

# PROPERTY SALES UP TO AVERAGE

### Lots for Dwellings in East Side Suburbs Active During Week.

## SOME INSIDE DEALS MADE

### Building Operations Promise to Continue Heavy for Months—Another Ten-Story Structure Decided Upon by Lewis Estate.

Average of realty transfers for the past week ran over normal for the time of year, but eliminating two or three deeds that are several months' old, the week's record shows well up into \$60,000 a day.

By far the larger number of transfers were for lots in suburban tracts, an indication that sales of these lots keep up even to a greater degree than agents had any reason to expect. There are several new tracts on the market at the present time, in widely separated districts, but most sales are of lots on the eastern and northern borders of the East Side.

Agents offering lots in the neighborhood of the Lower Peninsula say investments in that part of the city are being made by outside people as well as local buyers, who intend to build at once. Nearly every realty man in Portland has commissions from these outside buyers to take up property without much regard to location, the fact being recognized that values here offer investors chances not found in other cities of the country.

### Acres in Good Demand.

Acres along the lines of new roads leading into Portland continues to attract the attention of real estate men, this being especially true of nearby tracts on the Salem electric line. Yesterday a deal was closed for another farm on this line, about ten miles out, which is to be platted before Spring and put on the market. Numbers of five to fifteen-acre pieces are inquired for where people of limited means may establish homes and have some ground for cultivation.

Several schemes are being worked out by companies to provide these small tracts, among them the company to be formed by the Portland Realty Board. Almost enough stock has been subscribed already in this company to assume its shares, and early in the year the plan is to be taken up vigorously and worked in connection with Oregon development associations. Railroads are to assist in bringing these small farm projects to the attention of Eastern buyers and the Board is confident the plan will work out to the advantage of the state and this locality in particular.

### Decides on Ten-Story Building.

The Lewis estate has concluded to build an eight or ten-story office building on its lot at the northeast corner of Fourth and Oak streets. The frame dwelling that occupied the corner has been moved back northward, leaving 4,000 feet vacant. Excavation has started and foundations will be put in at once. The estate now owns the Couch building, next the corner of Fourth and Washington, and a representative said yesterday that so many applicants are coming along for quarters in buildings of this character that probabilities are the new building will be of ten stories, though that fact has not yet been definitely decided. D. C. Lewis is drawing plans for the new building, which is to be of reinforced concrete.

Foundations for the Henry building at the southwest corner of Fourth and Oak are about completed. Mr. Henry has decided to erect a six-story office building on the site, though the foundations are heavy enough to carry additional stories. Work progresses favorably on the building for the Pacific Paper Company, corner of Fourth and Ankeny streets, on the third story. Deep red brick are used in the exterior walls.

The Rosenblatt Hotel, at Tenth and Alder, is receiving its last floor on the second story. Work on the building will be pushed along as rapidly as possible from now on, material having arrived in sufficient quantities to keep masons busy.

### Activity on Upper Washington.

Building operations at Twenty-third and King streets are rapidly changing the appearance of the new street, recently opened from Washington northward. Brick apartment-houses, flats and residences are springing up as if by magic, and by Spring the extension of King street will be built up on both sides.

The American Contractor, of Chicago, points out in its issue of October 16 that, from indications there will be an increased amount of building in the country over the previous year, and that, following this condition, there will be quite an advance in the price of building material. The paper says that a saving of from 10 to 20 per cent can be made by prospective builders by contracting for work at the present time.

### Record of Building Permits.

In the week ended Saturday there were 75 building permits issued, with estimated cost of \$150,345. On Saturday a permit was issued to A. P. Morse for the erection of a two-story brick barn at Ninth and Davis streets, to cost \$18,000. For the month to date there have been 215 permits issued, carrying \$422,075 in estimated cost. In all probability the month's total will fall short of September, though there are several large buildings under way for which only permits have been taken out for excavation and in some cases foundations. Among these are the Meier & Farnk Company, Henry, Wilcox Hotel, Fuller and Crane. In case these are ready to start walls before the end of the month, the total will come up to September. There is no falling off in the number of dwellings being put up, so that October will show about as many items as usual for the season.

### FILL IN EAST SIDE STREETS

### New Business Sites to Be Provided by Extensive Work.

The plan for filling up the streets and blocks between Union Avenue and East Water street, Hawthorne Avenue and East Oak street, is being worked out. The Pacific Bridge Company has a contract to do this matter. It is the intention to fill up most of the streets in this section first, and the company is work-

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ing along this plan, filling East Taylor, East Yamhill and East Third streets. On the latter streets the fill will be carried to East Oak street from Hawthorne Avenue. East Madison street also will be filled between Water street and Union Avenue. Property-owners prefer this method of filling streets, as it will permit them to take advantage of the bonding act for the improvements, which could not be done if the district were filled without regard to the streets. Filling of the blocks up to the basement level will then follow the street fill. However, some of the property-owners have entered into contracts to have their property filled at once. Among these are the Western Electric Company and Fisher, Thorsen & Co., who own half blocks each. With these lowlands and streets all filled up there will come a change in East Portland. Those fills will advance the value of every lot for a long distance east from the Willamette River, and will make a considerable portion of the property available for business purposes. It is believed the erection of such buildings as the one for Parlin & Orendoff and that of Devlin & Wallace on East Water and East First streets will be the beginning of building operations in this district. These structures are being built on filled streets. As the other streets to Union Avenue are filled the land will be available for similar purposes. North from Belmont, on the streets that have been filled, owners have already been more than compensated for their heavy outlay in the increased value of the property. Every sale made in this portion of the East Side shows an advance ranging from 50 to 100 per cent in the value of the property. Nothing can stop these fills now that they have been started. The time in which this big undertaking will take to complete is estimated at from five to ten years, probably the latter period being more nearly correct. Practically all the material used will be scooped from the Willamette River, al-

though a considerable amount of material is being used from the basements of buildings and from streets graded. **MILWAUKIE BUILDING NOTES** — New Sawmill Will Soon Be in Operation on Riverfront. Good progress is being made on the Hawley Pulp Sawmill at Milwaukie. A sidetrack from O. W. P. main line has been built to the site of the mill on the Willamette River, and in the course of a few months this plant will be in operation. It will be used to cut up timber for the Oregon City paper mill. The Mothers' and Teachers' Club has undertaken to kalsomine the rooms in the old portion of the Milwaukie school. As the district incurred heavy expense in erecting an addition, which cost \$18,000, the club has decided to assume the cost of repainting the old rooms. The home of J. W. Grasley, on Milwaukie Heights, has been completed. Mr. Grasley has named it Thendara. Plans have been prepared for the home of Mrs. Walter Gelsinsky, on Milwaukie Heights, and work will be started on the building in a short time. Seven cottages were added to the sanatorium in the past year. A push club has been organized in Milwaukie, with the following officers: President, W. H. Grasley; secretary, Oscar I. Olsen, formerly of the Woodstock Push Club. This club has been started to encourage better sidewalks and general improvements. **Erecting Factory Plant.** For the home of the East Portland Mill & Fixture Company, recently burned out on East Morrison and Seventh streets, and for the Portland Pulley Company, now located on East Water street, a large plant is being built on East Twenty-sixth street, in Sullivan's Gulch. The main building will be four stories and there will be several drydocks and lum-

ber sheds. The new plant will represent an expenditure of about \$50,000. **BUILD RESIDENCE FOR WOMEN** — Cornerstone to Be Laid for Unique Apartment-House. On Fourteenth and Market streets, at 2 o'clock this afternoon, will be laid the cornerstone of the first apartment-house to be erected in the United States for business and professional women. Dr. J. Whitcomb Broughton, Rev. J. D. Corby and Dr. Benjamin Young will assist at the ceremony and Miss Linn G. Richardson, president of the State Nurses' Association of Oregon, will lay the cornerstone, the address to be delivered this evening at the Taylor-street Church by the pastor, Dr. Benjamin Young. The public is invited to both the laying of the stone, at 2 o'clock, and to the address, at 7:30. **Report Two Sales on East Side.** Mail & Von Horstel report the following sales for the past week: Lot on Broadway and East Twenty-ninth streets, for the Mercantile Trust & Investment Company, to Ewaldine Pierce. It was bought for an investment. Lot in Harbor View Addition, on Benton street, from Mrs. Mary Ryan to W. H. Cole. Mr. Cole intends to improve the property. **Will Erect Modern Church.** Rev. W. T. Euster, the new pastor of the Sunnyside Methodist Church, who arrived the past week, comes to start a movement for the erection of a modern church building to replace the present one, which was erected about 15 years ago. The new edifice will probably cost about \$20,000. Three lots have already been secured. Prescriptions filled at Eysell's Pharmacy, 250 Morrison, bet. 4th and 5th.

# SUNFLOWER STATE GOES UP IN AIR

### Best Political Aviators Can't Say Where Kansas Will Land.

## CHANGES EVERY ELECTION

### Many Points in Favor of Leading Candidates, but Independence of Farmers Makes Result Doubtful—Cannon Is Unpopular.

TOPEKA, Kan., Oct. 16.—(Special.)—Kansas is up in the air politically and there isn't a campaign aviator in the state who knows to a certainty, or who can say with any degree of assurance, where it will land on election day. A great many voters appear not to have made up their minds definitely just how they will vote, and as a result Kansas hangs in the balance. Senator Chester I. Long says that Mr. Taft will carry the state by 25,000, but Mr. Long also predicted a little over two months ago that he would sweep Kansas in the Senatorial primary contest against Mr. Bristow. Mr. Bristow did the sweeping, so pass Mr. Long; his prophecies are not reliable. Mr. Bristow sees about 40,000 majority for Mr. Taft, but there is reason to believe that his vision is affected because he was successful in the Senatorial fight. Because he won, he thinks there is nothing to it but Republican victory now. Mr. Bristow sees double and then some, so that he, too, will have to be passed. The Democrats are just as confidently claiming the state for Mr. Bryan by 15,000 and upwards, which would mean that the Nebraskan would get a larger vote in Kansas than he did in 1906, when he carried the state. The Democrats are simply guessing, the same as the Republicans, only they are guessing victory for their own side. **Kansans Are Chameleons.** The uncertainty in Kansas arose largely from the fact that the average Kansan farmer is a political chameleon. He is likely to be a Populist one year, a Republican the next, and a Democrat the next. He thinks that his convictions are firmly fixed, and so do the politicians sometimes, but as a matter of fact they are very wobbly. He is swayed first to one side and then to another, and a popular issue is very likely to catch him. The desire for a change in existing conditions is always strong with him. It doesn't matter much what the existing conditions are. Four years ago Theodore Roosevelt got almost three times as many votes in Kansas as did A. B. Parker, his majority being 15,000. Two years later Governor Hoch, Republican, a man of sterling integrity and upright character, in fact the salt of the earth, running against ex-Senator Harris, once a Confederate soldier in a state where there are thousands of ex-Union soldiers, barely escaped defeat by 500 majority. This, too, when the total vote was almost as large as it was in the Presidential year, all of which shows that the Kansan voter is changeable. Some call this political instability, while others class it as political instability, but whatever it is, it makes things uncertain in Kansas and keeps the politicians guessing. Newspaper men who traveled on Mr. Taft's special train declare that greater enthusiasm was shown for the candidate in Kansas than anywhere else. His reception all through the state was nearly as large as it was in the Republican argument. Mr. Bristow the radicals. The conservatives have got to support the ticket, there is nothing else for them to do; while, if the radicals had lost, they would have felt freer to knife the ticket and Mr. Taft would have suffered thereby. This is Republican argument. The Democrats say that Mr. Bristow's victory shows that the radicalism prevails in Kansas and that therefore the trend will be for Mr. Bryan rather than for Mr. Taft. It is upon the farmers that the Republicans must rely very largely. If they can hold enough farmers in line, Mr. Taft will carry the state. In the towns where there is any considerable labor vote Mr. Taft will be a loser. Union labor in Kansas is unquestionably against the Republican nominee, and largely it has been Republican heretofore. There is a large negro vote in Kansas, too, and Mr. Taft will lose a small percentage of that, which has been almost solidly Republican. W. T. Vernon, the colored registrar of the Treasury, a Kansas Negro of strength and accomplishments, is endeavoring to confine the loss to the

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smallest possible number, and without him the stump might be material. It is said that Mr. Taft will lose the votes of some of the old soldiers because of his Memorial day speech in New York, in which it has been made to appear by partisans that he referred to General Grant as a drunkard. All of these things will cut into the Republican majority. **Bank Guarantee Helps Bryan.** While these represent Mr. Taft's weakness in Kansas, Mr. Bryan's greatest strength lies in the guarantee plank in the Denver platform. When Mr. Bryan made his 1896 campaign the Kansas farmers were not much concerned about their bank deposits. They didn't have any money to worry about. Their trouble was over the mortgage on the farm. He offered them a panacea and they supported him. Today they have money in the banks, and he offers them a proposition to insure it for them, and they have swallowed it, hook, bait and sinker. So popular is the bank guarantee in Kansas that the Republicans were forced to adopt it in their state platform, although in a modified form from the Denver declaration. Democrats are playing on that string for all they are worth, and have it all their own way, for the Republicans are powerless to attack it. They are not making much headway with their tariff reform plank, for the Republicans work that, too, and honors are about even so far as meeting the demand for revision is concerned. As they understand it in Kansas, the Republican promise of revision means a reduction, and that is what Kansas wants. The Socialist vote is likely to prove a surprise in Kansas. It is certain to show a tremendous increase. Strange as it may seem, there are quite a number of farmers advocating the Debs doctrine. It is another "ism." In the state which was only a few years ago so rampant with populism, the very flower of the People's party, Thomas E. Watson, the Populist candidate, will make a most lamentable showing. Liberal estimates do not place his strength above 5,000. Mr. Bryan might carry the state and yet Mr. Stubbs, the Republican candidate for Governor, could win by a safe majority. Democrats are claiming two or three Congressional districts, but it is difficult to see how they are going to do so unless there is a landslide. Several of the Republican Congressmen, however, have been obliged to announce themselves as opposed to the re-election of Uncle Joe Cannon as Speaker in order to make themselves safe with their constituents. "Jocannism," as it is called, is not popular in Kansas.

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