

SALES WEAK BUT PLANS PROMISING

Big Structures in View Bid Fair to Establish Business Center.

HIGH BUILDINGS TO RISE

Two Corners of Fifth and Alder Streets to Lose Ancient Shacks. Smaller Merchants Are Encouraged at Prospects.

If judged by the sale of home sites, last week in the realty field was one of the dullest in the summer season, but measured by plans announced for the future and the transfer of 112 East Side lots down-to-date investment in the city are days of July were more encouraging than any other week of the usually dull period. The week was begun by a semi-announcement that O'Brien, Rose, and the Corbett estate would build a ten-story department store for Lipman, Wolfe & Co. on the west side of Fifth street from Alder to Washington. It was brought to a close by a positive declaration by J. B. Yeon, the capitalist, that a 16 or 18-story structure would be built by him on the northeast corner of Fifth and Alder streets before the expiration of many months.

With the new Meier-Frank building looming up with its ten white stories of steel at Sixth and Alder streets, the erection of two other store buildings a block below would undoubtedly, say business men, establish the commercial center of Portland within the confines of the district bounded by Washington, Morrison, Fifth and Sixth streets. Complete the huge improvements planned, they declare, and the movement to extend the business district west on Washington will be checked for all time. By the same reasoning it is averred that Fifth street from Washington to Morrison streets will be a Broadway toward which continual streams of traffic will trend.

That the two big buildings planned will harness the city's business center within the present business district is believed religiously by the smaller merchants whose shops border the sites of the proposed improvements. A month ago some of these were inclined to look for locations further west, but the same reasoning is now being used to encourage them to stay where they are.

In the sale of the Buckman property, comprising 112 lots, the East Side was the largest sale recorded in the month. While the names of the purchasers of this big holding are withheld, it is announced by Mall & Van Borstel that they are active investors and will make extensive improvements before many weeks pass. The sale of this property disposes of the last vacant tract in Central East Portland.

While sales were comparatively few throughout the week, the city in a way compensated for the lack of sales by many street improvements and passing resolutions ordering the installation of sewers in many districts. Among the street improvements authorized by the City Council were the following:

East Tenth street, from Emerson to Durham avenue; Ninth street, from Jefferson to Salmon street; East Thirtieth street, from Broadway to Tillamook street; Broadway, from East Twenty-fourth to East Thirtieth streets; Pettygrove street, from Fifteenth to Twenty-fifth streets; Irving street, from Eighteenth to Twenty-fourth streets; East Burnside street, from west to east lines of East Thirtieth street; Victoria avenue, from its junction with Thurman street to easterly line of Alexander avenue; East Burnside street, from west to east lines of East Thirtieth street; Victoria avenue, from its junction with Thurman street to easterly line of Alexander avenue; East Burnside street, from west to east lines of East Thirtieth street; Victoria avenue, from its junction with Thurman street to easterly line of Alexander avenue.

Plans were ordered prepared for sewers as follows: Karl street, from 100 feet east of Milwaukee street to sewer East Sixteenth street; Rhine street, from 100 feet east of line of Milwaukee street to sewer in East Sixteenth street; Bagart street, from East Twenty-eighth street to sewer in East Twentieth street; Rhine street, from Milwaukee street to sewer in Sixteenth street; Bismarck street, from Milwaukee street to sewer in East Sixteenth street.

Coupled with these improvements plans were ordered prepared for the installation of 36 water mains, which will be laid principally on the East Side.

E. J. Daly reports the sale of a lot 60x100 feet on the south side of Lovejoy street on the corner of Barker avenue for \$3600. This property was sold by the Barker estate to a Minnesota party, who will erect a handsome residence. The same firm sold a lot 60x100 on the north side of Lovejoy street, near Cornell road, for \$4250. This property was formerly owned by C. E. Wightman. A fine residence will be built on the site by the new owner.

The sale makes the holdings of the railway near the Albina shops amount to about \$250,000, other sites in the district having been bought by the railway recently. It is believed an intention to enlarge the carshops is behind the extensive transfers, but the railway officials are secretive as to their plans.

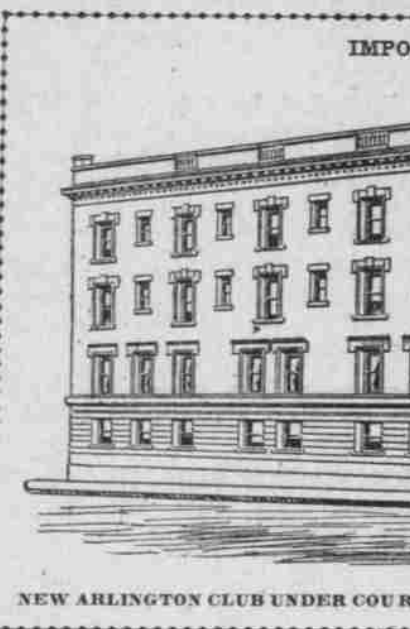
E. J. Daly reports the sale of a lot 60x100 feet on the north side of Washington street, between Trinity place and Twentieth, for \$27500. The property was owned by Mrs. Sophia Klosterman and Mrs. Mary Mayer. The purchaser was a Utah capitalist, who will proceed at once to erect a fine modern three or four-story brick building, with four stories on the ground floor and rooms above. The building is to cost about \$50,000. Mr. Daly has sold this property six times since 1906, when he sold it first for \$5500.

Plans for the erection of a building at Sixth and Burnside streets by Arat Bros. have been abandoned temporarily, it being their intention to defer building until next spring. At present the site is occupied by ancient shacks, which will be razed for the construction of a 10-story business structure. The property is 60x100 feet.

THEATER FUND NEEDS \$25,000

East Side Citizens Prepare Plans for a Showshop.

Success of the theater project for Central East Portland depends upon raising a fund of \$25,000 by citizens interested as a



NEW ARLINGTON CLUB UNDER COURSE OF CONSTRUCTION AT SALMON, WEST PARK AND PARK STREETS.

guaranty that the rent will be paid on the building planned for some time to come. Tentative plans have been prepared for a showshop building to be erected on East Oak street and Grand avenue, adjoining the Morgan building. Probably at the next meeting of the East Side Business Men's Club the proposition will be considered. C. A. Bigelow, the president, contends that a good theater will do much toward upbuilding a business center, and that it will pay to make a strong effort to erect a playhouse.

NEW DISTRICT TO OPEN

HAWTHORNE AVENUE TRACT WILL BE SUBDIVIDED.

Eastern Investors Seek East Side Site for Big Building—Owner Considers.

A new district, bounded by Hawthorne avenue, East Harrison street, the Ladd tract and East Thirtieth street, will be planned soon. Owners of the property are the Hawthorne estate, Mrs. I. S. Bickerton, Robert Krohn, Miss Maude Kenworthy, Dr. G. M. Wells, the Staton estate and several others. The streets will be opened and two thoroughfares will be opened through the Walter Burrell property to Hawthorne avenue. While a new district, it is considered one of the most unplatted territories on the East Side.

For several days Eastern investors have been negotiating with Mrs. Jacob Deekenbeck, owner of the quarter block on the southwest corner of East Morrison street and Grand avenue, to purchase or secure a long lease on the property, with a view of erecting a business building there. It is understood that Mrs. Deekenbeck will sell the property, but may lease it. It is said if a 20-year lease is given, the investors plan to erect a seven or eight-story building. The quarter block is considered one of the most valuable sites on the East Side, and the buildings which occupy it bring in a rental of \$1000 a month.

A new seal rookery has been discovered on a heretofore uncharted island to the northward of the Russian gulf of Salween. The island secured a fortune in skins before he told his secret.

STEEL UP IN WEEK

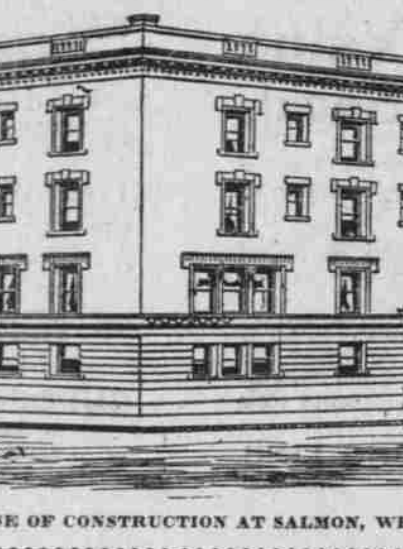
Olds, Wortman & King Building to Be Ready by February.

HENRY EDIFICE COMPLETE

Meter & Frank Structure to Be Occupied in 30 Days—Y. M. C. A.'s Home Being Rushed. Dealers Plan Outing.

Within another seven days the steel structure of the new Olds, Wortman & King building, occupying the full block bounded by West Park, Alder, Tenth and Morrison streets, will be in place, and the department store is scheduled to be ready for occupancy by the first day of next February. To date, the Trustee Company of Portland, which is erecting the building, has not been a

IMPOSING BUILDING IS RISING RAPIDLY.



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day behind in construction, and Olds, Wortman & King have arranged their inventory date early in February, that their stock may be removed to the new store after being counted in the old establishment. By August 8 the steel part of the building will be complete, and work on the interior and exterior construction will be begun.

Another few days' work on the Henry building, at Fourth and Oak, will place it in readiness for tenants. The exterior of the building is now in the hands of a large force of cleaners, and save for a few pieces of scaffolding, the structure presents a finished appearance.

The Lewis building, at the northeast corner of Fourth and Oak streets, is being completed rapidly, forms for the roof supports now being put in place. This structure will be ready for occupancy in the Fall.

In 30 days the new Meier & Frank building will be complete to the finest detail, and the fourth story of the structure is already being stocked from the older building. The six elevator cages are in working order, and openings have been made in the walls of the adjoining department store to give access to the new building.

Presenting a complete appearance, the new Y. M. C. A. building, at Sixth and Taylor streets, is finished sufficiently to permit occupancy of a portion of the structure this week. Steps have already been taken to vacate the old Y. M. C. A. headquarters by degrees, and in less than three months it is believed the new home of the association will be in use from basement to roof.

Other buildings being completed rapidly are the Homeopathic Hospital, at East Third and Multnomah streets; the new Imperial Hotel annex, at Seventh and Stark streets; the Blake-McFall building, at Fourth and Ankeny streets; the Jefferson High School, in North Albina; the Williams-avenue school, on Knott street and Rodney avenue; the nine-story building known as the Electric building, being erected by the Portland Railway, Light & Power Company, at Seventh and Alder streets, and the new St. Vincent's Hospital annex, which has reached the fifth story.

All of August will be recreation time for members of the Portland Realty

Board and their families, and the site-sellers having arranged to camp on a hillside near the City Park. The outing will not interfere with the prosecution of business by the realty dealers, as they intend to serve their patrons as usual, the camp retreat to be sought by them after office hours. A cook and assistants will be engaged to make the outing as enjoyable as possible by expunging all camp drudgery.

One of the important sales of last week transferred the home of J. N. Dyer, in Irvington, to Mrs. Ada B. Newell, who paid \$6000 for the property, on which stands a seven-room house. The sale was made by Holmes & Menefee.

Paul C. Bates, of Portland, last week purchased Rim Rock Springs, a few miles west of Lamont, from Colonel Smith. The price paid is said to have been \$20,000.

HOOD RIVER TRACT BOUGHT

Ben Riesland and H. J. Miller Purchase 500 Acres.

Ben Riesland and Harlan J. Miller have closed a deal whereby they have acquired possession of the finest unimproved tract of apple land in the Hood River Valley. The property was owned by the Oregon Lumber Company and consists of a logged-off slope of 300 acres. It is located between the east and west forks of the Hood River. It

is protected from all cold winter winds by a high cliff on the north and west and also by a high mountain on the east. The elevation is 1000 feet above sea level.

The Mount Hood Railroad runs through the tract, and the station of Dea is about three quarters of a mile from its north boundary. It is the intention of the present owners to promote a company for the purpose of taking over the tract and improving the same with high-class apples, and then placing it on the market in ten-acre tracts.

FORESTS HARBOR OUTLAWS

Cariboo District Believed to Be Infested by Fugitives.

VICTORIA, B. C. July 31.—(Special.)—The report is received from St. Joseph Mission that a Chilcotin Indian was recently held up near there by two roughly clad men who relieved the redskin of his rifle and ammunition and commanded him to "beat it, and beat it quick." The theory is advanced that the robbers were two of the party so industriously searched for by the police for complicity in the hold-up of the Canadian Pacific train in the vicinity of Duxie.

An endeavor is being made to trace the perpetrators of this latest outrage, but the prospect of success in this is far from rosy. The recent capture of Benton, the notorious half-breed murderer, who had been at large for nearly a year in the Chilcotin country, shows that the Cariboo district offers many opportunities for the safe concealment of fugitives from justice who keep to its remoter sections.

MARRIAGES ON DECREASE

New Washington Law Sends Many Couples to Other States to Wed.

SPOKANE, July 31.—Only 78 marriage licenses were issued in Spokane County this month. In July, 1908, there were 136 and 172 in July, 1907. The new state law requiring applicants to furnish medical certificates is held to be the sole cause of the decrease. Dozens of Spokane brides and grooms crossed the state boundary this month and were married at Coeur d'Alene, Idaho.

DAILY REPORTS TWO SALES.

E. J. Daly reports the following sales: A lot 60x100 feet on the north side of Lovejoy street, near Cornell road, for \$4250, which was owned by C. E. Wightman; also 90x26 feet on the south side of Lovejoy street, corner Barker avenue, for \$3500, owned by the Barker estate, the smart English woman is holding up the

NEW HOME RUSHED

Arlington Club May Be Finished by End of Year.

ROOF TO BE SQUASH COURT

Three Upper Stories Are Reserved for 57 Bedrooms—Billiard Parlors on First Floor—Colonial Style Followed.

Planned on colonial lines, the new Arlington Club, one of the most imposing of Portland's recent edifices, is being rushed to completion, and if scarcity of brick does not forestall the contractors the building will be ready for occupancy by the end of the year. Facing on Salmon street, the building will occupy the entire site bounded by Salmon, West Park and Park streets, which is considered an ideal spot for a club home, the din of traffic being slight and the elevation assuring a magnificent view.

Standing out as a feature of the new Arlington Club, the roof topping its four stories will be a squash-racquet court, where the club members may engage in the outdoor game termed "a cross between handball and tennis." In providing this roof convenience the Arlington Club follows the example set by the most exclusive clubs of the United States.

The basement of the structure is laid out to provide boiler space as well as rooms for the storage of trunks and servants' quarters. Its floor is of concrete, and despite its position is almost airy and light as the upper structure.

On the ground floor magnificently finished billiard-room, card-room, a private cafe and a dining-room, as well as a most modern lavatory system, will be located.

PLANS FOR CLUB ACCEPTED

Sellwood Commercial Club Will Go Ahead With Building.

At the meeting of the Sellwood Commercial Club, Friday night, after extended discussion, the general plans of the proposed clubhouse, submitted by Walter Adams, Peter Hume and Dr. H. C. Fickert, committee, were accepted, and the committee instructed to have specifications prepared. The clubhouse will be in the style of a bungalow, 40x30 feet, with full basement. On the main floor there will be an office and cloakroom 11x19 feet, billiard hall 19x26; reading-room, 12x35; smoking and cardroom, 12x14. There was some discussion about the basement, but it was decided that it would be necessary to have a full basement for a banquet hall and gymnasium, fuel and furnace-room. The total cost of the clubhouse is estimated at \$2000, and with the lot and furniture the cost will be \$2500. The lot has been secured on Umatilla avenue, near East Thirtieth street.

Enthusiastic talks were made at the meeting by D. M. Donagh, R. S. Stearns, Peter Hume, W. H. Morehouse, J. K. Kercheval, Walter Adams and others. It was decided to push the matter of subscriptions to the stock of the club. Of the amount required, \$2000 had been subscribed by Friday night. In order to cover the suburb, the following committee was appointed to call on every citizen: E. W. Edwards, D. M. Donagh, J. F. Kercheval, H. C. Fickert, John W. Campbell, Al French, Walter Adams, M. D. Jamison, W. H. Morehouse, T. B. Turley, and President R. S. Stearns. W. C. Crozier prepared the tentative plans for the clubhouse. It is desired to provide a gymnasium in the basement of the building for the benefit of the young men of Sellwood.

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JONESMORE SITES SELL

FIFTEEN ATTRACTIVE HOMES ADORN DISTRICT.

Basement of Hotel at Kenton Near Completion—Church Foundation Is Finished.

Many sales have been made recently in the Jonesmore tract in Montavilla. L. A. Harr purchased lot 12, block 25, and lot 13, block 26, for \$2000. He will erect buildings on both sites. J. Anderson sold his six-room bungalow in this addition to J. Lupold for \$2000. The seven-room home of C. C. Adams has been sold to P. W. Hunt for \$3000. Mr. Hunt also bought a lot adjoining for \$800. In this tract 15 attractive homes have been built at an average cost of \$1500 each.

Smith & Hogland bought six lots in Irvington Park Addition as an investment. They paid \$125 a lot for the property.

The Dyer Manufacturing Company is completing the basement of a hotel, 80x100 feet, which will be erected at Kenton, on the Peninsula, by the Kenwood Land Company. It will be the most pretentious building at Kenton. The same company is reroofing the cement block residences of Dr. Killingsworth and Mr. Patterson at Kenton.

It is announced that a manufacturer of gasoline engines will erect a factory in Kenton. Another company is looking over the district with a view of erecting a plant there.

The concrete foundation for the new First Universalist Church on Broadway and East Twenty-fourth street is nearly finished, and work on the superstructure will be started next month. The edifice will cost about \$15,000.

The Richard-Byrne Company has sold lots 1, 2, 3, 4 and 5, in block 2, Irvingdale Addition, for \$250 each to local investors, who have been shown for residences to be built on the sites.

H. L. Camp & Co. will erect a two-story residence for W. A. Deming on Hancock street, between East Twenty-third and East Twenty-fourth streets, to cost \$3500.

The H. P. Palmer-Jones Company has sold 50x100 feet on East Nineteenth and Everett streets to A. P. Sprague for \$300. The lot is occupied by a seven-room cottage.

Goodrich, King & Goodrich are preparing plans for a two-story eight-room residence on Williams avenue for Dr. Chambers to cost \$4000. The firm is also drawing plans for a home for Mr. Erwin on East Thirtieth and Bruce streets to cost \$3500.

Demand for acreage on the Base Line road continues. The sale of a single acre to Mrs. J. Bates, near Rockwood, for \$250, was made the past week. Mrs. Marie Brockway purchased two and a half acres near Rockwood for \$400 an acre. She will improve the property.

Plans are being prepared for a \$3000 bungalow to be erected at Oak Grove for J. L. Ray, near the station of the Oregon City electric railway.

M. W. Parelius, who purchased the fractional lot on East Third street, last week for \$6500, will erect a modern business building on the site. A frame structure erected over 30 years ago now stands on the property.

Biography of Mrs. Fannie Hubbard.

Mrs. Fannie C. Hubbard, who died at Seaside, July 18, was born in Wayne County, N. Y., July 16, 1843. In December, 1860, she was united in marriage to C. T. Hubbard, the family moving to Michigan in 1864, residing there until 1889, when they came West, living in Seattle two years, then moving to Portland. In 1896, they moved to Seaside, where they resided until the time of Mrs. Hubbard's death. Mrs. Hubbard was a Christian worker from girlhood. She organized the first Sunday School in Seaside and held song services Sunday evenings, at which she read Talmage's sermons, until such time as a church organization was founded. Mrs. Hubbard is survived by her husband.

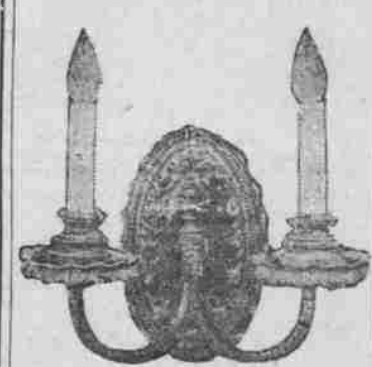
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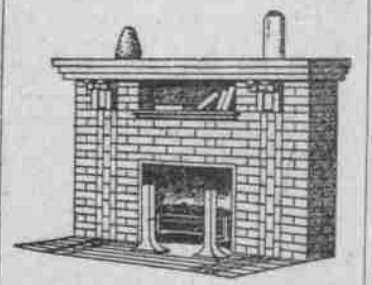
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