

MORE BUYERS IN REALTY MARKET

Increased Demand for Inside Property, While the Small Holdings Remain Active.

CROP MONEY IN EVIDENCE

Millions Received by Farmers, Resulting in Considerable Buying Here and Movement Will Become Still More Marked.

Unusual depression in the Eastern stock market has had no noticeable effect on property building activity in Portland. While local sales continue to be chiefly of residence lots and other comparatively low-valued property, there is an increase in the number of negotiations for inside realty. The large number of sales is resulting in keeping the transfers up to a high mark and the total real estate business for the present year will far surpass that of any other year in the history of the city.



RESIDENCE OF G. FRIEWALD, EAST FIFTEENTH AND SCHUYLER STREETS.

On the Perkins Hotel was closed by Adam Muehler, representing the Star Brewing Company, of Vancouver. The monthly rental will be \$2500 for the first two years and \$3000 for the remainder of the period. Mr. Muehler expects to spend about \$50,000 in modernizing the building. The property is owned by Z. S. Spaulding, of Honolulu, and considerable delay in closing the lease was necessary while the papers were submitted to Mr. Spaulding.

LADD BUYS AT WILLSBURG

SECURES ONE LARGE TRACT FOR \$46,520.

Other Transfers Also Indicate That He Has Purchased All of Will's Donation Claim.

HOUSES OF CONCRETE BLOCKS

Several Portlanders Experiment With New Building Material.

Dwellings of concrete are springing up in different portions of the city. A concrete residence for Mr. Parrish, of Parlieth & Thompson, is being built at Piedmont and will cost \$3500. Architect Faber has prepared plans for this.

The past week has been the very best of the season," declared D. B. Mackle, of the Commercial Investment Company. "The people of the state are now realizing millions of dollars in the heavy crops and this money is beginning to show up in the Portland market. Well to do people throughout the state have found that Portland property is safe and profitable and those who are not closely in touch with the market would be surprised at the extent to which these people are coming here to buy. At the later this movement will be still more in evidence.

"There is sure to be a good market here throughout the winter and I believe that from this time on the dealing in inside lots will be more marked. Just at present there are indications of this and both outside and local investors are in the market for business property, of which only a small amount is being placed on sale."

Dealers believe that much good will be accomplished by the real estate exchange that is to be organized by the Portland Realty Board. A committee appointed for this purpose some time ago has been formulating the details and will present its report at a special meeting soon to be called. It is planned to secure an office in a central location and have it in charge of some one not actually engaged in the real estate business. Dealers will have an opportunity of listing properties held by them on sale and these lists will be open to members of the board. There will be a division of commission between the dealer furnishing the property and the one representing the buyer.

Fine New Hotel Certain. New hotel projects are frequently coming to light and the addition of these much needed improvements is one of the important factors of the building movement. The latest hotel definitely assured will be erected by Morgan, Sweet & Chapman and the Dietz-Mueller Company on the quarter-block at the northwest corner of Fourth and Alder streets. The property has been leased for a period of 30 years at a consideration understood to be in the neighborhood of \$1500 a month. The agreement requires the erection of a hotel costing at least \$150,000 and it is said that more than this amount will be spent. The property is owned by the Burke estate.

The building will probably be six stories high, although two more may be added. At present there are leases on the property extending to next Spring when the present buildings will be removed and construction begun. It is planned to have all the building material assembled when work starts so that construction can be expedited as much as possible.

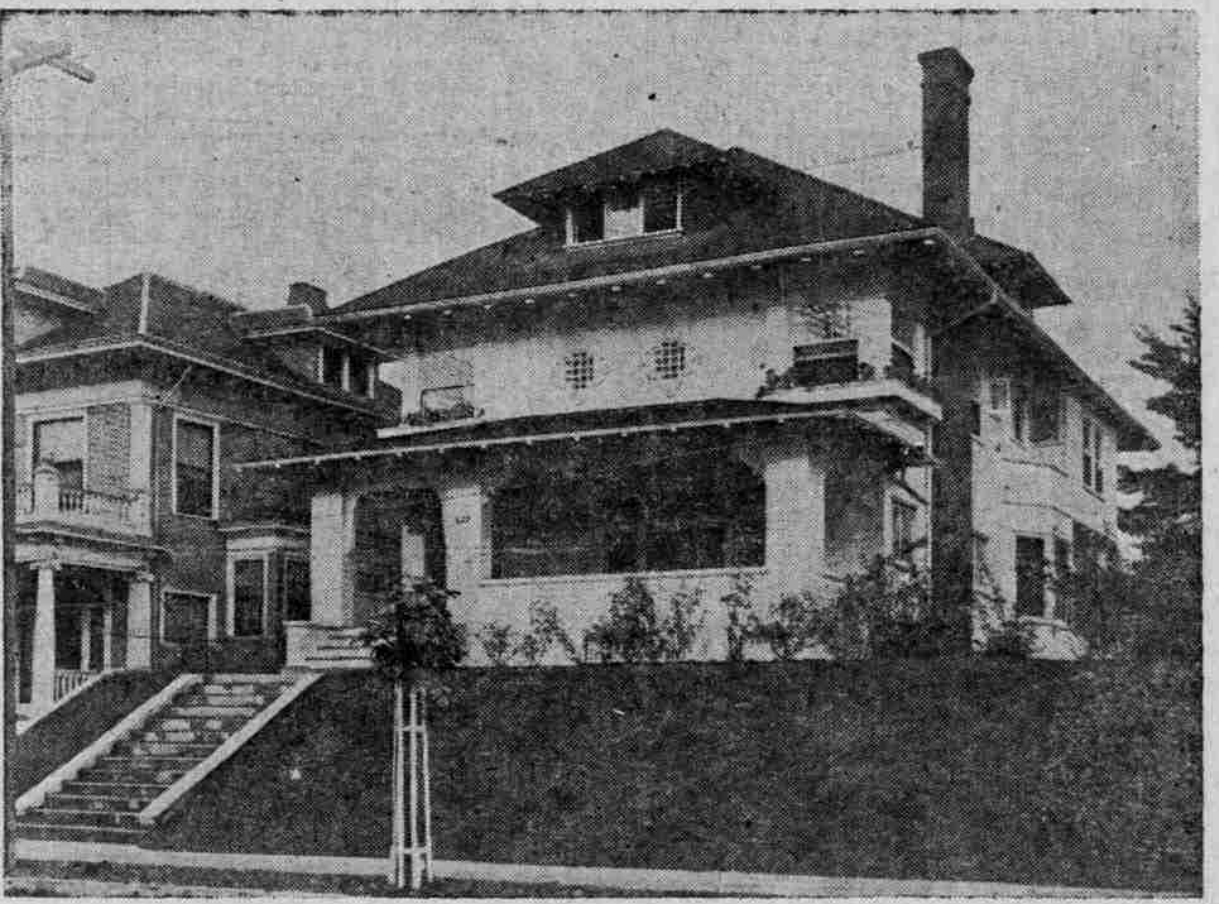
During the week the 14-year lease

W. M. Ladd has secured a deed to a large amount of land in the Wills donation land claim, near Willsburg, for \$46,520. The deed is dated June 5, 1907. Another parcel of 15 acres in the Wills donation land claim was transferred to W. M. Ladd for \$2500. Other transfers in this section at Willsburg indicate that the Ladd estate has secured all the Wills property. E. L.

bought by Fredenthal & Daly about a year ago for \$30,000. Increase in the value of real estate in that district is demonstrated in the steady advance in the value of the corner. The original purchasers retain the inside lot, unimproved, which they value at \$15,000.

A. B. Manley has sold to Carrie L. Ross 6x100 on the southeast corner of East Stark and East Twenty-seventh streets for \$3300. The lot is occupied by a modern residence. H. J. Pulfer has sold to Edward O'Neil a house and lot on East Thirty-fourth street and Hawthorne avenue for \$3500. Ellis G. Hughes has sold to Knut G. Lundstrom a quarter block on East Nineteenth street, near Thompson, for \$2500.

A warehouse site on East Washington and East Second streets was sold by E. J. Daly to a local investor for \$10,000. F. A. Knapp has sold to S. E. Smith lots 15 and 16, block 4, Sunnyside, for \$2300. In Albina Homestead Kate Goff has sold to Charles Nelson the west 33 feet of lot 9, block 23, for \$2500. A quarter block at the northeast corner



RESIDENCE OF F. J. ALEC MAYER, 625 EVERETT STREET.

residence. It will be built entirely of hollow concrete blocks, handsomely ornamented in special designs. Mrs. Ellen V. Beatty is having a residence erected of concrete on East Thirty-third street and Hawthorne avenue. It will cost \$6500. The foundation and basement walls are finished. There are several local companies making the hollow concrete blocks used in buildings. They make the blocks right on the ground. The use of this material has only commenced and the question of cost compared with other material is yet to be decided.

Thompson also transfers 33 acres on Johnson Creek to W. M. Ladd, the consideration named being \$1. Sale of the east half of lots 5 and 6, block 84, East Portland, for \$50,000, has just been completed. The property is at the northwest corner of Union avenue and East Morrison street, and is covered by a three-story frame building, every room of which is occupied. W. B. Walker bought this lot from the Portland Trust Company of Oregon for \$40,000, and now has sold it to the Western Oregon Trust Company for \$50,000. Mr. Walker bought only a short time ago. The quarter block on this corner was

of East Tenth and Caruthers streets, in Stephens' Addition, was bought by Mrs. Scott Railway to and beyond Lents. At Lents, Joseph Harness has purchased a corner lot in the Brock tract, and will shortly start work on a house that will cost \$1500. Mrs. Suetta Green purchased a half-acre and house at Stewart Station for \$2000. At this same place T. Brodeur bought a house and four lots for \$1800; Hazel King, house and lot, for \$1775.

Jacob Mitchell bought a house and lot in Laurelwood for \$1200; Mary Newcomb, house and lot in Laurelwood for \$1200, and near Stewart Station F. J. Noel purchased a house and lot for \$1250. J. Triggs has bought a lot near Laurelwood and has already started work on cottage. B. A. Tyler has the concrete foundation for a new residence completed in Brock's addition to Lents, and is waiting for the lumber. His home will cost \$2500.

AT WORK ON NEW WAREHOUSE

Blake-McFall Building Large Brick in Sullivan's Gulch.

A new warehouse and manufacturing district is being developed in Sullivan's Gulch east of East Sixteenth street. At East Twenty-fifth street and Holladay avenue, work has been started on the three-story brick warehouse for Blake-McFall, 100x200. It will stand on the south side of the O. R. & N. main line on a spur that has been laid to the site. Heavy excavation work was necessary at the rear part of the building stand where the bluff has been cut away.

This is the first warehouse to be built in this district. Two others similar to the one for Blake-McFall, are to be built in the same neighborhood. All these structures will be on the main line of the O. R. & N. Company. There is considerable acreage on both sides of the railway in Sullivan's Gulch that is suitable for warehouse purposes.

Eyes fitted to glasses, \$1, at Metzger's.

PROGRESS DUE TO WORK OF CLUBS

Improvement Organizations Big Factor in Upbuilding of the East Side.

GREAT AREA BEING FILLED

Miles of Hard-Surface Streets Being Laid and Consequent Increase in Values Also Due Largely to the Clubs.

Judge Munly in his address before the North East Side Improvement Association declared that more than \$1,000,000 had been added to the value of property in East Portland through the efforts of the pioneer push club of that section, and he pointed out wherein this had been brought about. He said that there had been a complete cleaning away of dilapidated blocks, the erection of new, modern business structures. Great fills are under way and the sloughs are disappearing. These improvements, he said, were largely due to improvement organizations.

The estimates of Judge Munly as to the amount that has been added to values in East Portland are extremely modest, as can be seen by consulting the books of the County Assessor. Not one, but several millions, have been added to property valuations in that portion of the city. Between the waterfront and East Tenth street the value of property has increased from 25 to 100 per cent in consequence of a class of improvements under way in that district. And yet this work has just been started.

Many Streets Being Filled.

The fills for which contracts have been let to the Pacific Bridge Company alone will occupy the energies of that company for more than two years to come. East Alder is to be filled, and work has been started in a small way. East Oak street is being filled between East Third and East Water streets. Good progress is being made on East Stark street, between Grand avenue and East Seventh street. When this embankment is completed, work will be started on East Sixth, between East Washington and East Oak streets, a distance of two blocks. East Washington will be filled between East Seventh and Eighth, and East Morrison will be filled, between East Seventh and Ninth streets.

In Brooklyn, East Ninth and East Sixth streets are to be filled as soon as the water of Stephen's Slough has been cared for. In Albina the ravine on Vancouver avenue, between Hancock and Broadway streets, will be filled. In Cook avenue ravine a street will be filled. These are all street fills and are outside of the larger contract for filling up the East Side warehouse district, which work will be started the first of the year.

Once under way the big dredger that will scoop up the bottom of the Willamette River will be in operation until all the low lands on the East Side have been filled. Filling of the streets has left the blocks below grade and these will all be filled up to the basement level. It will be an easy matter to run dump cars from the dock at East Water and East Belmont streets to any point required. The haul will be a short one compared with the one now made out to North Mount Taber.

Laying Hard Pavements.

Next in importance is the hard-surface pavement now being laid and in prospect. Grand and Union avenues are both being paved with this material. Grand avenue to Sullivan's Gulch and Union avenue to Holladay avenue. The paving of Grand avenue south from Belmont street will be undertaken next year when it will be improved to East Clay street. This class of pavement on Union avenue will stop at Holladay avenue at present, but it will be continued to Highland next year. Belmont street will be improved with crushed rock from East Water to East Tenth and thence on East Thirty-fifth with hard-surface pavement. East Morrison street will be improved with either stone blocks or hard-surface pavement.

Between East Water and East Eighth next year. By that time the embankment west of Union avenue will have settled sufficiently to make it safe to lay permanent pavement. In Irvington many blocks of expensive hard-surface improvements are being made. The streets of the Ladd tract south of Hawthorne avenue are also being improved.

SALES IN LENTS DISTRICT Many Homes Bought Along Mount Scott Railway. Residence sales are constantly being made in the district along the Mount Scott Railway to and beyond Lents. At Lents, Joseph Harness has purchased a corner lot in the Brock tract, and will shortly start work on a house that will cost \$1500. Mrs. Suetta Green purchased a half-acre and house at Stewart Station for \$2000. At this same place T. Brodeur bought a house and four lots for \$1800; Hazel King, house and lot, for \$1775.

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Around the World

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work of clearing the ground was begun. On the north side of the block the parish residence and hall stand. The paragon is being moved from the corner of East Pine and East Eleventh streets to the south side of the block into the court between the present church and the parochial schoolhouse.

the northeast corner of East Oak and East Eleventh streets, will be occupied until the new stone building is completed. The Federal parish has a big membership, over 1200, and the present church is not half big enough to accommodate them.

Building Another Flueless House. A. H. Faber, the architect, has sold his flueless house in Piedmont to Mrs. David Tretz for \$600. Mr. Faber intended this house for his own home, and has begun the erection of another house along the same lines on Almsworth and Mallory avenues. It will be a bungalow, 28x32 feet, containing seven rooms and will be built of vitrified slag from the smelter at Cawago. The bathroom will be one solid piece of rascolith, including the bathtub and shower bath. The cost of the house is estimated at \$600.

Flatiron Apartment House. Work has been started on the foundation of a three-story apartment-house on Larabee street, between Holladay avenue and Hasall street, for Mrs. C. M. Sherer. The cost will be \$25,000 and the building will be of brick. It is designed in the shape of a flatiron. C. E. Oberg is the contractor.

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