

FALL TRANSFERS GROWING RAPIDLY

Predictions of Summer Being
Realized in Volume of
Realty Business.

LOCAL MARKET IS STRONG

Nothing in Present Conditions to In-
dicate Slump in Prices, and
Building Operations Show No
Signs of Diminution.

By making an examination of the published transfers in real estate for the present month it will be found that the expectations of the summer are being realized.

In point of numbers the transfers foot up an average of 55 a day, and in point of amounts they are above the summer transactions involving large sums. Most of the leading real estate firms say business is picking up rapidly, and among those handling the recently platted tracts the report is of a much larger business than was transacted in the two last summer months. In fact, the record of sales for the past week in all instances for suburban lots equaled that of last spring and winter, when there was great activity in that class of property, and in some instances exceeded that period.

This renewed activity is not confined to any particular locality, for lots are selling both in the Heights district of the West Side and all along the outskirts of the great East Side in about equal proportions. The recent handling of Council Crest, Portland Heights and Willamette Heights lots say sales are unusually heavy, and in the larger pieces suitable for expensive improvements there are indications of continued demand from wealthy residents and from rich people arriving from other states, who have visited Portland and propose to return and make this their future home. There is also a good demand from those in more moderate circumstances who prefer the advantages offered in that stretch of hilltop to life in the level and crowded sections of the city.

The firms handling lots in the various new East Side plots, as for instance, Rose City Park, Belle Crest, Irvington, Ladd's Addition, and others of that description, report sales satisfactory, with no indication of a falling off for months to come.

One of the dealers who has been in the real estate business in Portland for many years yesterday called attention to the fact that wage-earners are buying homes to a greater degree now than ever before in his recollection. He explained that this is made possible through the fact that artisans and other workmen are now enjoying a longer period of continuous employment than for many years past, and have come to realize that an investment in a home is decidedly the best one he can possibly make. He pointed out that making of homes by wage-earners results in creating a better class of citizens, for observation teaches that men with homes of their own are solders in the ranks of the wild statements of professional agitators and take more interest in civic affairs. The building up of a Greater Portland, he said, is now in the hands of men working steadily at high wages.

New Tracts Platted.

One of the more recent tracts platted and being prepared for putting on the market is to be named Dover, the property being owned by a man known as the Chase tract lying south of Woodstock. Grading of the tract is now under way and water is to be introduced in the near future. During the last week sales of lots in Rose City Park represented values of over \$6000 and the class of buyers is said to be of a high order—in nearly every instance being people who have the ready money to build. Fourteen dwellings and a business block are either under way now in the suburb or are contracted for. As an indication of what will be done there within the next few months, a wealthy Eastern doctor who came in nearly every week ago was so favorably impressed with the site that he bought several lots and upon his return to Cincinnati telegraphed to the firm from whom he purchased the lots to reserve for him another adjoining, and in a letter stated that he intended to return to this city in a short time and let contracts for a house for himself, taking three lots for the house and surrounding yards.

It is said by those in a position to know the facts that not a single drop of Eastern capital has entered into the improvement of Portland in the way of large buildings, the capital so far employed being either local or coming from other Pacific Coast points. The fear, therefore, that stringency in money in the East may result in retarding large undertakings in the way of business blocks is not shared by real estate men, and the fact that several big buildings are soon to be added to those already up or projected would seem to prove this view of the matter.

Dwellings Show Lead.

By far the largest amount of business now being done is in building lots suitable for dwellings and in factory and wholesale locations. By that is meant that no office building sites are changing hands, so far as reported during the week. By the time the Corbett Commercial Club, Board of Trade and the projected Falling at Yamhill and Fifth are ready for occupancy, it is the opinion of the trade that plenty of office space will be provided for probably another year. On the other hand, nearly two years are necessary for completing a modern skyscraper, so that with the growth of Portland continuing at the rate it has for the last three years many more office buildings will return good profit on investment.

O. W. Taylor, of Hartman & Thompson, in referring to present conditions in the real estate market, said yesterday:

Reasons for Prosperity.

"I can see nothing to indicate anything but continued prosperity in Portland. There are nine good reasons to account for present and prospective activity in real estate and nothing to indicate either a boom or a slump in the market—just a good healthy condition. My reasons for our prosperity are:

"Railroad building; increase of population; timber buyers; building operations; large harvest and high prices; city improvements; railway extensions; platting of city acreage, making it possible for wage-earners to own their own homes; the coming to Portland of wealthy citizens from surrounding towns, notably J. E. Veneas of Chehalis, Peter Autzen of Hoquiam, Menefee of

Texas, and C. P. Moores of Salem. Moores purchased recently a quarter block in Holladay and the plans are now being drawn for a \$25,000 residence. Veneas is building a \$25,000 home on Nob Hill. Autzen has bought one in Irvington for \$12,000; and Menefee bought on Portland Heights.

"Two years ago if anyone bought a home at a cost of \$7500, the papers would write a column about it under a big head. Now, unless the transfer amounts to more than \$15,000, it gets no more than a paragraph.

"The Portland Railway Company's purchase of a block in the old retail section has restored values in that district. The money which that company will set atfloat in this city by the construction of their new depot will materially aid in the continuance of the present prosperity.

"Portland is rapidly becoming the wholesale trade center of the Pacific Northwest. Since three years Thirteenth street—then lined with small cottages and homes of working men—has become a wholesale street with four-story brick warehouses on nearly every corner. The railroad track on that street handles scores of freight cars daily. Fifteenth street is no longer a desirable residence district but is prospective business. Prices have trebled. The removal of the Willamette Iron Works to North Portland and the construction of another spur track on York street has opened a desirable

LOTS FINDING SALE

Lively Transactions in East
Side Properties.

WANT BUSINESS LOCATIONS

Outlying Acreage Attracts Purchas-
ers, as Well as Building Sites in
Settled Portions of District,
During Past Week.

Sales of all kinds of East Side property were lively the past week, including business locations. In the latter class a half block on East Yamhill street between Union avenue and East Third street

on East Twenty-ninth and East Davis streets. G. E. Walling recently purchased six lots in Excelsior, on the Woodstock Railway, and within two weeks of the time of making the purchase he sold the lots at a substantial advance to G. E. Berry, of Condon, Or.

Louis Pinkham sold to Sarah A. Hyatt lot 14, block 16, in Piedmont, for \$3000, the property being a house and lot. In West Irvington, Herbert N. Ladd sold to Florence M. Sturdevant lot 3, block 22, for \$4150.

Farm Land in Demand.

Heavy transfers of farm and acreage property have been made the past week. Dr. J. M. Short, of Gresham, purchased 140 acres of farm land from W. F. Speer for \$14,500. This land is located near Lusted Hill, on the Sandy River. It is the largest tract of land sold in that neighborhood for several years. Approach of the Mount Hood Railway has caused advance in all farm lands, improved or unimproved, in that locality.

In Powell Valley, William H. English sold 20 acres to John M. Bennett for \$3000. This tract is located at the intersection of the Powell Valley road and the Alonzo Gates donation land claim.

The German Savings & Loan Company has sold to Edmund Gurney 300



B. H. CHAPMAN APARTMENTS, FLANDERS STREET, BETWEEN TWENTIETH AND TWENTY-FIRST STREETS.

location for small factories and warehouses desiring trackage. Values have doubled and trebled in this vicinity.

"Our houses are crowded and the old mansions of the wealthy a decade or more ago have been turned into boarding-houses. The new hotel on Eleventh and Stark streets and the Oregon Annex will not suffice to take care of the transient travel that comes from the surrounding country, to say nothing of that from the East.

"A great bulk of our building operations has been by home capital. Eastern men, however, were quick to see the possibilities for investment and two of the principal business blocks in the city have been leased for a long term of years for the construction of modern skyscrapers.

The completion of the new roads into Portland will also have a stimulating effect on property values, for with the line from Salem and the Hill road there is certain to come a large increase in shopping, which will mean not only larger stores but more of them in order to take care of this growth.

Move to Modern Quarters.

A noticeable movement in the old part of the city is in recent months from the streets near the river to localities up town. Several firms have already moved to larger and more modern quarters than they formerly occupied, and this class of building is the sort to be found in the section west of, say, Third street rather than in the "high

changed hands for \$31,500. C. D. Brunn sold this property to the Oregon Realty Company. It is located in what is called the warehouse district, and is the most important transfer made there for some time. Peter Autzen, of St. John, purchased a lot and a half-lot 9 and the west half of lot 12, block 10, in John Irving's first addition—for \$10,250. The property is located on East Twentieth and Schuyler streets and contains a modern house. Mr. Autzen is president of the St. John Commercial Club. J. V. Beach has sold his home at 601 East Ankeny street to W. T. Branch, formerly City Auditor of Portland.

Large acreage transfers were made, including the sale of 140 acres to Mayor J. M. Short, of Gresham; 160 acres sold to John Franz for \$2000, and the sale of 300 acres by the German Savings & Loan Company to E. C. Cheney for \$4000. Numerous sales of tracts ranging from five to ten acres were made.

Francis Clarno has just concluded the purchase of some flats on the 50-foot lot on Goldsmith street, near Broadway, for \$11,000. The property was owned by I. A. Peters. The flats are modern and up to date, and yield a revenue equal to 10 per cent net on the purchase price. Property at the east end of the Steel bridge has advanced considerably the past year, and a considerable business center has been built up there.

Deals in Residence Property. Mrs. Mary Miller has purchased a house and lot in North Albina, near Killingsworth avenue. A Mather has purchased

acres in section 22, township 1 north, range 1 west, for \$15,000. Bruce W. Norton has purchased 10 acres of A. B. Nunn for \$1200.

George P. Lent sold to William Warfel eight acres for \$1500. The land is near Lents. C. N. Rankin purchased 21 acres in the Hazelwood tract near Clarno of A. W. Lambert for \$2100. Leslie A. Langrey sold 14 acres on the Base Line road to Thomas Mathes, the price being \$6000. It was the property of the Mount Hood Poultry Company and is improved land, with some buildings.

Mrs. Emma Fitzgerald sold 30 acres on Columbia Slough to James P. Robinson for \$4700. The land is part of the Taylor donation land claim. James K. Locke sold five acres in the Kelly donation land claim to E. A. Smith for \$3000.

Charles H. Osborn has sold to D. W. Marsh 10 acres at a price not announced, and Charles H. Griswold, administrator, sold 12 acres to Charles H. Griswold.

Electric Wires to Forts' Artillery.

PORT TOWNSEND, Wash., Oct. 19.—Two massive cables containing a sufficient number of electric wires to reach every gun mounted at Forts Casey, Flagler and Worden are being laid by the government, connecting them with the range-finding stations just completed here.

BEGIN SOON ON BIG SWIFT PLANT

Plans Embrace Structures to
Occupy 2000 Acres, In-
cluding Stockyards.

EAST SIDE LIBRARY FUND

Sellwood Declares in Favor of Inde-
pendent Sewer System for Grow-
ing Suburb, Which Will Take
Three Years to Complete.

One of the most important announcements of the past week was that Swift & Company were to start on the initial construction of their big packing plant on Columbia Slough within the next two months, and that the main building will be a seven-story structure, covering four blocks. There will be a four-acre space on each of the floors of this structure. C. C. Colt, local manager of the company, left for Chicago the past week to expedite the preparation of the plans and specifications.

There will be the cold-storage, engine house and packing plant, so that, with the Stock-Yards, it is estimated that 2000 of the 3000-acre tract owned by the company will be used for the plant, making it one of the great industries in the Northwest.

Dredging for a ship channel to the Willamette and Columbia Rivers is going forward steadily. It is proposed to cut a 48-foot channel so that the largest ships can float to the plant.

The committee of 50 citizens appointed to canvass the East Side for funds for the East Side library building will meet next Wednesday night, October 23, in the rooms of the East Side Club, on the top floor of the Sar- gent, corner Grand and Hawthorne avenues, to lay out the work. O. M. Scott, H. H. Prouty and Joseph Buchtel, the original committee, have made some preliminary plans for this work, but the details are yet to be worked out.

All pastors of churches in the territory that will be benefited by the library building, and principals of schools, will be asked to constitute a supplementary committee, to assist in the work. The mark set to be reached is \$25,000. It is hoped to secure this amount by a large number of small subscriptions, and if all pull together it is thought the goal may be reached. Some people have raised the question why tax money is not raised to erect this building, but the answer is forthcoming that the law provides that such funds shall be used solely for maintenance, and not for building purposes.

New Depot Assured.

It now appears that East Portland will have a passenger depot adequate and in line with the progress in that portion of the city. In a conference last Monday between General Manager J. P. O'Brien and C. L. Ives, engineer representing a concrete-block manufacturing concern, it was decided to change the plans of the depot from a frame structure for one of concrete blocks. The proposition Mr. Ives made was that he would manufacture blocks on the ground with one of his machines at the bare cost of the material and labor. The proposition met with the general manager's approval, and it was agreed to accept it. It was assured that the plans of the depot would be changed to conform to the new material to be used. The depot will be 190x50 feet, and will be an attractive structure. Located on East Morrison and First streets, it will be convenient to the Morrison-street bridge. A foundation of concrete or wood piles will be driven, and then the site will be filled up either by the Port of Portland dredge or by gravel hauled in by cars. It is estimated that the cost of the building under the new plans will be a little more than the frame structure would have cost, which was \$15,000.

Property-owners of Sellwood have declared, through the Sellwood Board of Trade, for the construction of a complete system of sewerage for that suburb. At present there are between 4000 and 5000 people in Sellwood. It is so located that it cannot be attached to the Brooklyn sewer district, and hence must be provided with an independent system, at a cost of not less

Stint yourself, as you think good, in other things; but don't scruple freedom in brightening home. Gay furniture and a brilliant garden are a sight day by day, and make life blither—Buxton

A HOMESITE MADE TO YOUR ORDER

Could you have been present when Nature first fashioned the abodes where men would one day live, with all the intelligence of the creative power, there is nothing you could have added to Irvington Park to make it a more desirable home place than it already is. From the standpoint of scenery, healthfulness, proximity to the activities of city life, intrinsic loveliness and every modern day convenience, you are challenged, friend, to point to a more ideal place. If it is rest you seek; if it is quietude; if it is the solitude of the trees; if it is a place where up-to-date building is going on, where neighbors are kind, agreeable and intelligent; all, everything that makes for a comfortable, peaceable and modest place to spend the home hours, Irvington Park acknowledges no competitor. It awaits the man with the home spirit. The bounty of Nature modestly bows to the approach of a man who will make of her beautiful shrubbery a trim, neat lawn at little or no expense. If there is any one thing in which a man's extravagance can be justified, it is in making his home what he honestly believes it should be.



WHAT MORE THAN THIS COULD YOU ASK?

Graded streets as fast as men and money can build them; cement sidewalks as soon as we can get the streets graded; city water already piped to almost every part of the tract; streetcars to the shopping and business centers in 20 minutes; service every 7 minutes in the morning and every 10 minutes for the balance of the day; a 100-foot boulevard running through the entire property; a 14-foot alley through every block; The most excellent natural drainage; electric lights ready to connect, as well as the telephone; the butcher, the baker and the grocer ready to take your order; every lot ready for building; new earline to be built right to the center of the addition; a growth of natural foliage that is superior to the best that man could cultivate. Then add to all of these the fact that Irvington Park is at the crest of the watershed between the Willamette and Columbia Rivers, with an inspiring view of all the gigantic mountains for a hundred miles. The air is fresh and pure, the opportunities for child development unexcelled, and everything that mortal man could possibly wish for the place that his judgment tells him to settle upon and live restfully.

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NEW RESIDENCE OF G. HEITKEMPER, AT EAST ELEVENTH AND WEIDLER STREETS, ERRECTED AT A COST OF \$5000.

water" district. It is to be noted, however, that as soon as the smaller houses are vacated they are promptly taken by firms which do not require as much room as those going up town. This is taken as another evidence of the constant demand for business property.

Good Demand in Southeast.

A quarter block in Nashville, a prosperous settlement on the Mount Scott Railway, covered with buildings, has been sold by Whiting & Rountree, for \$10,000. There is no abatement in building activity in this suburb along the Mount Scott Railway. Sales of lots for the home-builder are daily made here.

Charles M. Keep sold to Amanda Swatt south 60 feet of lot 23, block 1, on the Mount Scott line, for \$3000. This is in the growing town of Lents.

Sales of residence lots all through the southeastern district are numerous and erection of homes goes forward in like order.

the residence of W. B. Reynolds, located in Hawthorne Addition, for \$3000. A. G. Rushlight has sold to Mrs. Emma A. Freytag a quarter block at the northeast corner of East Tenth and East Caruthers streets for \$700. This property is in Stephens Addition. A. M. Lull sold to Lewis Propp a house and lot on East Ninth near East Sherman street, Stephens Addition, for \$3400. On East Thirteenth and Morrison streets a residence and three lots were purchased by Leonora F. Nowlin from Westmire for \$3800.

Carrie Stevens Turner and J. M. Turner have sold to Sallie R. Price lots 3 and 4, block 23, Center Addition, for \$3500. At the High School Addition, E. E. Miller sold to F. E. Baker lots 12 and 13, block 2, for \$2300.

In Stephens Addition, J. S. Foss sold to Martha M. Taylor lot 8, block 115, for \$5000.

E. C. Brooke sold to James W. Armstrong lot 9, block 16, for \$4000. The property consists of a house and lot

"We'd make a million if we had that bay and peninsula in Southern California"

This is from a Los Angeles man, who has seen Venice, Coronado Beach and the other resorts of the Southland make thousands for the early property-owners.

HE IS ENVIOUS OF BAYOCEAN PARK

You are on the ground. Like others, you have probably waited for the railroad to open up the wonderful Tillamook Bay country. Nobody now doubts the railroad.

You have the opportunity now. Other people will make good use of it if you do not.

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