DULL MARKET IS NOT BORNE OUT

Records and Sales Keep Well Up to Past Months' Average.

DISCUSS NORTH END MOVE

Crusade May Result in Readjustment of Rental Values, but District Eventually Will Purify Itself-Acreage Wanted.

One of the leading realty men of Portland in referring to apparent quietness in the market for the past week remarked that it is characteristic of the American people to accept ex-

foundation. Continuing he said:
"Somebody started a report that the resity market would be duil until after realty market would be dull until after the Presidential election, and forthwith all who happened to have a dull day or two ascribed it to that cause. Now, to my mind there is no excuse for such a belief, and for two sufficient reasons. In the first place, the inference is that buyers fear the election of Bryan and that lower values would follow that event. I can see hardly a possibility of Mr. Bryan's election. In the next place, even if he were to be elected, I think no one would be so ignorant as to say the next Congress can be Democratic. What possible change in values could be effected by an executive of one party if the legislative body is composed of his opponents?

The fact of the matter is, there is no dullness in the Portland realty market that is not customary at this season of the year, election or no election. A reference to the daily record of transfers shows that the County Clerk's office has handled in the last week as many deeds for record as is usual to the season, and, in fact, the number of instruments filed is greater than in the same period last year."

Realty Transfers Keep Up.

The record to which reference is made is proved by an examination, for in five days of the past week there were 222 deeds filed for record, with a dully average in amounts filed of \$51,000. Nearly 50 transfers a day is about the average for the past few months, which conclusively disproves the assertion that "times are dull." In certain pourters the criticism is

months, which conclusively disproves the assertion that "times are dull."

In certain quarters the criticism is made that the presence of the tracks of the Southern Pacific on Fourth street is responsible for boilding back building operations on that street. Without prejudice, this matter was inquired into yesterday. D. S. Stearns is a dealer of years' standing. He was asked what he thought of the effect on building on that street by reason of the tracks. He said:

"I do not care to say that railroad tracks on Fourth street are desirable, by any means, but when it comes to asserting that building has been kept back on that account, my answer is to direct attention to what has been done in recent years. Beginning at Washington street, there are the Rothschild, Couch, Board of Trade, Heary (started), Pacific Paper and several other new structures built recently or are in process of construction. I know of home of the other buildings, such as the Chamber of Commerce, that seem to have gone back on account of the raitroad tracks, so that there must be another reason than the stoppage of building to account for the opposition to the tracks. One of the principal objections is the noise and smoke, for if a streetear line took the place of the steam line, everybody knows the street a streetcar line took the place of the steam line, everybody knows the street would be occupied by cars to a much greater extent than now."

Effect of "Moral Crusade."

Some difference of opinion exists among realty men as to the outcome of the "moral crusade" in the North End respecting values. It is chalmed by some owners of ground in that locality that if disreputable houses, saloons, dancehouses and like uses, to which many of the houses in the so-called real-light district are now but. which many of the houses in the so-called red-light district are now put, are forced to get out, there will be of necessity a readjustment of ground values, for the reason that these ten-ants pay a higher rental than is to be obtained from other tenants. Others, favorable to a wholesale removal of the denizens of the district, say that even before the present crusade be-gan reputable business was making steady and certain inroads on the dis-trict, and that in the course of a few

steady and certain inroads on the district, and that in the course of a few months it would purify itself.

That values would fall if the whole district of undesirables was with one fell swoop, made tenantiess, is believed by owners of ground occupied by that class of tenants, but others who own ground in the locality, not so occupied, advocate a complete riddance. E. W. Wemme said a short time ago that he lead an offer from a Seattle firm to wemme said a short time ago the had an offer from a Seattle firm to lease one of his corners in the tender-loin, with a modern building thereon, at a good rate. When a representative of the firm came to Portland and nd that the corner under consideration faced a disreputable quarter, he reported against the lease and Mr. Wemme abandoned the idea of putting up a big business building until the character of the locality changed.

Nearby Acreage Wanted.

In several offices virited last week it was reported that an unusual demand for acreage i the vicinity of Portland had continued for several weeks past. Inquiry was made for small pieces ranging from a few acres upward. It was said that these inquiries came from two widely separated supwards. quiries came from two widely separated sourcess—investors who figure on a good advance in values in the coming few months and from men of moderate means who want to secure little patches of ground on which they may build, and have some ground to cultivate for their own use.

One prominent realty man who has for years paid particular attention to

for years paid particular attention to
the handling of city property said yesterday that next year he intended to
go extensively into the handling of
suburban acceage, and for two reasons.
One is that he believes dealing in that
kind of realty is more certain to bring
in a regular revenue, and another is
that he had grown tired of depending
on the uncertainties attending intermittent sales inside. "If a man could
be sure," said he, "of making threeor four big deals in the course of a
few months, the commissions would
be satisfactory as a business. No man,
however, is certain to get these
chances, so I he e made up my mind
to go into something that may not in

Blaze Does for years paid particular attention to to go into something that may not in individual deals pay much, but with a continued line of trade will at the end of a year be found to pay handsome-

Said he; or some months I have closely observed the records of sales and find | ance.

TYPICAL HOUSES ON ONE EAST SIDE STREET



EMILY C. TOBEY, 16TH BET. BRAZEE & KNOTT

that the sellers of lots and tracts in the suburbs clearly have had the best of us who spent our time trying to handle only inside property."

New Sections Opened.

From what can be learned, there is a growing demand for these little tracts situated along the lines of the newly-opened lines of traffic, as well as along the older lines. The Salem electric line, especially since the extensions into new territory; the Southern Pacific; the O. R. & N.; the P. R. L. & P.; the projected Mount Hood; the projected United line down the river, and the opening of the North Bank road, all contribute to bring into the market desirable tracts within the market desirable tracts within short distances of the city that are attracting increasing attention.

The general tone of the market is steady. No particular locality of the city shows retrogression as to values,

while recent sales announced indicate that values are showing an upward tendency. The sale of a quarter block up Washington street, referred to elsewhere, shows the strength of prices in that part of town, and this strength is not confined to that par-ticular district.

Candy Factory for East Side.

Plans are being drawn for a two-story brick, 50x100, to be erected on East Sixth street, between East Davis and Couch street, by Lewis & Lewis, to be used as a candy factory. The building will be put up in the Spring. The cost will be about \$18,000.

German Steamers Collide.

HAMBURG, Oct. 16.—The German steamers Pretoria and Nippon have been in collision in the fog off Scheveninges.
Thirteen of the Nipponi's crew, including the captain, were drowned. The Pretoria was not damaged. The Pretoria belongs to the Hamburg-American Line, and left New York, September 28,

Blaze Does \$50,000 Damage.

JACKSON, Miss., Oct. 10.—Fire early today destroyed the Ben Hart corner at Vale and Pacacola streets. Five adjoining hulldings, the property of Mrs. George Carlyle, of Dallas, Tex., were gutted. Less \$60,000, partially covered by insur-

CIVIL ENGINEER SOUNDS NOTE OF WARNING.

Three Structures Over Willamette Pronounced to Be Carrying Excess Tonnage Provided For.

That both Burnside and Morrison bridges are being overloaded by the growing traffic, is the opinion exressed by Harry Stutsman, an engi pressed by Harry Stutsman, an engineer, who has given the matter consideration. He says that the Burnside bridge was built to carry 500 pounds to the square foot, but that at present it is carrying loads constantly that aggregate 1500 pounds a square foot.

Travel over the Burnside bridge is very heavy at times. On Morrison bridge the congestion is not yet quite so great but it is growing. This engiso great, but it is growing. This engineer made the remark in the way of

warning: "Portland is already in a serious con "Portland is already in a serious condition so far as bridges across the Willamette River are concerned. We may have to go back to ferries. The Madison bridge is worn out and may go down before it can be replaced. Burnside bridge is carrying three times the traffic it was built to carry and the Morrison bridge is aiready being heavily loaded. The railroad bridge is nearly gone, and yet carries heavy loads every day. I am informed that as high as six sets of plans for a new one to replace the railroad bridge have been drawn, and that there is a chance that it may not have a double deck for the public.

the public. "It would be the part of wisdom for the push clubs to keep close watch on the movement to rebuild the railroad the movement to rebuild the rairoad bridge, for an attempt may be made to cut out the double deck. It is well known that the Harriman companies would prefer to cut out the double deck and may do it. With a great increase of population on the East Side and with the tremendous traffic over all the bridges practically at all times of the day, it can be seen that the city will soon face the problem of increas-

ing the facilities of crossing the river, either by means of more bridges or by subways.

subways.

"Anyone who will take the trouble to watch the Morrison and Burnside bridges during the busy times of the day will get some idea of the tremendous traffic those structures now carry."

CLEARING SUBURBAN LAND

Vicinity of Cleone Soon to Come Into Market.

More than 100 acres of brush land is being cleared near Cleons on the O. R. & N. railroad by the different owners. Mr. Fisher is clearing 40 acres, and has a large gang of men at work. He will engage largely in the cultivation of walengage largely in the cularyation of muts. There is another 20-acre tract nearby which is being cleared by Japanese laborers, besides any number of smaller tracts ranging from ten acres upward. These tracts were bought the upward. These tracts were bought the early part of the year at a comparatively low price, but the present owners would not sell for double what they paid. There is a report that a sale has been made of a 15-acre tract on the Reams road, southeast of Lookout Mountain, to Portland and Spokane men, and the price mentioned ranges as high as \$50,000, but the sale has been kept quiet.

Within a year practically all the land

the sale has been kept quiet.

Within a year practically all the land between Montavilla and Rockwood will be cleared and placed under cultivation. Most of it has passed into the hands of new owners the past year and a half, who find their investment promising.

Nob Hill Property Sold.

The seven-room house and lot located on the west side of Twenty-first street on the west side of Twenty-first street, between Glisan and Hoyt streets, formerly owned by J. Marks, has been sold to Charles M. Meredith for 1400. The five-room residence of Mrs. L. Dougherty, located on the south side of Lovejoy between Twenty-second and Twenty-third streets, has been sold to W. A. Robbins, for \$4300. These sales were made by Martin J. Higley.

A pamphlet recently issued by Andrew south of the Zambesi. There are SI differsouth of the Zambesi. There are SI different missionary organizations at work, administering to over 10.000,000 people. The student volunteer movement in South Africa has put 8s young missionaries in the said since 1896.

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TWELFTH AND WASHINGTON BRINGS \$135,000.

Scott Brooke Buys Quarter Block With Intention of Erecting Modern Business Structure.

One of the most important deals in inside property consummated for several weeks was that of the southwest corner of Tweitth and Washington streets, just announced. The sale was of 100x100 feet, on which a frame building now stands, devoted to stores and rooms, though the building counts but slightly in the purchase. The figure announced is \$135,000, which is in excess of sales recently made in that vicinity.

vicinity.

Among realty dealers who are conversant with the trend of affairs in the extension of the business requirements of Portland it is said that poorly improved holdings in upper Washington street must of necessity give way to make room for more substantial buildings that will return a revenue commensurate with the value of the ground.

Frank Klernan, associated with Mr. Brooke, says that the intention is to improve with a modern structure, probably to start in the coming Spring. Just what character of building is to be erected is not definitely announced

at present. The former owner of the corner is Mrs. Rachel Morris.

Among Mr. Brooke's holdings in Portland is the Lumber Exchange building, at the corner of Second and Stark, which some months ago was Stark, which some months ago was reported as having been sold by him. This report was found to be without any foundation whatever, the owner saying in reply to an inquiry that the investment was satisfactory in every particular and that he had not the slightest intention of parting with the

property.

He is also interested with the estate of Henry W. Goode in the corner of orth and Yambill, formerly occupied by Wells-Fargo Express Company.

DENIES JOCKEY'S CHARGE

Belmont Says He Did Not Assault J. H. Freit.

NEW YORK, Oct. 10. - That August Beimont shook him by the collar and called him "a d-d little jackass" be-cause he failed to tip his hat to the financier horseman by whom he was employed as a stable boy was the statement made yesterday by John H. Freit, a jockey. Freit was testifying in the suit for \$100,000 damages which he instituted against Mr. Belmont for publication of a blacklisting paragraph in the Racing Calendar on his leaving Mr. Belmont's

"Did you shake this boy just because he does not tip his hat to you?" Mr. Belmont was asked by his counsel, Mr.

"No." replied Mr. Belmont.
"Did you call the boy a 'd-d little jack

"Did you call the boy a 'd-d little jack-ass?"
"No," answered the witness. "I did not post Freit," continued Mr. Belmont.
"The posting was done by Mr. Ryland, my trainer, but with my sanction as a member of the Jockey Club. I did not sanction the posting because of malice against the boy. It was done to carry out a well-understood rule of the Jockey Club. Then, too, I thought that Johnny's case was such a flagrant one that he ought to be posted."

POLICE ARREST PRIEST

Missouri Churchman Charge of Insanity.

ST. JOSEPH, Mc., Oct. 19.-Clothed in

"CALIFORNIA BUNGALOWS"

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deavoring to solve his predicament, the Rev. Father Daniel Pembroke, former priest of St. Patrick's parish of Maryville, Mo., spent last night in a cell at the central police station here. He is held for investigation as to his sanity. His arrest was at the instigation of Bishop Maurice T. Burke, of the St. Joseph diocese. Bishop Burke says that by right it is still his. He furthermore states that he has a case pending more states that he has a case pending the three priest on the grounds of immorality and general unfitness.

Pembroke says that he was never legally discharged from his parish, and that by right it is still his. He furthermore states that he has a case pending in the ecclesiastical courts at Rome against Bishop Burke, wherein he brings counter-charges against the bishop and a suit for \$20,000 back salary and damages in the amount of \$30,000. deavoring to solve his predictment, the
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His arrest was at the instigation of
Bishop Maurice T. Burke, of the St.
Joseph diocese. Bishop Burke says that
Pembroke has been annoying him for 10
or 12 years.

According to the story told, both by Blahop Burke and Father Pembroke last Pembroke's parish was taken from him about 11 years ago.

ages in the amount of \$80,000

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