

BIG SALES MARK SUMMER'S ENDING

Market Revives From Lethargy of Preceding Week and Shows Strength.

TWO SALES OVER \$100,000

Fall Season Will Begin in Real Earnest This Week, with Notable Activity—Big Deals Are Pending.

Realty sales picked up all along the line last week. In marked contrast to the transactions of last week, those of the week previous, which was about the dullness of the summer, the increased activity in the real estate market was quite a surprise in a way. So many business men are still off on their vacations that no pronounced revival of the market had been expected before the 15th of the month.

The week was made notable by the consummation of two sales, each for more than \$100,000, another of \$60,000, and several others of \$25,000 or over, and by the beginning of actual work on a number of large buildings, among them the Spalding corner at Third and Washington. There are excellent prospects that the new season will begin in good earnest this week, and that the sales will eclipse those of the six-day period just passed. It can be said with authority that a number of large transactions are now in process of negotiation, some of them awaiting only the actual transfer of deeds. At least two of these are expected to be closed up before next Saturday.

Early in the week Joseph Healy completed a deal with the Young Men's Christian Association, which was agreed upon last November, by which he acquired the building at Fourth and Yamhill streets just vacated by the Association, for \$125,000. Mr. Healy secured the deeds on Monday, the agreement having been made the day before. He will begin to rebuild the structure to Herbert L. Nelson for \$150,000. By the terms of the lease Nelson will pay \$150,000 monthly for the first five years, \$175,000 for the second five years, and \$200,000 for the last five years, a total of \$375,000.

The Queen Investment Company sold Tract 9 of Primrose Acres to James Ireland. Mr. Ireland is now living on the property, and expects to build a residence there this fall. Considerable improvement has been going on in the Primrose property. Primrose Avenue has been graded and all the streets have been brushed and cleared. A board walk is now being built from Multnomah Station to Primrose Avenue, a distance of about a quarter of a mile. The Queen Investment Company also sold lots 15 and 16 in block 7, Havelock, to F. L. Williams, for \$250,000. Mr. Williams already has a basement started, and expects to build a fine large home on this property. The Queen Investment Company has sold lot 2 in block 7, Havelock, to Dr. F. J. Hiesland.

Work will begin in earnest on the big 12-story Spalding building on the corner of Third and Washington streets this week. Since the old buildings were torn away several months ago, the lot has remained vacant and no work has been done on it. Early this week, however, the present cement floor will be torn out and pits for foundation piers sunk to the gravel bed. Edwin Gilbert, superintendent of the construction for the firm of James Stewart & Co., of New York, which has the contract for the structure, has arrived in the city to take personal charge of the work.

S. Silverfield is having plans prepared for a four-story brick apartment-house to cost between \$50,000 and \$70,000, and the construction of which will shortly be started on a quarter block on Lauretta street, near Washington. The building will have a four-story basement and will contain suites of three, four and five rooms. Selected Vestergaard brick with blue Tenino sandstone window sills and coping will be used in construction. The building will be equipped with a large electric passenger elevator and will be steam-heated throughout. Living and dining-rooms will be finished with selected granite, and the suites will have bookcases, fireless cookers, disappearing beds and other modern conveniences.

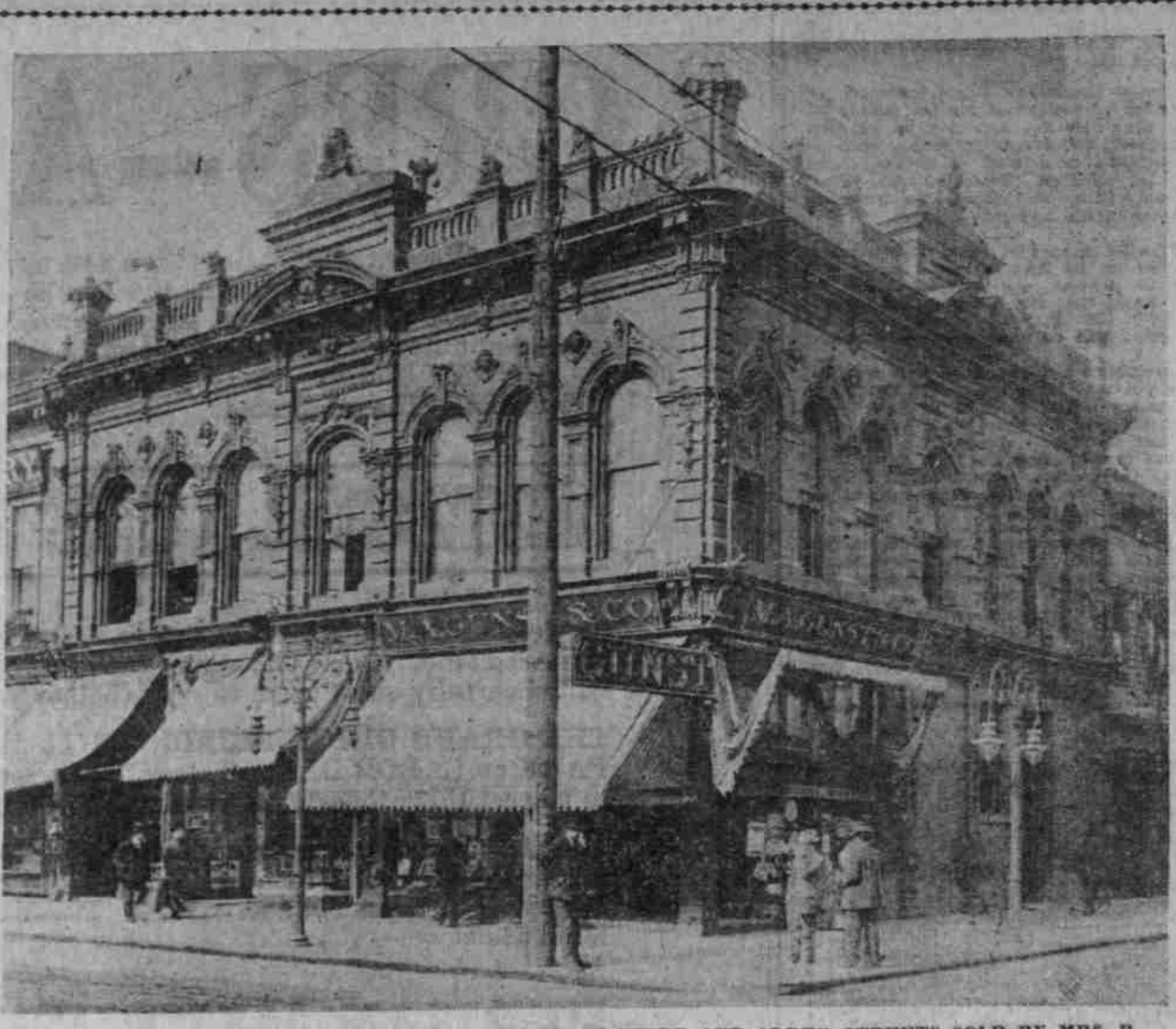
The lease on the Beverly Hotel, at Park and Yamhill streets, changed hands early last week, when Mrs. S. V. Hill, owner, sold out to the late James Young and another. The purchasers at once took charge of the hotel and are operating it without the dining-room. The consideration for the sale of the hotel is announced as \$500,000. Mrs. Hill was formerly head of the Hill House, at Washington and Lauretta streets.

The big steel frame building for Olds, Wortman & King, which is being erected on Morrison, Alder, West Park and Fifth streets, is progressing so rapidly that the flooring for the whole first floor will be in place early this week. The Central Door & Lumber Company, of Portland, has been awarded the contract for furnishing the structure. While the terra cotta work of which an immense quantity will be used, will be furnished by the Gladding-McBean Company, of San Francisco, work on the facade, which will be of cream white glazed tile, like that used on the Meier & Frank building, will begin by the middle of the month.

A five-year lease at a rental of \$1000 a year on the two upper stories of the building just erected on Sixth street by the Depot Investment Company has been closed by the Dietz-Mueller Company. These floors contain 180 rooms, the lease also including an office on the ground floor facing Sixth street. The whole block on which the building is located, bounded by Sixth, Fifth, Glisan and Hoyt streets, has been leased for 30 years by the Depot Investment Company, of which J. D. Hart is president. From John Kiernan, a two-story brick building will shortly be built on the Fifth-street side.

State Senator M. A. Miller, of Lebanon, was in Portland Friday to arrange for the building of the new high school to be erected in that city. The contract was finally awarded to A. J. F. Bowman. The building will cost \$28,500 and will be completed by February 1, 1910. Plans have been drawn up by Architect F. Chappell Brown, of this city, the design showing a building modern in every respect, with pressed brick exterior. It will be one of the handsomest high school buildings in the state.

Architect Ernst Kroneer has completed the handsome \$12,000 residence of C.



HALF LOT 50x50 FEET AT SOUTHWEST CORNER OF THIRD AND ALDER STREETS SOLD BY MRS. P. M. DEKUM FOR \$110,000 LAST WEEK.

Aerne, Jr., at the head of Loveloy street, and Mr. Aerne will move into the house within a few weeks. Mr. Kroneer is also ready to turn over the residence he has built for S. E. Tomlinson, at East Seventeenth and Wasco streets, in Irvington. Mr. Tomlinson's house is an eight-room structure and cost \$20,000.

For \$1400 J. M. Waggoner has sold for Bartlett Cole, to Mrs. Ella Webber, an improved ranch of 11 acres near Silverton, in Marion County. The price includes stock and farm implements. Mr. Waggoner has also sold for John Klink a 100 by 125-foot tract on Rodney Avenue, near Dekum street. The property is improved with a modern five-room residence, which was purchased by Thomas Polans for \$3500.

Attorney R. R. Dunway has bought a three- and one-third-acre tract at Wayne, just south of Alameda Addition and east of Irvington. He will plow it for the market.

R. W. Shepherd will build an eight-room two-story Swiss chalet on Talbot road, Portland Heights, at a cost of \$5000. Work has already begun on the structure.

J. W. Taggart, a local timber dealer, last week sold 1800 acres of timber on the middle fork of the Coquille River to an Eastern syndicate for F. M. Shook for \$40,000. The timber will cruise about 42,000,000 feet.

Mrs. A. E. Nicholson is having Architect Charles Henn draw up plans for a rustic mountain bungalow for her ranch northeast of White Salmon, in Klickitat County, Washington. The bungalow will be 20x20 feet in dimension and will contain six rooms. The living-room will be 18x20 feet in size and a large lava rock fireplace will extend to the ceiling. A wide porch with columns of native fir on two sides of the building will be a feature. From the new bungalow there will be a magnificent view of the mountains and Columbia River.

The old G. W. Bates building, on the east side of Fourth street, between Washington and Stark, has been leased by the Columbia Hardware Company for five years. Workmen are now busy tearing out the brick walls and excavating a basement. The brick will be replaced with steel pillars and plate glass windows. The building was formerly occupied by the Oregon Creamery Company and a moving picture show. The creamery has moved to Second street near Alder. The Columbia Hardware Company's present location on Second, near Morrison, has been leased to Harry Woods, who will open a number of market stalls there.

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\$60,000 FOR LOTS

Mrs. P. M. Dekum Buys Washington-Street Corner.

TWO-THIRD GAIN, 3 YEARS

Property Is Situated at Corner of Twentieth and Is Improved With Three-Story Apartments.

Through E. J. Daly and Humason & Jeffery, Mrs. P. M. Dekum has bought the corner quarter block on the northeast corner of Twentieth and Washington streets for \$60,000. This property is improved with a three-story frame apartment house bringing in a good income, and Mrs. Dekum will hold it as an investment.

A little more than three years ago this quarter block was purchased by Louis Gerlinger from Gertrude Russell for \$36,000. Mr. Gerlinger sold it in four months to John McCracken for \$43,000, and two years ago Mr. McCracken sold it to J. R. Whitney. Mr. Whitney, who was formerly State Printer, was the person from whom Mrs. Dekum acquired the title. The present sale price is a clear advance of 66 per cent.

Property in this vicinity generally has increased in value almost in this same ratio within the past three years, and in the same length of time in the future it is expected to show a corresponding rise in price. The price paid, \$60,000, is considered a very good buy.

MANY EAST SIDERS BUILDING

Contracts Awarded Last Week on Five Large Structures.

Several important building contracts have just been awarded on the East Side. For the addition to the Patton Home, which is part of the main structure on Michigan Avenue, a contract has been let to Pippy & Disbrow for \$12,000.

PLANS DRAWN FOR NEW FIRE DEPARTMENT STRUCTURE.

Full plans have been drawn up by Architect Joseph Jacobberger for the new brick fire-engine house at Russell street and Williams Avenue. The contract for the building will be let about September 5, and every effort will be made to have it completed and ready for the fire department by January 1, 1910. This structure will be the handsomest and most modern engine-house in the city. A battalion chief will be stationed there and the house will be the East Side headquarters of the department. It will be known as Engine 6 House. In it will be stationed Engine 6, Truck 4, and a hose and chemical, and room is provided in the plans for the installation of additional apparatus if it is ever required. The building will be constructed of brick, with pressed-brick front of light buff color. The first floor, where the apparatus will be housed, will have a cement floor and walls of jointed brick work in colored mortar. For the horses there will be eight stalls and one box stall. A grain loft, a watch room and manure room, two captains' rooms, a lavatory with two shower baths and tub baths, a locker-room with 16 lockers, a linen-room and a sitting-room. The building will be heated by steam. It will contain a hose tower, and there will be three sliding poles from the second to the first floor.

At Kenton, on the Peninsula, the Kenton Building Company has let the contract for the erection of a three-story reinforced concrete hotel, 90x150, for \$20,000. Work will start at once. At Sellwood the Sellwood Laundry Company has let the contract for the erection of a two-story frame building on East Thirteenth street, between Tacoma and Spokane Avenues, for \$5000. Rev. James D. Coffey, pastor of the First Universalist Church, has let the contract for the erection of a home on Broadway, between East Twenty-fourth and East Twenty-fifth, to E. M. Rasmussen, for \$3500.

Mall & VonBorstel have sold for the Ladd estate to S. D. Wright of Woodburn, Or., 100x100 on the northwest corner of East Twelfth and East Planders streets for \$5000. Mr. Wright will erect a home on the quarter.

The stone work on the \$50,000 church building for the Central Christian Church, East Twentieth and East Salmon streets, is nearing completion. The building covers an entire quarter block and already has an imposing appearance.

Inman, Poulsen & Company are erecting an office building at Grand Avenue and Jackson street that will cost \$5000.

The Southeast district of the East Side is experiencing a wonderful period of growth and development. All through the sections of Woodstock and Kentworth houses are springing up in great numbers. Last week Ben Riesland purchased from A. L. Clark lots 1 and 4 in block 56 and lots 2, 3, 4 and 5 in block 147 in Woodstock. These lots are 100 feet square, making 14 lots, 15 by 100 feet. Mr. Riesland acquired this property for the purpose of building a nice class of homes. The property is high and slightly and has a good view of the entire city. He also purchased lots 3 and 4 in block 90. This is a half block 100 by 200.

Physician Makes Big Buy. Dr. Arthur W. Chance purchased a six-acre tract on the east side of West Avenue, between Belmont street and Hawthorne Avenue, last week for a consideration paid to be a little more than \$25,000. The property is situated near one of the proposed entrances to the Mount Tabor Park, and is in a slightly location adjoining the park on the west. It is Dr. Chance's intention to cut it up into building sites, not as regular-sized lots, but rather in conformity with the shape of the ground, and put it on the market. H. C. Leonard was the former owner of the property.

The Kenton Building & Contracting Company is erecting a three-story concrete-block store building on Derby and McClellan streets, to cost \$30,000. It is 90x100 feet in dimension. The first floor will be used for stores, the second for offices and the third will be fitted up for a lodge room. Excavation for the foundation of the building has been started and work will begin on the superstructure. It will be completed in 90 days.

The building for the new bank, to be opened in Kenton, is nearing completion. Fixtures have arrived and will be installed in a few days. A drugstore will also occupy a room in this building. Numerous other buildings are under way at Kenton.

Plans have been prepared for several of the buildings for the National Wood Pipe Company, to be erected on the company's site on the Peninsula near Kenton. The main building will be 600 feet long. It will be of frame construction covered with corrugated steel. The building for the Pacific Tank Factory will be 190x200 feet and 18 feet high, of heavy frame construction with exterior and roof of corrugated steel. Two concrete dry kilns, 90x140 feet, will be built and used by both plants. Building for boiler-rooms, power plant and machine shops will also be put up. For offices for both concerns a building, 40x40, will be erected.

With the purchase of the additional six acres recently made by the Wood Pipe Company, the concern now has 39 acres and the land extends from Columbia Boulevard to Columbia Slough, over 1350 feet. There will be 330 feet of trackage on Columbia Boulevard and as much will be laid the full length of the tract, which will be run through the center of the land, between the buildings of the two companies to the slough. Ample water facilities are assured and room for log booms. A sawmill will be built.

Illuminating Gas Poisons Plants. CHICAGO, Sept. 4.—That thousands of dollars' worth of plants in greenhouses are being ruined each month from gas leaking underground is the conclusion of Professor William Crocker, of the University of Chicago, and Professor Lee I. Knight, of Clemson College, South Carolina, after two years of experimenting. It long has been believed, according to Professor Crocker, that illuminating gas has a poisonous effect upon flowers, but he and Professor Knight are the first to demonstrate the fact scientifically. As yet they have been unable to secure an antidote for the destructive work.

ESTACADA is a delightful place to spend a week. Best of hotel accommodations at reasonable rates.

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FRONT-FOOT PRICE CLOSE TO RECORD

Half Lot at Southwest Corner Third and Alder Is Sold for \$110,000.

PROPERTY 50 BY 50 FEET

Purchaser Will Erect Modern Sky-scraper When Present Leases Expire Two Years Hence—Seller Makes \$45,000.

At the rate of \$2300 a front foot, which is said to be the second highest price ever paid for Portland business property, another big sale of downtown realty was made last Monday when the half-lot on the southwest corner of Third and Alder streets was sold for \$110,000.

Although the sale was completed Monday afternoon, it did not come to light until yesterday. It was transacted by Humason & Jeffery, acting for Mrs. P. M. Dekum, the former owner. The name of the purchaser has not as yet been given out, but it is said to be a local capitalist, who is already making plans to improve the corner with an up-to-date skyscraper as soon as the present lease on the property runs out.

The corner fronts 50 feet on the west side of Third street and 50 feet on the south side of Alder. The official description of the property is the east one-half of lot 1, block 49. At present the half-lot is covered by a two-story frame building occupied by a cigar store. The building has a lease on this building which has about two more years to run, according to Mr. Humason. At the end of that time, the definite announcement has been made by Humason and Jeffery that a modern building will be erected on the site.

Mrs. Dekum bought this property which she sold for \$110,000 last Monday, for \$65,000 in 1904. That was just when the financial depression of the early '90s was at its worst, and she was warned by her friends that she would be throwing her money away. Mrs. Dekum's confidence in the future of the city, however, was so great that she made the investment in spite of the gloomy prognostics. Not only has she made a clear profit of \$45,000 but during the intervening years the property has brought in a good income.

In securing the price per front foot, it is customary to estimate on the basis of full lots 50 feet wide by 100 feet deep. Real estate men say that the remaining 50 feet of this lot, fronting on Alder street, is worth at least \$75,000, on the ratio of 2-1/2 to 2-1/2 in the difference of value between the corner half and the interior half. This makes the price per front foot total \$2300.

The highest price per front foot ever recorded in this city was that paid by T. B. Weeks last Spring for the 100 by 50 feet at the southeast corner of Sixth and Washington streets, for which \$250,000 was paid. Real estate men estimate that the remaining 50 feet of this lot, this corner is worth \$120,000, making the price \$2400 per front foot.

The purchase of the Third and Alder street property is regarded as a most good investment. Considering the central location of the corner, \$110,000 is thought to be a cheap buy.

KENTON GETS BUILDING

\$20,000 CONCRETE STRUCTURE TO BE ERECTED.

National Wood Pipe Company Makes Plans for Big Plant on Its New Site.

The Kenton Building & Contracting Company is erecting a three-story concrete-block store building on Derby and McClellan streets, to cost \$30,000. It is 90x100 feet in dimension. The first floor will be used for stores, the second for offices and the third will be fitted up for a lodge room. Excavation for the foundation of the building has been started and work will begin on the superstructure. It will be completed in 90 days.

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HEIGHT TO BE 4 STORIES

Building on Trinity Place Off Upper Washington to Be Put Up by Timothy Kinney Will Cost \$45,000.

Timothy Kinney, a sheepraiser and banker of Rock Springs, Wyo., has completed the purchase from Mrs. Woodward of a lot 57 by 100 feet on the west side of Trinity Place, between Washington and Everett streets, for \$10,800. The sale was made by E. J. Daly, who also sold Mr. Kinney the lot directly adjoining this on Washington street, 80 by 100 feet in size, for \$27,500. This makes a total of \$38,300 for the two lots.

On this property Mr. Kinney will have erected a four-story brick building to cover both lots and to cost in the neighborhood of \$45,000. He has already signed a 10-year lease on the structure. The work of excavation will begin tomorrow.

W. L. Morgan, the architect, has prepared plans for the finest building on Washington street, west of Park. The structure will have four stories on the ground floor, and a high-class rooming house in the upper stories. A high-speed passenger elevator will be used, as well as a separate freight elevator. There is strong demand for a first-class rooming house on upper Washington street, and it is not considered unlikely that others will speedily follow this one.

On Trinity Place a Class A apartment house, also four stories in height, will be fitted out with every modern convenience, including two automatic elevators.

Mr. Kinney, who is a millionaire, is already interested to large extent in Portland business property.

Carried 600 Tons of Barnacles.

WASHINGTON, Sept. 4.—Six hundred tons of barnacles have been taken from the bottom of the armored cruiser South Dakota at the Maro Island Navy-Yard, making the vessel's hull rise four and a half inches from the water. The barnacles fastened themselves on the ship's bottom during a recent trip to the South

This property was selected because of its peculiar adaptability for irrigation. It has all been cleared, ready to plow, and the water is laid and FREE WATER is given the first year. Each owner shares ownership in the water company.

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without water, is selling in large pieces for almost as much as this property is selling in acre tracts. Ideal for suburban living, and all the conveniences of city living in hand. Good schools and churches. Electric transportation places this property as near to downtown as almost of the recently platted city additions. It would pay any man who seeks a quiet and elegant place to live, to investigate SUBURBAN HOMES CLUB TRACT

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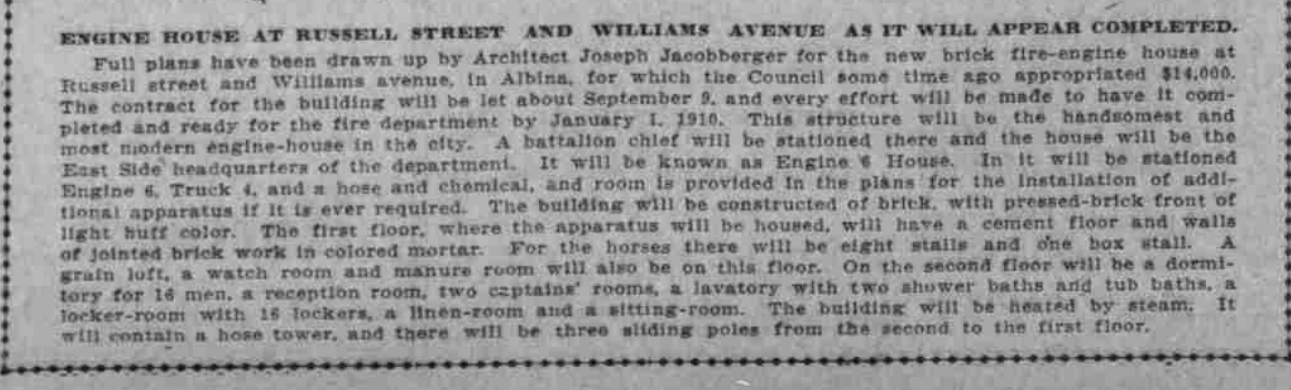
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ENGINE HOUSE AT RUSSELL STREET AND WILLIAMS AVENUE AS IT WILL APPEAR COMPLETED.