

SUBURBAN ACREAGE GETS ITS INNING

Knox-Abrams and Waverly-Kern Tracts Sold for Platting.

LATTER BRINGS \$150,000

Ladd Field, Only Remaining Big Acreage Tract in Suburbs, Said to Be Also Designed for Early Platting.

A strong feature of the realty market during the past week has been the sale of large suburban tracts. Several deals involving large acreage have been closed and other transactions of the same character are now under way. It is an activity which is more important than the mere amount of money involved indicates, as it denotes the general growth of the city better perhaps than sales of any other kind of realty.

It is a significant thing that large acreage tracts which a few years ago were thought to be so far distant from the center of the city that it would be an indefinite time before they would be in demand for residence tracts are now being platted and sold in single lots and quarter blocks for home sites. This movement has been going on during the past year with greater rapidity than ever before in the history of the city. In all directions and upon both sides of the Willamette the expansion has been going on and the dividing line between country and city has been gradually moving further and further from the business center. Those who knew Portland a few years ago cannot take a trip through the suburbs without witnessing the signs of this enlargement with surprise, but indications are that still greater changes will transpire in the next few years, and that land which is now considered valuable only for farm purposes will be changed into thriving suburbs.

Knox-Abrams Tract, 83 Acres.

One of the finest acreage tracts on the East Side remaining intact was sold during the past week and will immediately be laid out in lots and offered for residence purposes. This is the Knox-Abrams tract, containing 83 acres, which has been purchased by the Overlook Land Company for a consideration announced as between \$100,000 and \$125,000. It was purchased from J. E. Haseltine through A. F. Swenson & Co. The purchasing firm was recently incorporated by H. Wempe, A. F. Swenson and George W. Joseph. All of those interested are heavy operators in Portland realty and the company is said to have several other large transactions also in view.

A survey is now being made of the tract and as soon as it is concluded the land will be laid off in lots. Streets will be run, graded and curbed, cement walks will be provided and the tract will have all of the conveniences of an up-to-date residence section. It lies at the same distance from the heart of the city as Irvington and is 200 feet directly above the river. It is west of Maryland avenue, south of Skidmore street and east of the O. R. & N. right of way.

Another tract recently sold, which also

shows the increased demand for suburban residence sites, is the Waverly-Kern tract. It was sold by Joseph Healy to H. W. Lemcke & Co. for \$150,000, showing a gain in value of \$65,000 during the past year. This land will also be arranged for a modern residence section and placed upon the market.

The placing of these two tracts on the market marks the passing of two of the few close-in lots of acreage to remain intact. The only other large vacant piece of realty, as near as these, is that known as Ladd's Field. It is rumored that negotiations are now under way whereby it will also be placed on sale soon for residence purposes by a local firm.

Two factors enter into the extension of the residence district of the city. One is the actual increase in population and the other is the expansion of the business district, which is increasing the values of property on the West Side and causing people to move to cheaper locations. This latter movement is very well shown by the changes in the public school situation throughout the city. The building of new school houses and the enlargement of present ones in the outlying districts of the East Side has been very marked, while the attendance at some of the most central schools on the West Side has not only shown no increase, but in some cases actual falling off. In the Ladd school,

will be removed and replaced by a substantial building in the near future.

Simultaneously with this sale Dr. Parker bought the quarter-block at the southeast corner of Fourth and Oak streets, immediately across the street from the piece which he sold. It was purchased from Mrs. Levi White, and the price is announced as in the neighborhood of \$100,000. Dr. Parker said last night that as yet he had no definite plans for the improvement of the property, but it is believed that a large building will also be erected here, as it is known that the purchaser had considered building upon the quarter-block which he sold.

Sales That Help Oak Street.

These two sales mean much for Oak street, which has been showing many signs of improvement during the past months. The erection of the 15-story Wells Fargo building at Sixth and Oak streets has had its influence in increasing the value of holdings along Oak as well as Sixth street and other important improvements, among them the new home was one of the purposes of Mr. Blyth's trip to Europe, but the San Francisco disaster so affected the money market that it was decided to postpone the project for the future. However, the building project has by no means been given up, according to members of the firm. The

15-story building which the firm proposes to construct at the northeast corner of Sixth and Stark streets. The securing of money for the erection of this structure negotiations are only pending, however, but announcement of the transaction will be made this week. If it is closed, the lease of the M. E. Gearin lot at the northwest corner of Fourth and Washington streets, concluded Friday, has attracted much attention because of the importance of the property affected. Rothchild Bros. have secured the property for 20 years at a consideration reported on the streets to be \$200,000. It is also said that a fine steel structure office building will replace the unsightly frames now on the corner.

Lamont & Harris announce a number of sales during the past week, most important of which is the transfer of a quarter block at the northwest corner of Fifth and Grant streets, from Nathan Solomon to M. M. Spaulding for \$20,000. The firm has also sold the quarter block residence site of W. M. Killingsworth to Lucy Lumden, at the northwest corner of Alberta street and Williams avenue, for \$4500; a lot on Twenty-fourth street, between Johnson and Kearney, for Beno & Ballis to Frank Kierman, for \$3100, and a quarter block at the southwest corner of Alberta street and Williams avenue

heirs for a consideration thought to be in the neighborhood of \$20,000. The name of the purchaser is not announced. The site is occupied by a two-story frame building. The same firm has sold the two-story flats, owned by Dr. Fred Drake on Thirteenth street, between Clay and Market, to L. Krause for \$13,000. The flats occupy a single lot. The residence of A. F. Swenson at Twenty-second and Kearney streets has been sold to Eibert F. Ferris for \$5300, and the firm has sold two partial lots at Broadway and Victoria streets for E. A. Grabs to Mrs. P. V. Holstrom for \$3150.

Permits for Week.

October 8	\$27,225
October 9	17,820
October 10	27,150
October 11	2,225
October 12	17,350
October 13	5,725
Total	\$108,500

Transfers for Week.

October 8	\$2,725
October 9	17,820
October 10	27,150
October 11	2,225
October 12	17,350
October 13	5,725
Total	\$61,795

Saturday's Real Estate Transfers.

Ralph L. Nickum to Agnes Roberts, lot 4, block 20, City View Park Addition	250
Albert Cleveland and wife to Annie J. Lawrence and Herbert E. Raymond, lots 3, 4 and 5, lying southeast of the right of way of the Portland Railway Company, in block 1, Greenway Addition	10
Angelina B. Richards to Frank Schuebler, lot 19, block 15, East Portland	180
S. W. Stryker and wife to Brit O. Falland, lots 19, 20, 21 and 22, block 1, and lots A and B, in block 4, Santa Rosa Park Addition	20
Title Guarantee & Trust Company to J. A. Dunn, part of lots 2 and east 17.97 feet of lot 14, block 1, Point View	375
Andrew J. Robbins and wife to Marie M. Clements, lot 3, block 2, block B, Tibbets' Addition to East Portland	1,500
Laurel Scott and wife to Beulah C. Larson, lots 25 and 26, Santa Rosa Park Addition	50
S. W. Stryker and wife to Beulah C. Larson, lot C, in Santa Rosa Park Addition	5
Point View Building Company to Oscar Mayes, lots 25 and 26, block 1, Point View	200
R. B. Carey to Ole Sall, lot 4, block 1, Holladay Park Addition	875
F. A. Knapp and wife to D. L. Plesler and wife, one acre beginning at point on east line of section 18, T. 1 S. R. 2 E., 148 feet south of stone at section corner of sections 7, 8, 17 and 18, T. 1 S. R. 2 E.	200
Clifford Ackley and wife to W. J. Hawkins, lot 6, block 11, Lincoln Park Annex	250
John Gregory to Joseph L. Turner, lot 6, block 3, Railroad Shops Addition	2,500
Alberta W. Thompson and husband to Isaac Leisy and wife, lots 1 and 2, block 8, Woodlawn Heights	1,800
W. C. and M. E. Aylsworth to Frank Dietman, lot 2, block 2, Hewitt's Addition to Montavilla	800
Mary Phelps Montgomery to John W. Treber, lot 24, block 11, Original Townsite of Albina	475
John W. Treber and wife to J. H. Koch, lot 24, block 11, Original Townsite of Albina	500
Lawrence S. Kaiser and wife to Eliza Casseber and husband, lots 1 and 2, Kaiser's Subdivision of block 1, King's First Addition	2,000
The Title Guarantee & Trust Company to M. A. and E. R. Raymond, lots 5 and 6, block 69, Sunnyside Third Addition	750
Lavinia Staver to Grace A. Staver, west half of lots 3 and 6, block 28, Holladay Addition to East Portland	90
George W. Brown to Elizabeth Thomas, lot 17, block 3, Laurelwood Park	100
Portland Trust Company of Oregon to Calvin Follett, lot 4, block 1, Portsmouth Villa Extension	375
Eliza Casseber and husband to J. A. Follett, lot 4, block 1, Portsmouth Villa Extension	1
Scientia Jarvis and husband to H. S. Stone, parcel land commencing at northwest corner of lot 1, block 11, Poolville Addition to East Portland	500
Frank J. and wife to Scientia Jarvis, lots 1 and 2, block 8, East Fairview	850
David Goodsell and wife to Celia M. Morris, lots 3 and 4, in 2, block 2, Columbia Heights	200
Meridian Investment & Trust Company to W. G. Goslin and H. L. Hamblet, north half of southeast quarter and southwest quarter of southeast quarter, section 2, T. 2 N., R. 2 W.	15
George W. Brown to Eddie M. Bryant, lots 21 and 22, block 3, Everlyn	250
W. M. Davis to J. H. Andrews, lot 2, block 1, Failing's Addition	1
William Killingsworth and wife to J. L. Sargent, lot 11, block 11, Walnut Park	750
William Mills to John E. Miller, lot 14, block 7, St. Johns Park Addition to St. Johns	600
George Ebersdorf and wife to Esther C. Boggs, lot 5, block 21, Albina Homestead	240
Ball, lots 9 and 10, block 11, Portsmouth	400
Ball, lots 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, inclusive, block 6, Smithson Land Company Addition to East Portland	1,200
Stella and Andrew Smith to Sarah S. Ball, lots 15 and 16, block 5, Portsmouth	1
Andrew Smith and wife to Sarah S. Ball, lots 15, 16 and 17, block 5, lots 17, 18, 19 and 20, block 4; lots 11, 12 and 13, block 5, Portsmouth	1
Portland Trust Company to Edward C. Malone, part of lot 2, block 2, Portland Homestead	1,700
Sara A. and Alexander Reid to William Killingsworth and Frank M. Wainwright, lots 3 and 4, block 6, Walnut Park	2,000
Carrie M. and L. Chaplain to Guy F. Fretwell, lots 5 and 6, block 360, Holladay's Addition to East Portland	2,250
A. and Wilmina Merion, lot 10, block 2, Miller's Addition to Seaside	1,200
E. H. Dement and wife to F. W. Workman, lots 3 and 4, block 10, Laurelwood Park	20
George W. Brown to Arthur T. Laurelwood Park	250
Edward Devaney and wife to Fred W. Devaney, lot 2, block 10, Laurelwood Park	750
Adam Appell and wife to G. D. Montague, trustee, 19 acres, beginning at point 103 rods north and 264 rods east of southeast corner of Hampton Kelly donation land claim	1
The new building will have stores upon the ground floor and offices above. It is probable that the upper floor will be devoted to the uses of the Board of Trade. Although no agreement has yet been entered into by the Board for a home in the building, it was through that organization that the project was initiated, and it is practically certain that the building will be the home of the Board.	35,000
As all the funds are at hand, the building would commence immediately if it were not for the fact that the property is held under lease by the present tenants. This lease, however, will expire in about four months, at the end of which time the present frame structures will be torn away and the eight-story building begun.	300
Dr. Parker, who sold the property, yesterday concluded the purchase of a quarter-block just across the street. It was bought from Mrs. Levi White, and the price is announced as in the neighborhood of \$100,000.	60
Y. M. C. A. at White Temple.	1,600
On account of the smallness of its auditorium, the Y. M. C. A. will hold the men's meeting this afternoon in the White Temple. Twelve and Taylor streets. Large numbers of men will be drawn to this meeting to hear Robert E. Spier on "The Value of a Clean Record." Mr. Spier is one of the strongest young men in America. For years he was a recognized leader in college and young people's movements in the East. He is a graduate of Princeton, where he was an athlete and honor man. Mr. Spier is a man of unusual power as a speaker.	3,150
Mailed Fist at Polish School.	10
BERLIN, Oct. 13.—The government has formally prohibited the use of the Polish language in the schools in Prussian Poland. At Posen a large number of scholars have refused to attend the religious instruction classes unless given in Polish, as heretofore, and are supported by their parents. The children have been threatened with the deprivation of holidays unless they adhere to the new order of things.	10



BRICK BUILDING NOW UNDER CONSTRUCTION FOR L. Q. SWETLAND, FIFTH AND WASHINGTON STREETS. EMIL SCHACHT, ARCHITECT.

for instance, there has been a decrease for several years past, as the near-by property has risen in value. This year, however, there is again an increase, which indicates that apartment houses and flats are being built to accommodate those who desire to live close in.

Dr. Parker Buyer and Seller.

Two very important sales in downtown property were concluded yesterday. Dr. E. H. Parker figured as the purchaser in one and as the seller in the other. The piece sold by Dr. Parker is the quarter-block at the southeast corner of Fourth and Oak streets. It was purchased by the Board of Trade Building Company and the consideration is divided into 30 annual payments. The property immediately adjoins the Chamber of Commerce building and is one of the most choice sites on Oak street. Frame buildings are at present the only improvements, but they

plans will be carried forward and actual construction of the skyscraper will commence as soon as practicable.

The only sale of Washington-street realty announced during the week was that of a small strip, 21x35, on the north side between Eighteenth and Nineteenth. It was owned by M. A. Hirsch, and purchased by Alexander Kerr. There is a six-room cottage on the lot. The sale was made by E. J. Daly and the consideration was not announced.

Pending Sale on Washington.

Another and much larger sale on Washington street is known to be under way. of the Commercial Club, are planned for this thoroughfare in the near future.

Percy H. Blyth, of the firm of Russell & Blyth, returned to Portland during the past week from a lengthy trip in England and Scotland, and announced that no immediate steps will be taken towards the

for Goodough & Stearns to A. Lumden for \$2000. Through the same firm Frank Malmquist has sold 1160 acres of timber land in Crook County for \$10,000 to a purchaser whose name is not announced.

Frank C. Baker Makes \$2000.

Frank C. Baker has just sold his interest in a lot at the northwest corner of Second and Main streets to Abraham Tichenor for \$14,500. Mr. Baker and Mr. Tichenor purchased the property ten days ago for \$25,000, the former therefore clearing \$2000 on his transaction. He announces that he has withdrawn the rest of his holdings from the market for the present, as they are bringing a good revenue and he is well satisfied to retain them.

The northwest corner of Fifth and Couch streets, half a lot, has been sold by A. F. Swenson & Co. for the Howe

MAKES PURCHASE OF SITE

BOARD OF TRADE COMPANY PAYS \$100,000 FOR CORNER.

Modern Eight-Story Office Building Will Be Built on Corner of Fourth and Oak.

Negotiations were concluded yesterday for the purchase by the Board of Trade Building Company of a site for the new home which the Board of Trade proposes to erect, as announced for the first time by The Oregonian Friday. The building will be erected upon a quarter-block at the southeast corner of Fourth and Oak streets adjoining the Chamber of Commerce building, where the quarters of the Board are at present.

The property on which the new home is to be erected was acquired from Dr. E. H. Parker. The price is not announced, but it is known that an agreement is entered into whereby the ground will be acquired on 30 annual payments. At the end of the period, title will go to the commercial organization not only to the quarter-block but to the building which is to be constructed upon it. It is understood that the sale is based on a present valuation of the land of a little more than \$100,000.

The building to be erected will be eight stories in height and will be either a steel skeleton structure or reinforced concrete, the type of the Couch building now under construction on Fourth street, between Washington and Stark. It will be built along the most modern lines of office architecture, and will be an important addition to the business district of the city.

The Board of Trade Building Company, which has acquired the site and will erect the building, is a separate organization from the Board of Trade, but the two are affiliated. The incorporators of the building company are E. I. Barnett, E. L. Hickson and R. W. Wilbur, and the capital stock is \$100,000. There is to be no sale of stock or soliciting of subscriptions, as the money to finance the project has been entirely raised. It is known that some of the funds are being advanced by out-of-town capitalists, simply because they believe it a profitable investment.

The new building will have stores upon the ground floor and offices above. It is probable that the upper floor will be devoted to the uses of the Board of Trade. Although no agreement has yet been entered into by the Board for a home in the building, it was through that organization that the project was initiated, and it is practically certain that the building will be the home of the Board.

As all the funds are at hand, the building would commence immediately if it were not for the fact that the property is held under lease by the present tenants. This lease, however, will expire in about four months, at the end of which time the present frame structures will be torn away and the eight-story building begun.

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LADIES AND GENTLEMEN:
Buy now, dirt never will be cheaper.
Don't wait—now is the time
Years ago you should have bought and increased your wealth as you know others did.
'Tis not too late; better prospective conditions than ever exist.

LADIES AND GENTLEMEN:
You cannot go wrong in buying now.
Patrick Henry, your old friend, said, "There is only one way of judging of the future, that is by the past," our only criterion.
There is no city in the Union presenting such opportunities as are now knocking at your door.

Where can you find income property bringing greater net returns?
Where can you find property for investment increasing so rapidly?
See Evans if there is anything you want or want to dispose of, and see Evans if you want to know how he discussed conditions with our elderly pessimist.

J. WHYTE EVANS, Broker

No. 7 Chamber of Commerce Building, City

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