

VISITORS INDEX OF LIVELY FALL

Strange Names in Realty
Transfers Show Tourists
Are Lot Buyers.

\$111,000 DEAL IS CLOSED

W. B. Streeter and B. Gildner Secure
18 Acres on Portland Heights.
Banker Buys Washington-
Street Building Site.

Strangers, every hotel crowded with them, lodging-houses accommodating many and more and more being the guests of residents, were the main incentive in the realty market last week. Dealers, the small and the great, asserting presence of the visitors in Portland foreboded a most busy fall. And sales intimated the fall rush predicted had already begun for many names in the week's transfers cannot as yet be found in Portland's directory. But visitors were not the only site buyers. Two momentous sales of Portland Heights property being all but consummated, examination of the abstracts deferring record of the deals.

Forming a striking example of the benefit derived by the environments of a new structure not only after but in advance of its construction, the ancient frame building situated diagonally across the street from the New Heilig on Seventh and Taylor streets, was removed last week. While the removal of this shack had been discussed before actual work had begun on the showshop site, it was not decided upon until the axes of workmen began the demolition of the frame shacks the theater will replace. And pointing to further improvements in view of the near-theater property, it has been indefinitely announced that a four-story brick building will be erected there when the New Heilig is completed.

With two deals in Portland Heights property on the table and the sale of 18 acres in that locality consummated, the hilly district in the southwestern portion of the city occupied the most prominent place in the record of transfers last week. Negotiated three weeks ago, the sale of 18 acres extending from the old castle on the Robertson property to Melinda avenue on the north and to upper Johnson street on the east, was completed yesterday, seven deeds conveying the property to W. B. Streeter and B. Gildner for \$111,000. In part the sale was made through the agency of R. E. Kasey.

Affording a magnificent view from the east, north and south, this property is regarded as the best view site in Portland and, adding to this selling attribute, within a few months it will be in touch with the extension of the Washington-street railway system. Overlooked by Inspiration Point, the property is admirably located for expensive residences and the new owners announce their restriction list will permit the erection of only costly homes in keeping with the location of the site directly across from the City Park. They also announce that the property, crude as it stands, will be turned over to landscape gardeners for transformation into a sward entwined by hard-surface streets. The tract will be put on the market in the near future.

Timothy Kinney, banker and stock-raiser, of Rock Springs, Wyo., has purchased a lot on the north side of Washington street, between Trinity and Twentieth streets, 100x100 feet, for \$17,000. He is to erect immediately a four or six-story modern brick building, which has been leased for ten years by a local builder. The deal was handled by E. J. Daly.

Another important sale recorded last week was the transfer of the southeast corner of Second and Everett streets by the Pacific Metal Works to A. J. Pease for \$24,000. In a month the premises will be abandoned by the metal works, which will occupy the new two-story building at the northwest corner of Park and Everett streets. The Oregon Brass Works will move into the vacated building at Second and Everett streets after adding another story to the brick structure.

Among the East Side sales last week was the transfer of the home of David Chambers at Cleveland avenue and Sumner street to R. H. Thompson for \$500. Mr. Thompson will occupy the residence when the new home of Mr. Chambers in Piedmont is completed.

Among the foremost sales of farm lands negotiated by a Portland firm last week was the transfer of a 20-acre ranch, three miles west of The Dalles, to J. H. H. a visitor from the East. The sale was made through the agency of Land & Hilly for \$10,000. The ranch is improved, under cultivation and possesses a large orchard in full bearing.

Since the recent announcement of co-operative platting planned for Ladd's addition on the ridge to East Twenty-eighth street and from Hawthorne avenue south to East Harrison street, there have been many other improvements planned. A petition has just been signed by the majority of the property-owners urging the laying of hard-surface pavement on East Harrison street, from Ladd's Addition to East Thirtieth street. No specified pavement is stipulated, but it is proposed to have the improvement awarded to the lowest bidder. Property-owners forming the East Harrison-Street Improvement Club have also come to an agreement concerning building limitations.

M. O. Collins, agent for the Ladd estate, owner of several blocks on the crest of the ridge alongside the Duwamish man, states it is the intention of the estate to put in every improvement this fall. These will include gas and water mains and hard-surface pavements. Other property-owners in the vicinity who will improve their holdings include R. A. Proudfoot, Dr. G. M. Wells, W. J. Guy, John West, Mrs. I. S. Bickerton, Mrs. H. Krohn, Miss Maud Kenworthy and T. J. Armstrong. Judge Gantenbein, whose property extends to East Harrison street, has been foremost in the campaign favoring hard-surface pavement for the district.

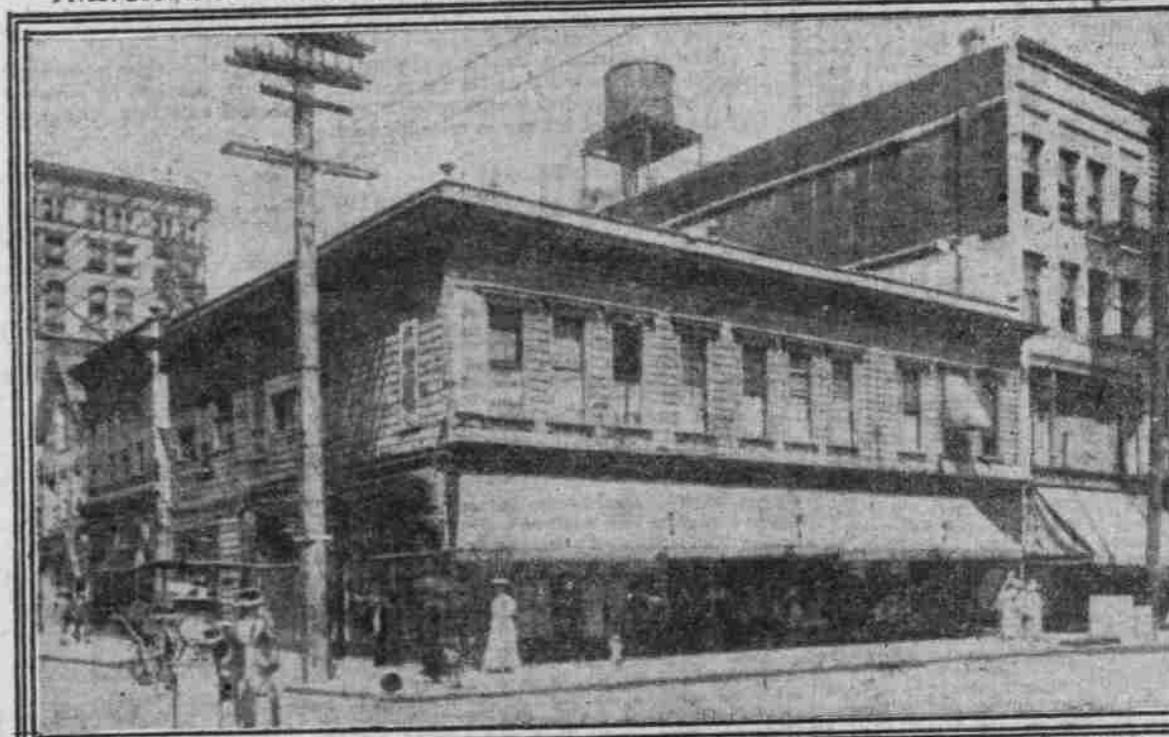
Among the petitions for street improvements granted last week by the City Council were the following:

Sounding greater improvement plans for the East Side, a lot owned by the Ladd Estate at Seventh and Belmont streets, was transferred to the New York Bakery last week, the price paid being \$13,000. The site occupies a quarter block and in a few months will be occupied by a four-story brick building which will be made a headquarters for the New York Bakery & Confectionery.

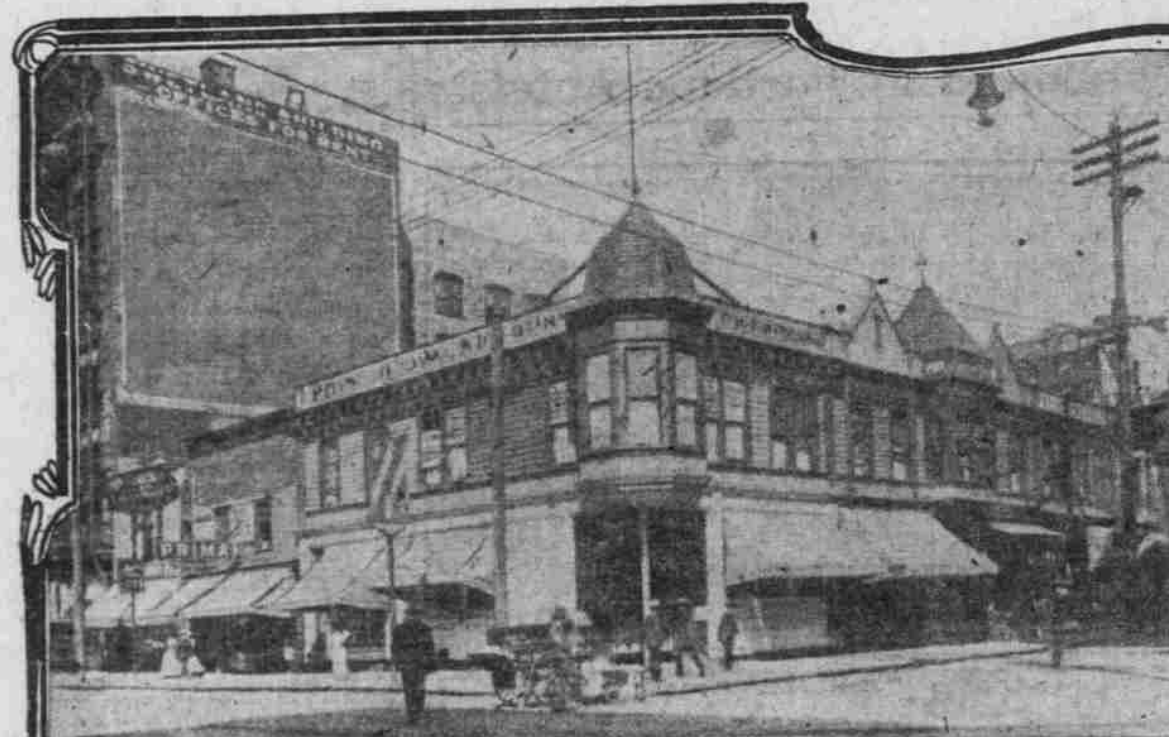
Shacks on Four Corners to Succumb to Progress



N.E. CORNER 7TH AND TAYLOR STS. NEW HEILIG SITE.



S.W. CORNER 5TH AND ALDER STS. LIPMAN, WOLFE & CO'S NEW STORE SITE.



N.E. CORNER 5TH AND ALDER STS. WHERE YEON BUILDING WILL RISE.

tionary. According to plans announced the bakery will occupy the entire building, reserving the ground floor for stores. The sale was made through the agency of C. B. Lucas.

WOODSTOCK ACTIVE, TOO

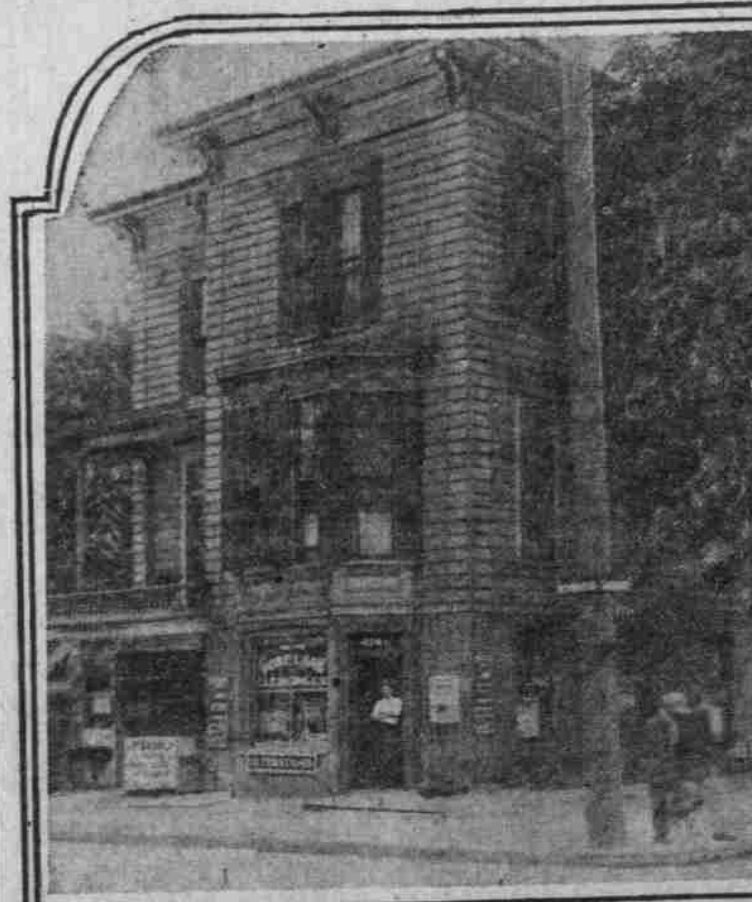
PUSH CLUB PLANS LIBRARY
FOR THE SUBURB.

One Hundred Homes Rise in Six
Months—Many Residences
Are Planned.

At Woodstock, one of the older suburbs on the East Side, steady progress is noted, many sales of residence lots having been made recently. The National Realty & Trust Co. is erecting two cottages near the corner of Lodge and Stewart streets to cost \$1400 and \$1800. George Ralson has broken ground on Beebe avenue and the Milwaukee road for a residence to cost \$1800. D. V. Fine is having plans drawn for a \$1300 residence. W. E. Wenz is erecting a seven-room bungalow on Carl and Prince streets to cost \$2500. J. D. Abbott has let a contract for a seven-room residence to be erected on Everett and King streets to cost \$2500. The Woodstock Push Club may erect a library on Rochester and Woodstock streets. It expects to start work when it contains a membership of 200. The proposed library will be a branch of the Portland Library Association.

A wide building district on elevated ground at Woodstock extends southward toward Johnson Creek and eastward toward Tremont Place. An effort is being made to secure a mail delivery for this locality.

Excellent homes have been built in Woodstock, especially along the hill overlooking the river to the west. The county has improved some of the road with crushed rock making it really better than many streets of the city. At Ivanhoe, an attractive suburb near Woodstock, a large number of fine homes have been erected. It is estimated that over 100 homes, costing from \$1000 to \$3000, have been erected in this district in the last six months.



S.E. COR. 14TH AND WASHINGTON STS. KOEHLER BLDG. SITE

been erected in this district in the last six months.

Erecting a Hotel.

The Kention Building & Construction Company has started on the erection of a three-story frame hotel building at the corner of Kilpatrick and Brandon streets, on the Peninsula. It will be 32x100 feet

and will contain 50 rooms. The hotel is being put up by a local contractor and will cost \$3000. It is the second hotel to be erected at Kention, the first being of concrete blocks.

There is an agreement among the keepers of first-class restaurants in New York City that the business would not pay, on the whole, now allowed, if it were not for the sale of alcoholic beverages.

OFFICE ZONE BUSY

Downtown District North of
Washington Flourishes.

HENRY BUILDING SHINES

Territory From Third Street to Sixth
Contains Only Few Shacks Now.

Other High Structures Are
Also Planned.

In improvements planned and office buildings constructed the district bounded by Washington street on the south and extending to Ash street on the north, between Third and Sixth streets, has probably shown greater progress than any other part of the city. This is particularly true from the point of office-building construction, six high structures having risen in a comparatively short period, three of which are included in the improvements of the last 12 months.

The Henry building, completed in the summer, will be thrown open to tenants in a month. The Lewis building, diagonally across the street, on Fourth and Oak streets, will be ready soon, and the Board of Trade building, also at this busy corner, is taxed on every floor to accommodate occupants of offices.

A feature of the district, which has been called the Wall street of Portland, is that the whole territory contains less than two blocks of shacks, and these are doomed to demolition to make way for improvements planned. The Wilcox property, at the northeast corner of Fourth and Pine streets, is embodied in improvements contemplated.

Excavation is completed for the Spalding building, to tower 12 stories high, at Third and Washington streets, and within a few months it is probable the two-story brick at Third, Fourth and Stark streets will be razed for the new eight-story Mallory building. Another improvement planned in the addition of two stories to the Chamber of Commerce building, which will make this structure the same height as the Board of Trade building adjoining. At the corner of Fourth and Ash streets the foundation of the new Blake-McFall building has been laid, and by December 1 this building, six stories high, will be ready for occupancy. The Wadhams building adjoining the Lumbermen's building on Fifth street is rising rapidly and is scheduled to be ready for tenants next month.

The Henry building, faced from ground to roof with white Tiffany brick, stands out as one of the most unique and modern structures of the district, its white and shining exterior being a relief from the red, yellow, drab and brown buildings in its environment. The Henry building is a type of itself in Portland, there being only one other building on the Pacific Coast similar to it in construction and material. The structure was modeled after the Ideal building in Denver, Colo., and the First National Bank building in Chicago, these structures and one of the same type in San Francisco being the principal United States. The brick edifice in Portland cost C. K. Henry \$82 per thousand for freight alone, the entire cost of the Henry building being estimated at \$150,000.

Among the comparatively new structures of the modern office building district are the Wells-Fargo building, Rothchild building, Board of Trade building, Lumbermen's building, Commercial Club building, Henry building and Lewis building.

SALE RUSH MAINTAINED

LADD ADDITION FOREMOST IN
WEEK'S RECORD.

Irrington Transfers Numerous.
Broadway Improvement Continues.
Gilham Tract Is Bought.

Sales on the East Side, mainly in the residence districts, continue to be active and in Albina considerable business property has changed hands. In the Ladd addition on Hawthorne avenue 43 lots, costing from \$1500 to \$2000, were sold during July, and in June 25 lots were sold. Most of the purchasers in this addition will build first-class homes, and it is estimated homes valued at \$200,000 have been erected or are under construction.

Recent purchases of Ladd Addition sites were: Dr. J. L. Fitzpatrick purchased two lots for \$1800; Rose Bridge secured two lots in block 10 for \$2000; J. D. Du-back bought a site in block 24 for \$1900; E. C. Goddard purchased two lots in block 21 for \$1600; G. H. Marshall paid \$3000 for two lots in the same block; J. W. Smith, of Eastern Oregon, bought two lots in block 17 for \$1700; E. D. Reed bought three lots in different portions of street. It is being extended north on East Twenty-fourth street, and the same pavement will be extended to East Thirtieth.

In the Irvington district many recent sales were made. Lots 1 and 2, block 24, were sold to Katherine L. McGrath for \$2000. Banker F. H. Johnson, of The Dalles, purchased lot 1 in block 10 for \$1600 and will erect a residence. John H. Harding, of Eugene, purchased lots 9 and 10, block 13, for \$2700, on which he will erect a home. All through the Irvington district, north of Thompson street, new homes are under construction. The improvement of streets northward is progressing. This is purely a hard-surface district and only first-class houses are being erected.

The Portland Railway, Light & Power Company is laying a double track on Broadway street to East Twenty-fourth street. It is part of the new system the company has planned for that portion of the city to connect with Broadway system. It will be extended north on East Twenty-fourth street to Fremont and back on East Twenty-second street, forming a loop. Broadway is being paved with hard-surface pavement, and the same pavement will be extended to East Thirtieth.

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John W. Gates says: "I left tooth marks in every one of the first thousand dollars I earned."

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Any man who sits still at this stage of development is bound to be a loser in the end.

DON'T DO IT.

Portland real estate is low today—it won't be in the future.

REALIZE THAT FACT—THEN ACT!

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BOARD OF TRADE BLDG.

"Bay State Paint"

THE ONLY PAINT MANUFACTURED
ON THE PACIFIC COAST COMPLYING
WITH THE EASTERN PURE PAINT
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FORMULA ON EVERY PACKAGE.

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IN PAINT

ty-seventh street. This will lead this pavement nearly to Rose City Park, and will form one of the finest streets in that portion of the city. Broadway is being filled between Union avenue and East Second street and the improvement may be completed this week.

One of the most important real estate transfers on the East Side last week was the sale of 21 acres by F. A. Jacobs to the Ridgmont Investment Company for \$25,000. The property lies north of the Jonesmore tract, near the Montavilla carline and is known as the Gilham tract. The new addition was platted several years ago, but not improved. Now its streets will be graded, sidewalks will be laid and pipes will be installed for Bull Run water.

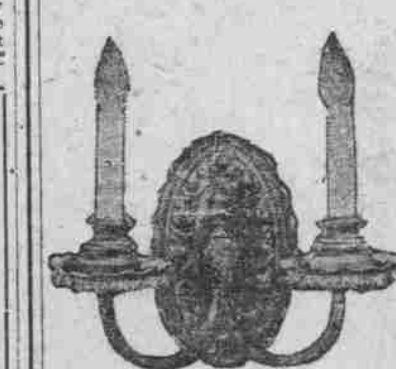
Some of the larger building contracts signed last week were as follows: First Universalist Church, Broadway and East Twenty-fourth street, E. M. Rasmussen, \$15,000; Phoenix Stone Company, dwelling, Almsworth avenue and Rodney avenue, H. S. Reid, \$3000; D. A. Grout, at Mount Tabor, dwelling, H. E. Wood, \$10,000.

The Ladd estate has sold to Andrew Bastasch lots 3 and 4, block 150, on the northeast corner of Belmont and East

Seventh streets, for \$15,000. The quarter is occupied by a frame building.

Lighting fixtures of the Cameron residence are being furnished by the M. J. Walsh Co. This is one of the finest residences in Irvington.

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