

QUIET PREVAILS IN REAL ESTATE

Midsummer Vacation Season Brings Lull Before Heavy Business Next Month.

BIG DEALS ARE NOT MANY

Most of Week's Transactions Small, With Some Larger Transfers Sandwiched In—Many Bargains Are Recorded.

Like the time-worn lull before the storm, was the quietness that prevailed in local real estate circles last week preparatory to the big rush of business which all signs indicate will come with the beginning of Fall. This quietness of the market is explained by the fact that the middle of Summer is always a light season; business men are away from the city on their vacations, and all important transactions are generally deferred until after the beginning of Fall. Taking this into consideration, however, the market is said to be remarkably active at this time.

Most of the week's sales were small ones, with two or three large transactions interspersed among them. There was more activity toward the end of the week than at the beginning. Several large deals were carried over into the coming week and will probably be consummated by then.

Acting for the Reed Institute, W. L. Morgan has let the contract for a two-story brick building on First street between Market and Mill, to cost \$12,000. Work of excavating the basement will be begun Monday. When completed the structure will be occupied by a furniture store. This building is on a quarter-block adjoining another quarter on which the Reed Institute already has an income-paying building. It will be remembered that when Mrs. Reed died several years ago, she left nearly all her estate for the foundation of a school, here to be known as the Reed Institute.

Mackie & Rountree report that sales have been quiet in the newly-opened Ladd tract during the past week. This tract has been unusually popular because of the fact that improvements included in the price of the lots, and because the finishing of the new Madison bridge will bring it within 10 or 15 minutes of the heart of the city. Among the sales made lately are the following: W. A. Carter, Dr. McCorkle, Martin Sattler, John Greider, Mrs. Emma Otis, Otto Metchan, Frank Metchan, M. Otten and Charles Stuart, one lot each; and E. B. White, two lots. Most of these persons are either building or will soon build handsome residences.

E. L. Pope, an Easterner, who recently bought a five-acre tract overlooking the Willamette River about three and one-half miles this side of Oregon City, is having the Spencer McCain Company prepare plans for a handsome rustic bungalow. The bungalow will be 32x40 feet in dimension, and will contain seven rooms, a reception hall and a sleeping porch. It will be sided with reseeded rustic, with buffet and mantle built in the walls. Heat will be provided. The bungalow will cost about \$2500. Mr. Pope intends to move into his new home with his family this Fall.

Through the firm of Chapin & Herlow, Captain Hoeford has just sold an 8-acre ranch near Washougal, Wash., to a buyer from Coaldale. The sale price was \$7000. Only a few months ago Captain Hoeford bought a ranch for \$6000.

A well-to-do New Yorker, whose new residence was recently completed, hit upon a novel plan for decorating the bathrooms, which are among the unique in this city might copy. In one of the bathrooms the floors and walls represent the bottom of the ocean. Marine plants and fishes are painted on a dark green background. In the other bathroom the beach at Atlantic City is represented, and among the crowd of bathers are the man and woman who were seen in a well-known artist, and the likenesses are good.

One of the most important sales of the week was that by the Ladd Estate to Deere & Company, the big pulp manufacturers of Moline, Ill., of the block bounded by East Stark street, East Third and East Second streets. The consideration has not been made public, but it is understood to have been more than \$100,000. One source puts it as high as \$200,000. This is undoubtedly one of the most valuable business blocks on the East Side. Manager Archer, of the Deere Company, says that no building will be erected there by his firm at once. In the future, however, he says that a large warehouse will be built. No plans for the structure have as yet been made.

Alfred L. Parkhurst and wife have sold a 20-acre tract on East Glean street to the Jacobs-Stone Company for \$140,000. The land will be platted as a high-class residence district, with beautiful streets and parked sidewalks.

Will F. Woodward, of Woodward, Clarke & Co., has purchased from Emil Eysell 50 by 100 feet on East Ninth and East Stark streets for \$9000. The lot is unimproved, and was purchased by Mr. Woodward as an investment. Properties in this vicinity have been rising in price lately. E. P. Mall & Co. made the sale.

The O. R. & N. Company has awarded the Northwest Steel Company the contract for furnishing material and erecting a steel water tank at Maegley Junction. The tank will have a capacity of 5000 barrels.

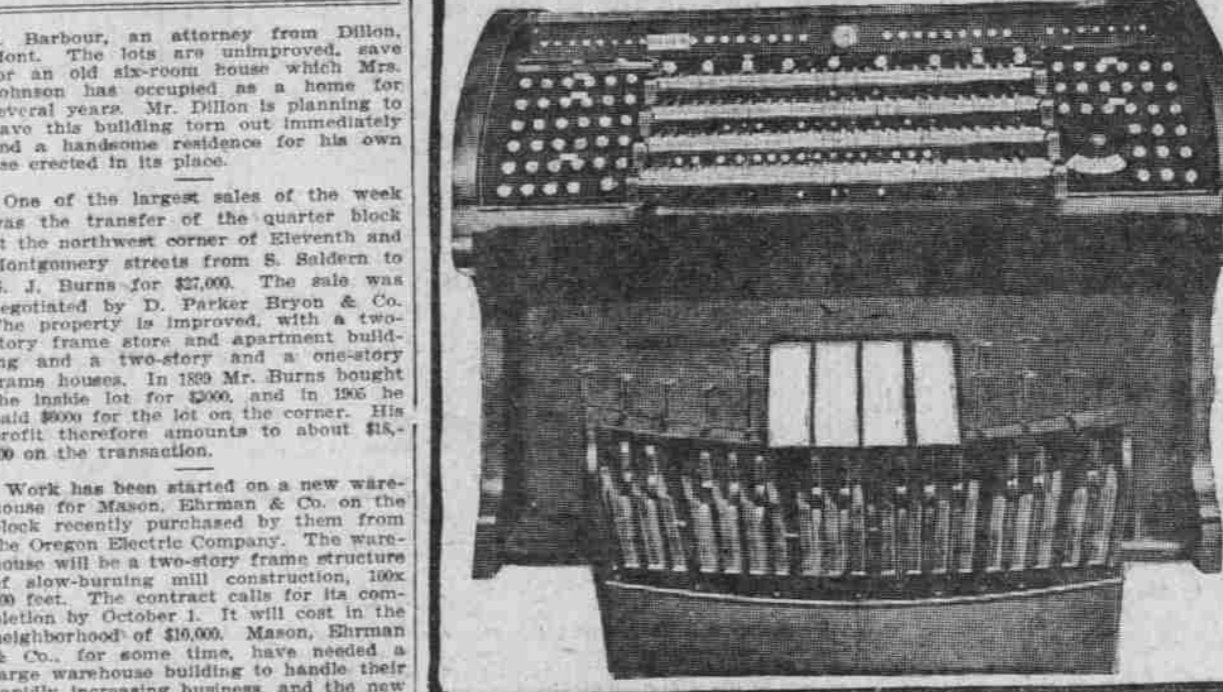
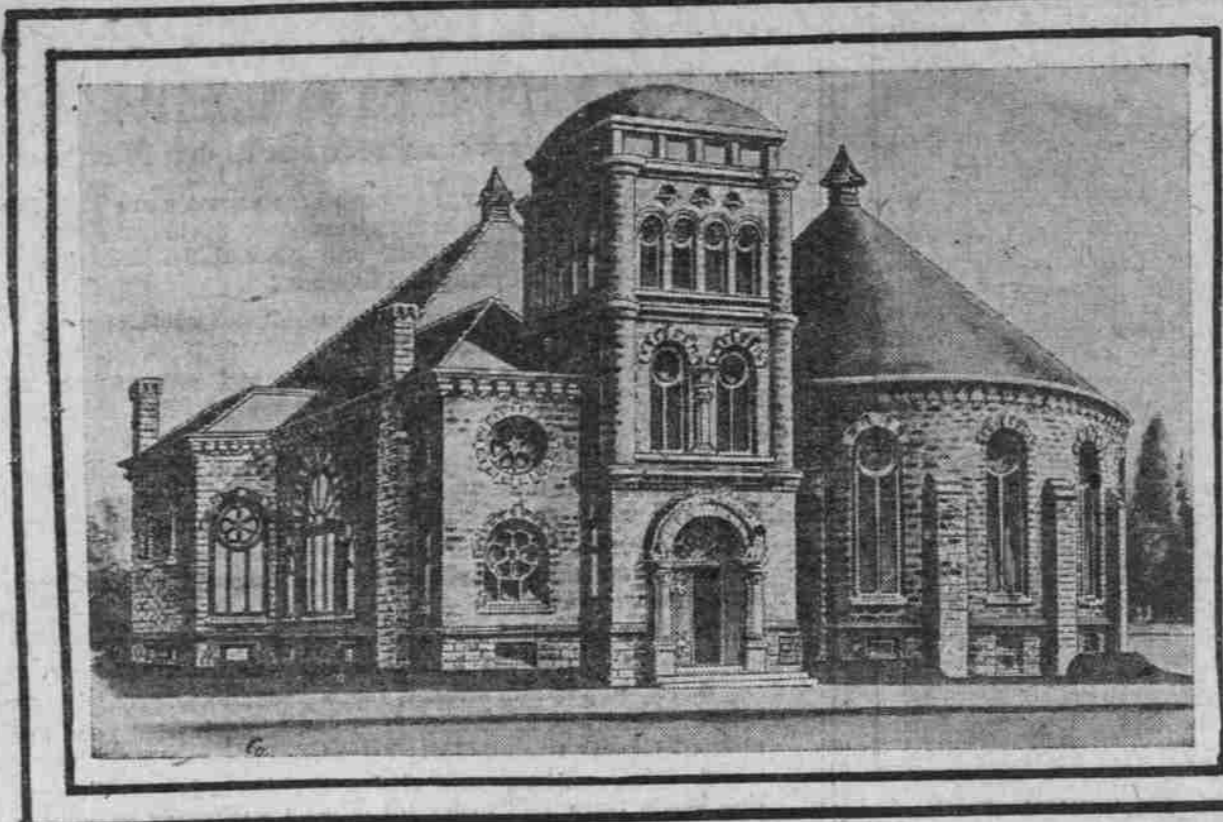
Contracts on the new Wheeler building at Twelfth, Stark and Burnside streets have been let by A. C. Ewart, architect. The building will be a three-story brick with a frontage of 95 feet on Stark street, 88 on Twelfth and 86 on Burnside. The first floor will contain 12 storerooms. While the two upper stories will have 18 rooms. The building will cost \$20,000.

Frank Underwood is having plans made for a seven-room bungalow, 30 feet in size on his property at the northeast corner of Prettymann avenue and East Morrison street. The bungalow will have an exterior chimney, a big pressed brick fireplace, built-in closets, buffets and library. It will cost about \$4000. P. A. Casiar, architect, is preparing the plans.

Work has been begun on the Keeler apartments at Fourteenth and Clay streets. The building will contain 27 suites of two and three rooms each, and will be of brick with pressed brick front. It will cost \$45,000.

Two lots on the south side of Lovjoy street, between Twelfth and Twenty-first streets, in Concha Addition, were sold last week by Mackie & Rountree, acting for Mrs. Edith A. Johnson, to W.

METHODIST EPISCOPAL CHURCH SOUTH, CORNER UNION AVENUE AND MULTNOMAH STREET, AND KEYBOARD OF NEW CHURCH ORGAN



S. Harbour, an attorney from Dillon, Mont. The lots are unimproved, save for an old six-room house which Mrs. Johnson has occupied as a home for several years. Mr. Dillon is planning to have this building torn out immediately and a handsome residence for his own use erected in its place.

One of the largest sales of the week was the transfer of the quarter block at the northwest corner of Eleventh and Montgomery streets from S. Saldern to G. J. Burns for \$27,000. The sale was negotiated by D. Parker Bryon & Co. The property is improved with a two-story frame store and apartment building and a two-story and a one-story frame houses. In 1909 Mr. Burns bought the inside lot for \$2000 and in 1905 he paid \$2000 for the lot on the corner. His profit therefore amounts to about \$15,000 on the transaction.

Work has been started on a new warehouse for Mason, Ehrman & Co. on the block recently purchased by them from the Oregon Electric Company. The warehouse will be a two-story frame structure of slow-burning mill construction, 100x100 feet. The contract calls for its completion by October 1. It will cost in the neighborhood of \$10,000. Mason, Ehrman & Co., for some time, have needed a large warehouse building to handle their rapidly increasing business, and the new structure will be used as the headquarters of their prune-packing plant. It will have capacity for about 125 cars of prunes, and has track connections with both the Southern Pacific and the Oregon Electric systems. H. M. Hoyle, contractor, is putting up the building.

The east half of Carabel Addition, on the Peninsula, has been purchased from Mrs. Mary V. Shelby by a company headed by Dr. E. N. Hutchinson, for \$15,000. The purchase is said to have been made as an investment. The tract includes about five acres, all told, and comprises all of blocks 5, 6, 7 and 8 of the addition. Preparations are being made to put up cottages on the lots, for sale or rental. The transaction was made through R. P. Bryan.

For \$4175 James G. McElroy has bought lots 15 and 16 in block 16, Kenilworth, from J. J. Johnson. A two-story 18-room house is on the ground. It will be remodelled by the new owner and used as a home.

C. K. Cochran, of 630 Corbett Building, reports the sale of one of the finest ranches in the Willamette Valley, formerly belonging to John Carmody, to Harry McCormick, of Portland, for \$55,000. This ranch is situated seven miles east of Eugene and consists of 77 acres. The purchase price was paid in cash.

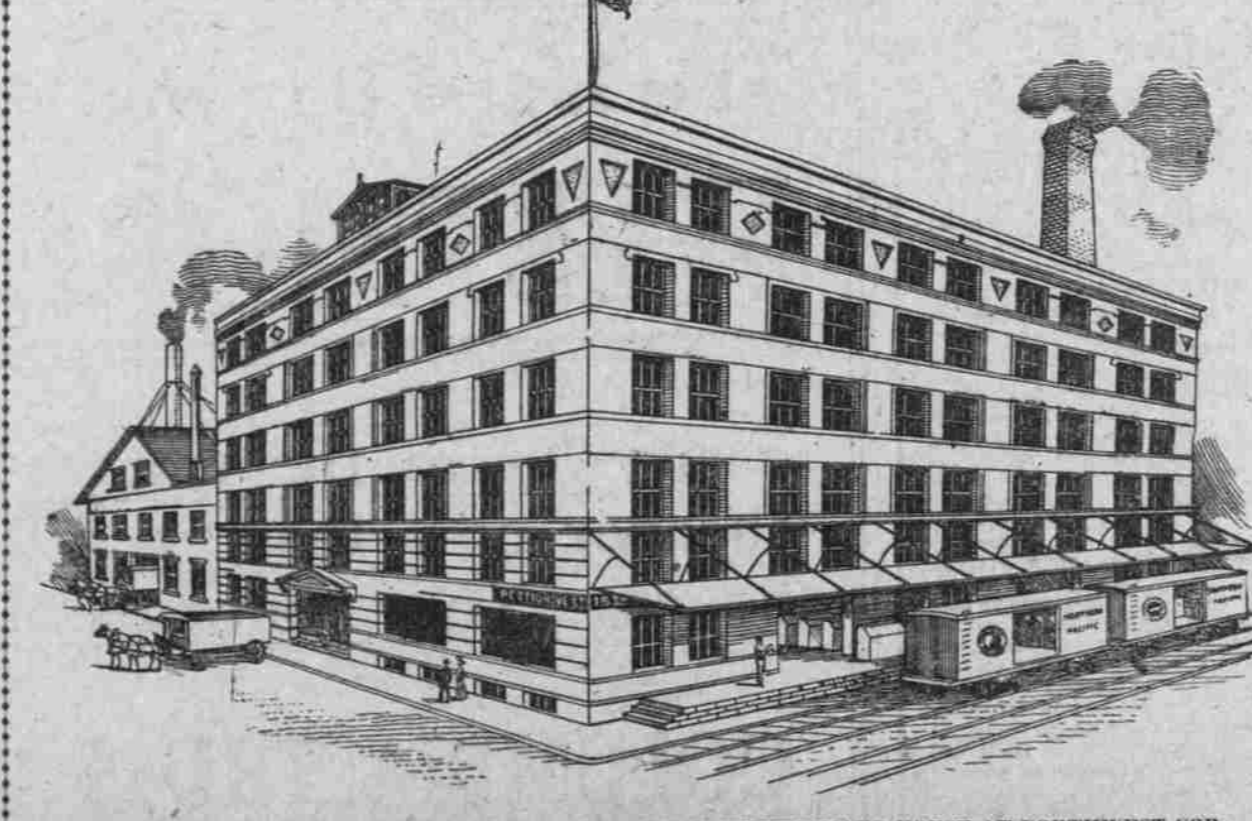
The sale last week of 25 acres on East Glean street to the Jacobs-Stone Co. for \$40,000, was made last week through the agency of Mrs. Ida de la Mer. The property will be made a residential tract, and beautiful streets are among the improvements planned before the property is put on the market.

Tract's Worth Is Estimated.

East Side real estate men are figuring on the value of the Hawthorne Park tract with the aim of conferring with Mrs. Hawthorne in an effort to prevail upon her to submit to the Park Board a reasonable price for the property to facilitate the purchase of the ground for a city park.

In a recent conference with Mayor Simon, a committee was promised that the consideration of purchasing Hawthorne Park for the city would be given careful consideration if a reasonable price were submitted.

A public meeting will be held soon for the purpose of stimulating sentiment in favor of the purchase of the park by the city.



NEW BRICK OFFICE AND DISTRIBUTING BUILDING FOR EILERS PIANO HOUSE AT NORTHWEST CORNER OF FIFTEENTH AND PETTYGROVE STREETS, TO BE COMPLETED OCTOBER 1, AT COST OF \$35,000.

PUT UP WAREHOUSE

Work Starts on Big \$35,000 Structure for Eilers.

WILL BE READY OCTOBER 1

Building Situated on Northwest Corner of Fifteenth and Pettygrove Streets, Where Ainslie's Mill Stood.

Work was begun Monday on the excavation for a modern six-story brick building for Eilers Piano House on the northwest corner of Fifteenth and Pettygrove streets. This is the former site of the Ainslie planing mill, which was destroyed by fire several months ago. Eilers Bros. will transfer their general offices to the new building, which will be completed about October 1, and will make it their principal Northwest distributing point for musical instruments.

The building itself will cost about \$35,000, but the total improvements under way upon the half block will exceed \$60,000. The structure will have a frontage of 65 feet on Pettygrove street and 90 feet on Fifteenth street along the terminal switches. It will be a six-story building with concrete basement. The framework will be of slow burning, heavy mill construction with brick walls. Metal window sashes and frames and wire glass will be used throughout the building. The basement will be devoted for the present to heavy storage, but is so constructed that machinery can be installed as required.

The general offices of the firm will be transferred from Park and Washington

streets to the first floor. Pettygrove street front, of this new building. The other portion of the floor will be taken up with the receiving and shipping departments of the establishment.

On the next floor the firm will install its own printing plant and this floor will also contain the wholesale showrooms of sample instruments.

The fourth floor will be devoted to manufacturing purposes. It is the intention of the firm to extend its work in this direction about 200 per cent over what has been done upon the old site at Thirteenth and Northrup streets. About 20 expert workmen will be employed in this department alone.

The fifth floor for the present will be devoted to the wholesale piano business and the fifth floor will be occupied by the wholesale talking machine business, which branch of the trade has assumed very large proportions of late years.

The top floor is for general storage, for reed organs and for pipe organs. Adjacent to the main structure toward the Sixteenth-street curline will be erected buildings to house the delivery service of the firm, provision being made not only for stable room for horses, but also for a garage for automobiles. The Sixteenth-street frontage of the property will within the next two months be built up with showrooms, one or two of which may be suitable for the display of grand pianos and for orchestras and other automatic musical instruments.

Grave of Leg Decorated.

LENOX, Mass., Aug. 21.—In pursuance of a custom that has come to be almost a solemn rite, Major George Tate, U. S. A., retired, has left here to make his annual visit to the grave of his left leg, shot off in action, which is buried at Gettysburg on the battlefield. Major Tate now is an internal revenue officer attached to the New York district. Since the battle not a year has passed that Major Tate, no matter how pressing his duties, has not gone to Gettysburg to lay a flower on the burial place of his lost member.

CHURCH NEAR DONE

Methodist South on East Side Ready for Organ.

EDIFICE TO COST \$100,000

Interior Is Being Rushed for Dedication Sunday, September 26, Windows Art Glass—Towers Make Structure Imposing.

Finishing of the interior of the \$100,000 stone edifice, being erected by the Methodist Church South, on Grand avenue and Multnomah street, is progressing rapidly. September 26 is the date fixed for the dedication of the church. Starting over two years ago on less than \$100, Rev. E. H. Moore, the pastor, is bringing the structure toward completion at a cost of nearly \$100,000, including an \$8000 grand organ, which is ready to be installed.

In the basement alone the heating apparatus represents over \$3000, and it is the best that skill could suggest. The auditorium is considered one of the finest on the coast. It will accommodate more than 2000 people when the assembly hall and Sunday school room are thrown together. So well arranged are the auditorium and Sunday school room that when separated by the folding partition there is no sight of the Sunday school room, and when thrown together the auditorium becomes a harmonious room. The gallery over the Sunday school department will seat 250 people. Hundreds of electric jets will light the great auditorium.

The pulpit is so placed that the speaker commands a view of every part of the auditorium, and the faintest whisper may be heard in the remotest corner of the gallery, without the slightest echo. Hard wood is being used in the finishing of the interior of the building for the stairs and floors.

One of the striking features of the church is its colored art glass windows. Although the interior of the auditorium is white, the color of the glass makes the light and produces a delicate color. Every window in the building is of art glass. The towers of the church make the new structure very imposing.

The annual conference will meet in the new church, September 23 and September 28.

This church is equipped with one of the finest pipe organs in the city, furnished and installed by Eilers' Piano House.

This organ will have a set of power-floated trumpet pipes of inverted conical shape, placed above a receptacle which contains an inverted conical reed, producing a powerful trumpet, or "trumpet" tone. These are called "reed stops." A so-called "doppel flute" is interesting, in that it is equipped with a double mouth, one on each side of a square wooden pipe. Viola da Gamba will produce a tone akin to that of the violin, or viola. These pipes are made of metal and are supplied with what is termed a beard, which produces a tone thoroughly stringy and characteristic.

A flute harmonic stop is interesting because it has a number of holes in the middle portion of its pipes, rendering the tones as indicated, harmonic, or an octave above the regular pitch. A golden principle is another metal pipe of a violin or string toned character.

An aeolian is a stop, the name of which is derived from the aeolian harp named after Aeolus, the mythical god of wind. The aeolian harp consisted of a sounding board, across which were stretched about a dozen cat-gut strings. When placed in a window or other situation exposed to a current of air, the instrument emitted a mysterious and beautiful tone. This is the character of some of the stops.

There is another characteristic and delicate stop, called vox celestis, from the Latin celestis, meaning heavenly. These pipes are tuned purposely slightly flat or sharp, to the pitch of the organ, so that when drawn with another stop a pleasant undulation of tone is produced. The effect is highly suggestive of the combined voices of a chorus or the combined strings of an orchestra.

Another row of pipes is the clarinet, a reed stop, producing a peculiar hollow tone, due to the fact that the pipes are provided with an extra chamber at the foot of each pipe. Still other stops are termed the diapason (opened at the top or covered air-light). These pipes are of great size, the stopped made of wood. There are also the methodia, diapasons, principal and flute stops. A notable feature of this organ is a stop labeled "chimes." The organist will draw this stop and play the chimes in the bell tower, 125 feet away, by pressing certain keys on the organ. Numerous other stops enable the organist to make two or more pipes sound at one time on the same keyboard, and still other devices are employed to couple the various keys of each keyboard, so that when a certain key is pressed on one keyboard other keys in other manuals or keyboards will also be sounded.

Combination stops and pistons are employed, enabling an organist by pressing one button to pull or retire various sets of stops simultaneously. The keyboard of the pedal organ, which is played by the feet, is arranged in a radiating fashion and also concave, making each key thoroughly accessible to the organist.

The organ desk, or console, is about 15 feet from the organ and is placed so that the organist faces the choir, with his back to the organ proper.

Poison Drives Farmer Mad.

LA CROSSE, Wis., Aug. 21.—Made mad by a combination of heat and rattlesnake.

SUBURBAN HOMES CLUB TRACT

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snake poison, R. Lane, a farmer of Ranch Creek, fought his companions for three hours until medical aid arrived. One of the men killed a rattlesnake and, donning a pair of gloves, skinned the reptile. In the afternoon Lane borrowed the gloves to use while he kept rubbing the gloves on the spots where the bees had punctured his skin. The poison took effect at once and Lane became a maniac. He is recovering.

Big Concern Bankrupt.
TIPTON, Ind., Aug. 21.—On application of the First National Bank which recently was reopened after a shortage of \$150,000 in its funds had been made good by the stockholders, a receiver was appointed today for the Beeler Manufacturing Company, with factories here and at Alexandria, Ind. The

abilities of the company are \$55,000. The bank is the most concerned creditor.
Fairbanks Reaches Pekin.
PEKIN, Aug. 21.—Charles W. Fairbanks, former Vice-President of the United States, arrived here today on his way around the world.

BUILDERS ARE USUALLY PUZZLED

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