

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 explanation of conditions with little real foundation. Continuing he said:

"Somebody started a report that the 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 or 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, this 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 daily average in amounts filed of \$51,900. 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 quarters the criticism is made that the presence of the tracks of the Southern Pacific on Fourth street is responsible for holding 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 Rothchild, Couch, Board of Trade, Henry (started), Pacific Paper and several other new structures built recently or are in process of construction. I know of none of the other buildings, such as the Chamber of Commerce, that seem to have gone back on account of the railroad 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 smog for idleness in the noise and smog 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 West End respecting values. It is claimed 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 red-light district are now put, are forced to get out, there will be necessarily a readjustment of ground values, for the reason that these tenants pay a higher rental than is to be obtained from other tenants. Others, favorable to a wholesale removal of the demerits of the district, say that even before the present crusade began reputable business was making 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 undesirable was with one fell swoop, made a complete quarter, he owners of ground occupied by that class of tenants, but others who own ground in the locality, not so occupied, advocate a complete readjustment. Wempe said a short time ago that he had an offer from a Seattle firm to lease one of his corners in the tenderloin, with a modern building to be erected at a good rate. When a representative of the firm came to Portland and found that the corner under consideration faced a disreputable quarter, he reported against the lease and Mr. Wempe abandoned the idea of putting up a big business building until the character of the locality changed.

Nearly Acreage Wanted.

In several offices visited last week it was reported that an unusual demand for acreage in the vicinity of Portland had continued for several weeks past. Inquiry was made for small pieces ranging from a few acres in a regular revenue, and another in that he had grown tired of depending on the uncertainties attending intermittent sales inside. "If a man could be sure," he said, "of making three or 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 have made up my mind 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 handsomely." Said he:

Blaze Does \$50,000 Damage.

JACKSON, Miss., Oct. 10.—Fire early today destroyed the Ben Hart corner at Vale and Pasacoola streets. Five adjoining buildings, the property of Mrs. George Carley, of Dallas, Tex., were gutted, loss \$50,000, partially covered by insurance.

TYPICAL HOUSES ON ONE EAST SIDE STREET



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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."

TALKS OF BRIDGE PROBLEM

CIVIL ENGINEER SOUNDS NOTE OF WARNING.

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

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. 10.—The German steamers Pretoria and Nippon have been in collision in the fog off Scheveningen. Thirteen of the Nippon's crew, including the captain, were drowned. The Pretoria belongs to the Hamburg-American Line, and left New York, September 28, for Hamburg.

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"For some months I have closely observed the records of sales and find

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NEW PRICE SET UPTOWN

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 Twelfth 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.

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 Kiernan, 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 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. Cooke in the corner of Fourth and Yamhill, 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 Belmont shook him by the collar and called him "a d-d little jackass" because 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 employ.

"Did you shake this boy just because he does not tip his hat to you?" Mr. Belmont was asked by his counsel, Mr. Rand. "No," replied Mr. Belmont. "Did you call the boy a 'd-d little jackass'?" "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."

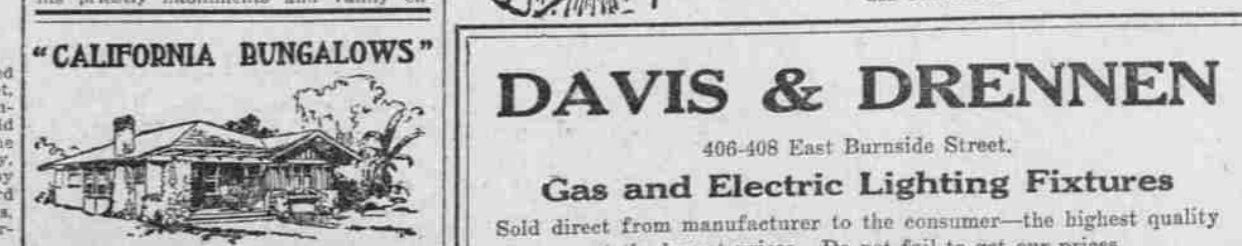
POLICE ARREST PRIEST

Hold Missouri Churchman on Charge of Insanity.

ST. JOSEPH, Mo., Oct. 10.—Clothed in his priestly habiliments and vainly endeavoring 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 Pembroke has been annoying him for 10 or 12 years.

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

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