Many Signs of Activity in Local Real Estate Field Are Noted

MAKING THE HILLS MELT AWAY

Jackson Street Regrade Is Now Fairly Under Way and Great Plants Will Be Ready This Week to Supply Salt Water.

Sixty-eight City Blocks to Be Leveled and the Waste Product Will Be Utilized to Raise Lower Levels.

Six million gallons of water dashing against the side of the hill which formerly represented Weller Street has made a great change in the appearance of things along the route of the Jackson Street regrade. With the completion of the new pumping station at the foot of Connecticut Street in the coming week, the amount of water available for sluicing will be increased to between 16,000,000 and 24,000,000 gallons a day. This water dashing from half a score of giant nozzles against the earth, under a pressure of from 74 to 165 pounds a cubic foot will fairly melt away embankments.

The stupendous nature of the work which has been undertaken by the contractors, Lewis & Wiley, Inc., will be better appreciated in view of the facts just stated when it is said that two years of active work, with the plant going twenty-four hours a day, six days in the week, to complete the job.

Covers Sixty-eight Blocks.

The improvement covered by the Jackson Street regrade contract includes the streets bounded by Washington Street on the north, Twelfth Avenue on the east, Fourth Avenue and Seattle Boulevard on the west and south to the intersection of Eighth Avenue South and the Boulevard practically at Atlantic Street, a total of about sixty-eight city blocks.

The total amount of excavation is about 2,500,000 cubic yards and the total amount of embankment is nearly 70 per cent as much. The excess of earth to be excavated has to be disposed of by the contract or under private filling contracts if they can be made. The greatest cut is upwards of 100 feet at Tenth Avenue South and Jackson Street and the greatest fill about 40 feet, at Sixth Avenue South and Weller Street. Two years of active work will be required to complete the contract.

The work will all, or nearly all, be done by hydraulic method, using 16,000,000 to 24,000,000 gallons of water a day, supplied by the old City Pumping Station on Lake Washington under lease, the new pumping plant being installed by the contractors at the foot of Connecticut Street and such amounts of water as may be obtained from the city's excess water during the winter months.

Big Plant for Work.

The Connecticut Street pumping plant has a capacity of about 14,000,000 gallons a day at normal pressure, or 12,000,000 gallons at full working pressure of 165 pounds a square inch. The plant contains four Worthington five-stage pumps with 10-inch discharge, pumping into one 24-inch main, the main leading from foot of Connecticut Street east to Fourth Avenue South, north along the west margin of Fourth Avenue South to Weller Street and east on Weller Street to the branch pipes distributing the water over the work. This 24-inch main is wood stave machine-banded pipe made by the Pacific Coast Pipe Company at Ballard. The fittings, as far as practicable, were made in this city by the Olympic Foundry, Vulcan Iron Works, The Moran Company and others. The contractors have made a special effort to buy wherever possible from local concerns. The pumps and motors were purchased in the East as such machinery has not yet been manufactured here.

1,200 Horse-power Used.

The two motors are Westinghouse induction motors, 650 horse-power each, and each is connected to two of the four pumps. There is a specially devised starting and control apparatus manufactured also by the Westinghouse Company, who furnish the switchboard and most of the electrical apparatus. The mechanical installation of the plant was done by the contractors themselves. The work of installing the electrical apparatus was done by the Reynolds Electrical Company of Seattle.

The Seattle-Tacoma Power Company is running a pole line down Connecticut Street and expect to be able to supply current to the plant this week.

The operation of the plant will not materially differ from the present operation, except as to the quantity of water handled. The giants may be seen at work now on Weller Street between Eighth and Tenth Avenues, where there are four giants in operation at one time, removing several thousand cubic yards of earth every day. It will be necessary during the progress of the work to temporarily remove the Jackson Street car line to some other street, while Jackson Street is being excavated.

Many problems are met in hydraulicking on a large scale and some of the puzzles have been solved by the superintendent, James Hopkirk, a man of wide experience in such work. It is practically impossible to use steel or iron pipes to carry away the earth and stone washed down fom the hills. Experience has shown that lead or wood are the best materials for the pipe and all the pipes used to carry discharge are banded wooden pipes. In the bottom is inserted a wooden shoe invented by Mr. Hopkirk. By setting it on end to make the grain take the brunt of the terrible grinding the life of the shoe is made two years. The same block laid on its side lasts two weeks.

Musical Warmth.

Miss Jeannette Gilder was one of the ardent enthusiasts of the debut of Tetrazzini. After the first act she rushed to the back of the house to greet one of her friends. "Don't you think she is a wonder?" she asked excitedly.

"She is a great singer unquestionably," responded her more phlegmatic friend, "but the registers of her voice are not so even as, for instance, Melba's."

"Oh, bother Melba," said Miss Gilder. "Tetrazzini gives infinitely more heat from her registers."—Everybody's Magazine.

At the Museum.

Mr. Scates—I thought you were interested in rattlesnakes.

Miss Buggs—I am—terribly.

Mr. Scates—They, why did you run away from the cage so hastily?

Miss Buggs—Because the keeper put a mouse in for the snake to eat. And I can't bear mice.

PANORAMA OF DEEP CUT ALREADY MADE ON THE JACKSON STREET REGRADE.

The deep gash made in the face of Weller Street from Tenth Avenue South, west to Seventh Avenue, is shown in the accompanying picture. The work is progressing well and already the cut has been made deeper than is shown in the picture, which was made a few days ago.

JACKSON STREET TO BE AN ARTERY

Forecast of Relation of South Side Route to the Lake Shore After the Hills Have Been Cut Down.

To Rival Pike Street, in Opinion of Real Estate Man—Five Per Cent Grade Compared With Seven on Pike.

Frank C. Jackson, of the Jackson Realty & Loan Company, discussing the Jackson Street regrade yesterday, said:

"The large amount of grading which is at present being carried on in different sections of the city very naturally directs the attention of the public, not only to the practical work of moving the earth and taking care of the embankments caused by the heavy cuts, but to a contemplation as well, of the physical changes which these regrades will bring about.

"Of this class of improvements the Jackson Street regrade has come in for its full share of attention both because it is by far the largest regrade project yet undertaken and because of the enormous benefits which will result from its completion.

"It is a very simple thing now to understand the importance of the Second Avenue regrade because we have before us the completed work; a broad thoroughfare with its solid paving and lined with its substantial brick buildings, and yet in just as short a space of time as this work required we will witness even as great a change in aspect and character of improvements along Jackson Street, as we have seen occur on Second Avenue.

To Rival Pike Street.

"Let this not be construed as a prediction that Jackson Street will become equal in importance with Second Avenue, for that is not intended, but there is no uncertainty in the minds of even the most indifferent that Jackson Street will equal, if not eclipse, Pike Street, as a commercial thoroughfare.

"It must be remembered, in this connection, that Jackson Street, after the regrade, will have a grade of only five per cent compared with seven per cent on Pike Street, that under the changed car service which will result from this new grade, practically the entire population of Seattle living South of Madison Street, will be carried through Jackson Street, to and from the business section of the city. The only exception being those who use the Yesler line.

"This same comparatively easy grade of five per cent will naturally attract a preponderance of the vehicle traffic between the east and south residence sections and the retail and wholesale centers. It is therefore plainly evident to the thinking man that all of the elements necessary to bring about the condition above predicted, namely, that Jackson Street will excel Pike Street, as a business thoroughfare, have combined and are combining to bring about this end.

Easy Route of Travel.

"There is no question but that a large percentage of the population of Seattle will be compelled to reach the down town district through a southern thoroughfare and that thoroughfare will unquestionably be Jackson Street, regraded, because it will be the most accessible and afford the easiest and quickest way of travel between the points mentioned.

"Not only have all of these circumstances combined favorably toward the development of Jackson Street, but the nominal cost of the work, the topography of this section of the city, the requirements of the flat section to the south and west which urgently needs every yard of earth removed and the nature of the soil itself and the earth formation, all unite to facilitate the successful issue of the undertaking.

"Because of these and numerous other reasons, we do not hesitate to urge the importance not only of the project itself toward the upbuilding of this city, but of its influence on realty values with the attendant profit to investors."

His Little Joke.

"What is a lac of rupees?" inquired the man who was entertaining a visitor from Hindustan.

"A great inconvenience," replied the Easterner, who had evidently become sufficiently acquainted with our idioms to venture a mild jest.

REALTY THAT HAS CHANGED HANDS

Real estate transfers the last week in which the property values have run $2,000 or more follow:

$10,000 to $50,000.

J. H. Nagle's Add.—F. G. Winquist et ux. to Lester W. David, lot 5, block 23. April 7; $50,000.

Des Moines, The Richland Add.—B. L. Bishop et al. to Merle J. Wightman (agent), lots 3 to 10 inclusive and lots 13 to 16 inclusive, block 1; all of blocks 2, 4, 5 and 6; lots 7 to 18 inclusive, block 7; lots 7 to 18 inclusive, block 8; all of blocks 9 to 14 inclusive and lots 1 to 12 inclusive, block 15; lots 1 to 12 inclusive and 21 and 22, block 16. March 12, $16,400.

David S. Maynard's Plat—Maud W. Easly (executrix) et al. to Edmund Bowden, lot 4, block 53. Feb. 20, 1907, $14,000.

Nob Hill Add., Supl. Add.—A. C. Sherburne et ux. to Frank M. Connor, lots 7 and 8, block "B." Feb. 5, $12,000.

J. H. Nagle's Add.—The First Free Methodist Church of Seattle to Alexander Beers, lot 1, block 38. April 3, $10,000.

D. T. Denny's Home Add.—Geo. H. Randell et ux. to R. S. Fringer, lots 10 and 11, block 43. April 10, $12,000.

$5,000 to $10,000.

Seattle Tide Lands—William Pigott et ux. to Novelty Mill Co., lots 14 to 20 inclusive, block 446; also tract 26 of West Seattle, replat of third plat. April 3 $8,760.

East Park Add.—Edward Morris and Oscar P. Oliver, Inc., to John F. Veluzat, lots 7 and 8, Bellevue Heights Add., a replat of block 8, and lot 5, block 7, above addition. April 10, $5,000.

Land—Frank P. Marshall et ux. to George J. Phipps et al., e½ of se¼ of sw¼ of sw¼ of sec. 22, tp. 24, r. 4, except the south 30 feet of said tract. April 7, $7500.

Collins' Add.—Sarah Barnes et vir to Charles F. Whaley, lot 5, block 85. April 7, $6,250.

Green Lake, Woodlawn Add.—George Morley to William S. Herdman et ux., lots 2 to 5 inclusive and n½ of lot 7, all of lots 8 to 12 inclusive, block 13. March 30, $5,500.

King County Add.—Charles F. Bailey et ux. to Michael Spaulding, southerly half of lot 1 and northerly half of lot 2, block 8, except part thereof. April 4 $5,000.

Law's Add.—Elizabeth A. Gerbel et al. to Inez H. Miller et al., lot 6, block 2. April 6, $5,700.

Thompson's University Add.—D. C. Skutt et ux. to L. H. Wallace, lot 6, block 6. April 7, $5,000.

Land—South Seattle Land Co. to County of King, nw¼ of nw¼ of se¼ of sec. 3, tp. 23, r. 4. March 31, $5,000.

Denny-Fuhrman Add.—W. H. Berry et al. to Ida A. Bowen, lot 8, block 3. March 24, $7,000.

$2,000 to $5,000.

Buena Vista Add., No. 2—Grand Boulevard Improvement Co. to J. W. Hupp, lots 11 and 12, block 5. April 2, $2,700.

Burke's Second Add.—George J. Hodge to Emily Roller, lots 10 to 12 inclusive, block 62. June 12, 1907, $4,000.

Capitol Hill Add., Div. 1—E. Wm. Larson et al. to M. L. Wright, lot 15, block 2. April 7, $4,200.

Capitol Hill Add., Div. 2—Roy Lutz et ux. to F. C. Murphy, lot 4, block 24. April 6, $3,000.

Hillman City Add., Div. 1—Cuthbert Pratt et ux. to Luigi Repetto, west 40 feet of lots 1 and 2, block 8. April 10, $3,800.

Queen Anne 2d Add.—Wm. H. Southard to Frank W. Goodhue, lots 13 and 14, block 3. April 3, $2,500.

East Park Add.—Edward Morris and Oscar P. Oliver, Inc., to W. W. Noyes, lot 6, block B, of Bellevue Heights Add., a replat of block 8, and lot 5, block 7, above addition. April 9, $2,500.

Yesler's Second Add.—Frank T. Wheeler et ux. to Roderick D. McSorley, south 40 feet of lot 10, block 20. April 4. $2,700.

Land—A. W. Wert et ux. to Oregon & Washington R. R. Co., tract of land in sec. 34, tp. 18, r. 2; tract of land at the northeast corner of nw¼ of ne¼ of sec 34, tp. 18, r. 2; tract of land at the northwest corner of McNaught's 1st Add. to Roy, in said sec. 34, tp. 18, r. 2; tract of land at a point 1,506 feet north 89 deg. 10 min. east of the southwest corner of nw¼ of said sec. 34, tp 18, r. 2 Sept. 12, '07. $2,118.

Land—State of Washington to W. B. Carr, nw¼ of nw¼ of sec. 6, tp. 23, r. 4. March 30, $4,695.

Bigelow's Add.—W. J. Tower to Walter A. Hall et ux., north 5 feet of east 80 feet of lot 10 and south 35 feet of east 80 feet of lot 9, block 28. April 10, $4,500.

Cherry Street Heights Add.—George E. Webster et ux. to Della Ogden, lot 15, block 5. April 10, $2,000.

William Brannan Donation Claim No 37—Sarah V. Brannan to Frank W O'Grady, tract of land at a point 1,256 feet north and 1,705.15 feet east of a stone monument at the southwest corner of north half of above addition, also tract of land at a point 1,356 feet north and 1,705.15 feet east of a stone at the southwest corner of north quarter of said addition. Nov. 18, 1907, $2,500.

Buena Vista Add., No. 2—Grand Boulevard Improvement Co. to Clarence H. Dennis et ux., lots 9 and 10, block 5. March 30, $2,500.

Queen Anne Add.—Andrew Shillestad to Eric Farrell, lots 2, 3, 4 and 5, block 8. March 10, $2,700.

Queen Anne Sound View Add.—John A. Goodfellow to Edward E. Kelly, lot 9, block 6. March 20, $2,000.

Mount Baker Park Add.—Hunter Tract Improvement Co. to Carl L. Norbom, lot 9, block 63. April 3, $3,350.

North Seattle, D. T. Denny's Second Add.—Roger Sands to B. Roy Anderson, undivided one-half of lot 9, block 6 April 1, $2,500.

Land—Adolph Behrens et ux. to Jay Locke et al., undivided one-eighth interest in the south 21½ acres of lot 7, sec. 28, tp. 24, r. 4. Feb. 21, $2,475.

Gilman Park, Ballard Add.—John C. Rhodes et ux. to Nettie Lund, lots 16, 17 and 18, block 4. May 17, 1907, $2,300.

Green Lake Add., Kilbourne's Div.—Henry Tamm et al. to A. W. Mylrole, lots 1 to 5 inclusive, block 80. April 2, $4,800.

Young's Add.—Jacob Bauer et ux. to Lucie Newland, lot 8, block 8. Aug. 29, 1907, $4,750.

Randell's Third Add.—Frank H. Rivers et ux. to Cora M. Clark, north 5 feet of lot 5 and south 30 feet of lot 6 and west half of alley adjacent thereto, block 17. April 8, $4,500.

King County Second Add.—A. E. Goff et ux. to John A. Barton, lot 4, block 9. April 7, $2,000.

Marvin's Capitol Hill Add.—S. F. Barton et al. to Fred W. Jackson, lot 3, block 3. April 9, $4,500.

Seattle Tide Lands—C. B. Bussell et ux. to Josephine S. Bradford, lot 3, block 403. April 4, $3,000.

Squire Park Add.—William K. Greene to Frank J. Wilhelm, lot 30, block 5. April 1, $2,250.

D. S. Maynard's Plat—Mary Holt to Arthur E. Griffin, portion of lot 6, block 51. April 7, $4,000.

Crown Add.—Jessamine Quigley et vir to Albert E. Vining, east half of lot 9 and east half of north 25 feet of lot 10, block 11. March 30, $2,250.

Land—Alice Brackett Hunt et vir to High Point Mill Co., w½ of sw¼ of sec. 24, tp. 24, r. 6. March 31, $2,000.

Renton Hill Add.—Thomas W. Steele et ux. to C. L. Closser, south half of lot 3, block 8. March 24, $2,000.

Green Lake Add., Wallingford's Park Div.—Hiram Davison to W. B. Williams & Co., lots 1 and 2, block 44. April 4, $2,500.

Fauntleroy Park, Adams' First Add.—John F. Adams et ux. to Etta Laughlin, lot 8 and south half of lot 7, block 7. April 8, $2,250.

Arlington Heights Add.—Henry Brice et al. to E. J. Weeks, lot 12 and north 20 feet of lot 11, block 8. April 4. $2,500.

Wood's Green Lake Park Add.—L. H. Wallace et ux. to D. C. Skutt, lots 10 and 13 inclusive and north half of lot 9, block 1. April 7, $2,800.

Lake Union Heights Add.—W. Phillip Smith to A. G. Peterson, lots 5, 6 and 7, block 1. March 7, $3,500.

Thompson's University Add.—A. W. Mylrole et ux. to R. E. Lindersmith, lot 14, block 10. April 2, $4,800.

Queen Anne Second Add.—Henry W. Magee to Muriel A. Black, lot 13, block 7. April 4, $3,800.

EASTERN INQUIRY IS GROWING

Many Persons Are Seeking Opportunity to Invest Money in Real Estate in the Pacific Northwest.

Vision of an Army of the Unemployed Is Rapidly Dissipating—Advertising Bureau Proposed.

Calhoun, Denny & Ewing comment upon the realty situation as follows:

"The week has brought out an increased volume of sales; whether this is an indication of actual progress in the market on its return towards normal conditions, or whether it is merely a little spurt caused by the season remains to be seen. At any rate, there was good inquiry all the week for property of various types and an unusual number of sales were made. The coming of the Atlantic squadron to the Sound has somewhat stimulated property across the bay around Bremerton and Port Orchard. Many home tracts for the accommodation of workmen in and around the navy yard have been placed upon the market, and the sales from all indications have been good and really fill a legitimate need of the buyers. There is such a keen edge on the price of good water front surrounding Seattle, that as a rule, an offering worth while does not last long.

Eastern Capital Coming.

"It is clear at this time that much Eastern capital is going into Western investment. This office now has almost steady inquiry from newcomers regarding opportunities for safe and conservative investment in lands ranging from $5,000 to $25,000; with some the favorite property is a vacant factory site in the pathway of factory development. The immigrant now arriving on the scene has been largely moved to change his residence through the advertising of this state's farm and irrigated lands. However much Eastern Washington acreage may be advertised, it appears to be a common matter that those who come to settle in the state are bent upon seeing Seattle before they finally locate permanently. Incidentally, it may be noted that there is an offset to this to a more or less extent: The first dumping ground for the immigrant within the state is Spokane. A great many get off the trains at that point, and, as Spokane is a pretty heavy advertiser, many never get west of the mountains. It has been sugested that Spokane would be a good place for a real-live bureau maintained by the City of Seattle.

Dissolving the Army.

"With the advancing season local enterprises are furnishing additional labor, so that same is already more plentiful. The vision Seattle had some months ago of an army of unemployed proved to be in reality a myth, since although a great many industrials had been closed for some time there was such an immediate offering of labor through the free employment bureau and other sources that the 'army' was rapidly dispersed.

"There is even in local circles good indication of a growing impatience among those with considerable unemployed capital; and it is not improbable that this may account in some measure for the patient search for good investment now going on."

Rebuffed.

"Sir, I am looking for a little succor."

"Do I look like one?"

MANY POINTS FAVOR MT. BAKER

Beautiful and Accessible Situation Declared to Be Not the Only Advantages Possessed by the Location.

City Employes Now Completing the Grading of the Boulevard and Work Begins on Sierra Drive This Week.

In commenting upon the very desirable class of people who have been attracted to and bought homesites in Mount Baker Park a real estate expert of long and wide experience said this past week:

"Of course the Hunter Tract Improvement Company had a very beautiful and admirably situated tract to begin with, one of the finest in or near the city, but that alone would not have been enough to attract the class of people who have purchased homes there. It is the way it has been handled from the very start that is responsible not only for its success from a financial standpoint but also from a social. The organization, the laying out of the streets and lots, the selling plan and personnel, the style of advertising, the management—everything connected with it in any way has been in keeping and harmony with their phrase 'An Addition With Character,' and it is this that has drawn the people who want and appreciate the best.

Advantages Acknowledged.

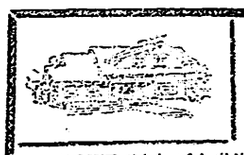
"The standing of Mount Baker Park, also, is evidenced by the way it is spoken of by other real estate owners, some of them even going so far as to acknowledge its superiority in their own advertisements."

Daniel Jones Company, agents for this property, announce that during the past week they have deeded to the city, through the Board of Park Commissioners, all of blocks 24 and 26, these blocks lying directly east of and adjoining Mount Baker Park. This land is to be added to the park, making a total of twenty-five acres of park land within this addition and now belonging to the city.

City employes are now at work finishing the grading of Mount Baker Boulevard, part of the park system, preparatory to putting down the cement sidewalks, and planting trees. The grading of Sierra Drive, connecting Cascadia Avenue and Lakewood Avenue, will be started this week, and the opening of this street will add much to the attractiveness of the lots in the southern end of the tract. Ground has been broken on lot 1 in block 51 for the $7,000 residence of W. M. Livengood, and it is expected that several other houses on Cascadia Avenue will be under way within a week or so.

Every Lot Faces Lake.

The very satisfactory total of recent sales undoubtedly is due in part to the fact that, with the taking over of the waterfront by the city and the creation thereon of Lake Washington Park and Parkway, every lot that faces the lake is assured of an unobstructible vista of the lake for all time to come with nothing to mar the view. This has been noted and taken advantage of by buyers to many of whom it has been the deciding influence. With a car service at eight-minute intervals and a ride from Pioneer Place of only twenty-five minutes, in addition to all the other advantages and conveniences, the demand for these residence sites probably will continue brisk as long as any are left unsold.



THE WILSON BUNGALOW BOOK

DON'T think of building a home without consulting it. It is 8x11 inches, the only book of Bungalow plans extant with plans large enough for practical utility. The pictures are all of houses that have really been built—not the imaginations of an architect. It contains 56 half-tone and line engravings, 82 floor plans and many illustrations of cozy corners, nooks, room interiors, mantels, fireplaces, buffets, sideboards, etc. Delivered to any address on receipt of price.

Send one dollar to

HENRY L. WILSON

426, 427, 428 Copp Bldg. Los Angeles, Cal.

The Final Deed

To all of the land in Blocks 24 and 26, lying directly east of and immediately adjoining Mount Baker Park (in Mount Baker Park Addition) has been given to the city through the Board of Park Commissioners.

This makes a total of

Twenty-Five Acres of Parkland

Within this tract, belonging to and which will be beautified and taken care of by the city—a distinction possessed by only one residence addition of Seattle, and that is

See Mount Baker Park AN ADDITION WITH CHARACTER Today

We Are Very Much Gratified

By the number and character of the sales which we have made recently—not only from financial reasons, but also because of the class of people who are purchasing these beautiful homesites and erecting handsome residences thereon.

The distinct attraction of living in Mount Baker Park is not alone in the advantages and conveniences one finds in this exclusively residential district, but also in the character and congeniality of one's neighbors—a point to be considered by all who are seeking a home place.

Mount Baker Park Boulevard

Now is being prepared for the trees that are to be planted along it by the Park Board, and for the cement sidewalks soon to be laid. The grading of Sierra Drive will start this week and this avenue will add much to the attractiveness of the lots in the southern end of the tract. All over the addition the extensive work of improvement is being pushed.

Eight Minute Car Service

The Mount Baker Park cars run at intervals of only eight minutes, both to and from the tract, and make the trip from Pioneer Square in twenty minutes. Compare this service with that of other sections of the city and you will see another reason why this is

The Best as Well as the Biggest

Addition Ever Made to the City of Seattle

DANIEL JONES COMPANY, Agents, 117 Cherry St. Phones, Independent, 595; Main, 2984

Office in Park at 34th Ave. and McClellan St. Ind. 8944