c Toilet Paper 5c
- The best Shamrock fine toilet tissue paper. In roll containing 1000 sheets, 5c per roll.
- Gas Lights 63c
- Bright brass finish. Welsbach burner. Opal globe, with best brand Welsbach mantle.
- LOWEST PRICES ON GRANITE AND ENAMEL WARE AT ALL TIMES.

All Cars Transfer to

# GEVURTZ BROS

The East Side Store East Burnside & Union Ave

### Another Big Week in Our Basement Department

- Cone Shape Bread Toaster Special 19c
- Black Stove Enamel, special 17c
- Folding Lunch Boxes, sp. 19c
- Picture Hooks, special, each 2c
- Large No. 2 Lamps, sp. 32c
- Stove Blacking, special, 7c
- Hot Cake Turner, special, 8c
- Florists Trowels, special, 12c
- Rolling Pins, special, 16c
- Drinking Tumblers, special, 21c
- Dover Egg Beaters, special 3c
- Three in One Machine Oil 10c
- Brooms, up from, 30c
- Clothes Pins, special, dozen 1c
- Spring Clothes Pins, dozen at 6c
- Flour Sives, each, 10c
- 9 in. Plain White Plates, doz. 70c
- Mrs. Vrooman's Blue Enamel Corner Sink Strainers, sp. 12c
- 50c CAST-IRON GRIDDLE 29c
- Round cast iron ground and polished with solid iron handle, 9 1/2 inches in diameter.
- 95c ALARM CLOCKS 7c
- Nickel plated, 4 inch, seamless brass case, with 2 inch bell, 1 day movement and has switch for stopping alarm.

MEN'S SUITS, COATS, HATS, SHOES, FURNISHINGS, TRUNKS, BAGS, SUITCASES, ETC.—COMPLETE HOTEL, APARTMENT AND HOME FURNISHERS—EVERYTHING THAT'S NEEDED