

FALL SEASON IS AHEAD OF TIME

Operations of Unusual Importance Reported for Week.

DEMAND FOR RESIDENCES

Indications of Continued Movement in Portland Property Seen on Every Hand and Dull Season Comes to End.

There is a different story to tell this week concerning real estate matters. The previous week showed a marked dullness in both transfers and in building operations, whereas the past week was well up to records of what are usually referred to as the active months.

In point of money consideration and importance in extending boundaries for residence properties, the closing of the deal for the Irvington race track holds first place. Upward of 450 building lots come into the market in what is regarded as one of the most desirable sections of the East Side for residences.

Other East Side sections are also enjoying continued improvement, there being reported more roadmaking and sidewalk construction all over the East Side than at any period of its history.

In another column reference is made to the improvements in progress down the peninsula in the neighborhood of the new packing plant. It is estimated by experts that property values in that section have increased at least 100 per cent in the past year, with further increase in prospect when the Swifts get their buildings up and in operation.

In the warehouse district—or, to be more explicit, along Thirteenth street from the main tracks up to Gilliam—about all the available property has been secured for building purposes. The most recent sales have been made last week, but particulars are withheld for the present, as papers have not passed.

Sales on the Heights.

Heights property has been moving well during the summer. Two large sales being among the operations of the past week. Eighteen lots on Williams street were sold by Percy H. Blyth to H. W. Hogue in the block bounded by Quimby, Pettigrove, Twenty-ninth and Thirtieth for something over \$15,000.

It is announced to be Mr. Hogue's intention to build on a portion of the property and sell the remainder in four-lot sites. At Portland Heights the Keasey Company closed an important deal Friday for a tract of 12 lots in Carter's Addition at a consideration of \$50,000, this being record price for property in that locality.

The new owners are Percy Allen and L. R. Mene, former residents of Houston, Texas, who intend to erect high-class residences on the property.

Extension of the business district toward the south by recent sales of property for stores and other business enterprises out Third, Fourth and Fifth streets, the brick nearing completion in the block on Taylor street, near Taylor, erected by David S. Stearns, is a distinct improvement for that locality.

As an indication of the rapid increase in valuations in that part of the northeast corner lot of the same block in which the Stearns building is situated was made last week by A. Berg to E. E. Cookingham on a basis of \$45,000 for the lot. One year ago the lot was bought by Berg, Cookingham and S. E. Lithicum for \$40,000, showing an increase of \$5,000. On the basis of this transfer, the block would be valued at something over \$250,000.

Progress on New Hotels.

Good progress is being made with the new hotel buildings that are being erected in various localities in the city. The Alexander on Elia street between Washington and Everett, is nearing completion; and the new Norton building built at Eleventh and Stark by Roswell B. Lamson for Mrs. A. S. Norton, will be ready for occupancy about the first of the year.

Lathers and plasterers are at work and the roof is practically finished. The corner at Park and Alder, is up to the second story. Foundations will go in during the next few weeks for the annex of the Oregon, running through to Park street.

Apartment houses are springing up in the residence districts, and it is noticeable that these buildings are of modern arrangement, being no longer being content with bare necessary conveniences, but insist on telephone service, hot and cold water, gas, electric lighting and heating, elevator service and janitor. With this increase in living rooms in apartments and the large increase in small houses for rent, flats, etc., there is more demand for houses and rooms than can be supplied. The recent completion of a row of flats on Williams avenue on the East Side emphasizes this point in the phenomenal growth in the population of Portland.

New Apartment Houses.

W. L. Morgan has started work on a five-story brick apartment houses at Madison and Park streets, and on up through the district in the southwestern part of the city other buildings are springing up like mushrooms. The new Morgan apartments are to be modern in every particular, according to the plans; the flooring is to be of hardwood, every apartment to have private bath, a modern elevator will be installed, and the entire building is to be of the very best construction. The house will contain 30 separate living rooms, 24 of four rooms each and six of three. It is expected that the building will be ready by the first of the year.

Among the transfers of the past week were those of the G. W. Boschke residence on Lovejoy street between Twenty-fifth and Twenty-sixth for \$24,000. Mr. Boschke has purchased a building site on the north side of Marshall street between Twenty-fifth and Twenty-sixth, 35x100, through the agency of R. M. Wilbur for \$2,500, on which he intends to erect a new residence.

F. C. Perrine has sold to Mrs. Anderson, late of Painesville, O., for \$11,000 the property on the north side of Gilliam street next to the corner of Sixteenth. There is a good nine-room house on the lot which the new owner intends to enlarge for lodging-house

purposes. The deal was made through the agency of Whiting & Rountree. Dr. W. H. Ewin has purchased the quarter block at the southeast corner of East Seventh and Pacific streets from Mrs. Lawrence Knapp for a consideration of \$600, the sale being made by Mrs. Marion MacRae and H. M. Barrett. The erection of the new bridge over Sullivan Gulch and the location of a medical college near East Sixth and Pacific has caused considerable activity in this immediate locality.

BELIEVES IN GOOD STREETS

Real Estate Man Thinks Nothing Impresses Visitors More.

Henry W. Pries, of the real estate firm of Wakefield, Pries & Co., has returned from a trip to the Sound country and in referring to the impressions he got from observations, says that the matter that appealed to him more strongly than any

TAKE GLOOMY VIEW

East Side Business Men Worry Over Grand Avenue.

PAVING NOT COMPLETED

Property-Owners Blame Streetcar Company for Delays in Work.

Believe That Rain Will Stop Progress.

Business men and property owners have little hope that Grand avenue will be completely paved between Belmont street and Sullivan's Gulch this year, owing to delays in the work that have resulted from various causes. Hard pavement can be laid only in dry weather and it is estimated that at the rate of speed the new double tracks are being

The four blocks between Belmont and East Stark will probably be completed, but north of East Oak to Sullivan's Gulch, at the present rate of progress, the street may not be reached and it will be almost impassable this winter unless paved.

Would Be a Calamity.

H. H. Newhall, East Side Bank—It would be little short of a calamity not to get the improvement of Grand avenue completed to Sullivan's Gulch this year. We have already waited one year for this pavement to be laid, yet at the slow rate the work is going forward on the double tracks, it will be impossible to improve the street. This will set us back. No effort should be spared to force this improvement along, and compel whoever is responsible to expedite matters. The city authorities owe it to the people of East Portland to see that this street is paved before the rains set in. I believe that it can be done in spite of the delays.

C. N. Rankin—There is no excuse whatever for holding up the improvement of all of Grand avenue between Belmont to Sullivan's Gulch. There seems to be a studied effort to prevent the completion of this improvement and to hold it over another year. A year has passed since the movement to pave Grand avenue was started, and no immediate provisions were made by the Portland Light & Power Company for the improvement. The excuse the manager made, that he did not know that the street was to be paved until a short time ago, was ridiculous. It was published and republished over and over again that Grand avenue was



SEVEN-STORY HOTEL BEING ERECTED FOR R. B. LAMSON AT ELEVENTH AND STARK STREETS.

other was the great amount of hard surface street work that is going on in the city, and that it is a good thing that there is nothing that appeals to a visitor to a city so much as good streets.

Mr. Pries yesterday, "I notice that even on these four blocks. None of the pipe has been delivered and the hard surface pavement cannot be put down before this pipe has been laid.

The streetcar company is putting down new rails between East Stark and Belmont streets as fast as it can get material and men, but is doing nothing north of East Oak toward Sullivan's Gulch, and the old iron has not yet been disturbed.

Grand avenue business men and the merchants of Central East Portland generally are indignant over Grand avenue conditions. Following are samples of what may be heard any day from property owners and merchants now attempting to do business in the street.

Samples of Complaints.

Councilman F. S. Bennett—It is too bad that all of Grand avenue can not be improved this year. It is certainly not the fault of the paving company that the work has not been finished. The company has been ready to lay the pavement the minute the double tracks were down and water main laid. It would not take two weeks to lay the pavement the entire distance from Belmont street to Sullivan's Gulch, but the tracks are not ready.

The intersection of Grand avenue and East Morrison street will take much time. I don't know what can be done. Grand avenue is a badly needed thoroughfare and to hold it up another year would be a calamity. I don't see what the City Engineer can do. He is repairing the embankment between East Stark and East Oak streets so that both sides may be used.

to be improved with hard surface pavement, and it could not have escaped the attention of the manager of the railway company. It would be an outrage to hold up Grand avenue for another year. The Grand-avenue bridge over Sullivan's Gulch will be completed in a few weeks. We thought it would not be ready, and we were not expecting the pavement to be held up.

Work Cannot Be Completed. William Taylor—I cannot see how the improvement of Grand avenue can be finished this year. There have been so many delays all along the line that it would be little short of miraculous to get the work done. The Water Committee provided for a large watermain on Grand avenue. It has done nothing toward getting it down. It certainly does look as if we were in for another year of construction on Grand avenue.

W. H. Hall, of Hall & Company—We are certainly face to face with a bad situation on Grand avenue. It seems that it cannot be paved this year north of East Stark street. The north end of the street is as bad, if not worse, than that between Belmont and East Stark. All sort of excuses are offered. There is no iron and men cannot be had to do the work, but it has been more than a year since the first movement was made toward paving Grand avenue. It is hard on the business men to have the street torn up for another year. It ought not to be permitted.

Takes Pessimistic View.

J. H. Baylor, Osborne Hotel—There is little hope of getting Grand avenue paved north of East Oak street this year, and this part of the street will

PROPOSE ANEXATION TO CITY

Southeastern Section Hopes to Become Part of Metropolis.

"We shall start a systematic campaign for two things for the southeastern section this Fall and Winter," said C. Ben Reiland, of the Woodstock Improvement Association. "One is for annexation to Portland and the other is for the location and erection of a new reservoir for the second Bull Run pipe line on the top of Mount Scott."

Some of the preliminary work on the annexation campaign has already been done through the Arleta district and also at Lents. Of course, the extent of territory that it is proposed to take in has not been decided, but it is desired to include the settled district. Part of Woodstock is now inside the city boundary lines, but the main portion is outside. The new line will probably be drawn so as to include Willburg, the south side of Woodstock and the settled section north of the O. W. P. line eastward to the junction, and then northward to a connection with the present boundary line. If there is objection to Lents, the boundary line will be fixed at the old Milwaukee road, but it is not considered probable that Lents will want to remain outside. It is estimated that at present there are 15,000 people in this big district now.

The argument for annexation is that it is the only way by which Bull Run water can be secured. At present there is a shortage of water in the settlements along the Mount Scott Railway. Little, if any, water can be obtained between 7 and 10. The big reservoir may be filled in the early part of the evening, but is drawn off in a short time.

The object sought will be to secure a vote on the question of annexation at the next June election. The matter of

—and where do you live?

—do you belong to the class that feels no surrender of pride when you have to admit that you are living in an undesirable section of the city?  
—or, is there a feeling of satisfaction in your breast when you are able to tell a friend that you live in this place or that?  
—we are all a little inclined to be proud of our neighborhood, if our neighborhood is worthy of pride.  
—the one safe way to provide yourself with a home of which you will always be proud, is to buy and build where you are certain your neighbors will be as good as you are, to say the least.  
—the one all-important feature that places Rose City Park far and above all other Portland home sections is the fact that the very best class of Portland people have bought there and are building there.  
—better evidence of the desirability of Rose City Park as a place to live could not be asked; could not be wished; could not be furnished.  
—yet, you or anybody else can buy a lot in Rose City Park as low as \$450.  
—the terms are easy, and after you have bought the lot it is a very short step to building a home.  
—perhaps we can be of assistance to you in this respect.

Hartman & Thompson Bankers Chamber of Commerce

be impassable during the Winter if this should happen. Last year our petition went and the contract was left but the work was held up. It seems strange that the property-owners who want a street improved and are willing to pay for it, cannot get what they want.  
W. H. Mall—It would be too bad not to pave Grand avenue north of East Oak this year. We have waited one year already. A large force of men should be put to work all along the street and improvement pushed.

nominal consideration. The lots are 5 and 6, in block 184, East Portland. About 12 years ago, when the church was in financial trouble and was about to be sold under the hammer for \$17,000 for the benefit of the creditors, the Church Extension Society of Philadelphia wired that amount, and the sale was stopped in the nick of time to save the property from passing into the hands of the denomination that secured the Portland Hospital and Portland University. The debt was long since paid, but owing to the unsettled condition of the Abraham estate, the title remained with the Home Mission and Extension Society of the Methodist Episcopal Church until the present, when the title passed into the control of the trustees. The church has grown strong and prosperous since the days following the completion of the big stone church, which cost \$20,000. Besides paying the \$17,000 back to the Extension Society, Century Church has expended about \$15,000 in changes and improvements to the building.

CHURCH NOW OUT OF DEBT

Century Society Pays Off Loan and Has Good Surplus.

A significant transfer occurred during the past week, by which the title of the Century Church property, on the northeast corner of East Ninth and Pine streets, passed from the Home Mission and Church Extension Society of the Methodist Episcopal Church to the Century Methodist Episcopal Church for a



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