

REALTY MARKET KEEPS UP PACE

Important Deals of Past Week
Indicate Lively Fall
Trading.

BIG LEASE IS FEATURE

Great Demand Appears for Ground-Floor Locations—High-Class Buildings Are Being Planned by Local Architects.

The last week has been a productive one in realty trading and in announcements of big buildings to be erected in Portland. The realty market has been unusually brisk in the announcement of deals for both inside and outside property. The demand for downtown business property and especially for semi-business property has been unusually heavy. Architects are besieged with prospective builders who are looking for sites on which to build and who wish plans drawn for handsome modern structures as soon as the sites can be secured.

One large deal in strictly business property has been consummated, that being the lease of the property at the northwest corner of Fourth and Alder streets by W. L. Morgan for \$1500 a month on a 30-year lease. This property, 100x100, is in the very heart of the city and the lease, carrying with it as it does the provision for a modern reinforced concrete office building, means that much additional space for those seeking good office locations in Portland. The ground space, extending for five years longer and is within one block of the property covered by the Smith lease which is for the same figure, \$1500 a month. However, there is no guaranteeing the greater desirability for store locations of the Smith property and the estimated rental from the ground floor of the one about the same as for the other, while the difference in the cost of the buildings to be constructed will have to be made up by Mr. Morgan from the greater rentals from the upper floors.

At once upon the announcement of the lease made the new leases were besieged with applicants seeking new ground floor locations. This is but an indication of the great demand for desirable locations of this nature and it is supplemented by requests made upon owners of business property in the downtown district that they build in the near future and reserve a location. So great is this demand that one prospective builder who has been asked to be contemplating building says that he has had enough requests from people who are willing to wait a year or even two years to fill the entire ground floor with offices.

One of the features of the new buildings which are being planned by the local architects and which are now under construction is the great improvement in the class of the structures contemplated. Where several years ago a strictly fireproof building was almost unheard of in Portland, a number have now been constructed and now practically every office building on which figures are asked or which is being planned is of the fireproof variety.

The same holds true in the better class of apartment buildings being erected. One of these which is a striking example is the new Saul Silverfield apartments which are at \$125,000 and which will be second to none in the Pacific Northwest. But this is but one of many fine apartments which are being built. Even the workhouses, small store buildings and residences are being constructed along far more advanced lines, the idea seeming to be to prepare for the future to a far greater extent than ever before and the demand for buildings which are on a par with the best structures being built in the East.

Semi-business properties are especially active this week. A number of sales have been consummated, among them being the purchase of the quarter block at the southwest corner of Seventh and Flanders streets by Morris Senosky for \$5000 cash as a site for a new structure. A feature of this deal was that the property was purchased without the buyer going near the property, even to look at it until after the money had changed hands. "What do I care what is on the property or what cost it," says Senosky. "I am going to tear down and rebuild so I am not even interested in the present improvements."

Another deal in business property was the sale of 25x100 feet on Washington street between Eleventh and Twelfth streets and Clark D. Starr, at \$145,000. This property was purchased as a site for a modern structure which will be built at the expiration of the present lease. A profit of \$7500 in six months on this property is indicative of the increasing value of Washington street property.

Among the new buildings which have been started during the last week is that for the Gambrinus Brewery on the Cornell Road which is to be a seven-story stock and refrigerating building to cost \$50,000. Other good buildings are also planned, among them being the Silverfield apartments costing \$125,000, the Keeler apartments costing \$60,000, the St. Joseph's Hospital costing \$150,000, and other pretentious structures.

A general feeling exists among real estate men that the next month will be productive of numerous deals in downtown property. A number of large deals are reported to be within a few days of being closed and some of these are of such proportions that they will certainly have the effect of adding increased impetus to the market.

Work has been started on a four flat building for Charles D. Pule on Union avenue, between Maugley and Alberta streets. The cost of the building will be \$5000. The building will be of frame construction and will be modern in all details. It will be two stories in height, will have two flats of five rooms on each of the two floors. The contracts for the work have already been let.

Dr. C. G. French, a recent arrival in Portland from The Dalles, has purchased a modern residence in Irvington from Captain E. S. Edwards for \$7000. The dwelling will be occupied by Dr. French as a home. It is a handsome two-story, seven-room house of frame construction, modern in every detail and artistically finished and appointed. The property is located at East Nineteenth and Schuyler streets. The sale was made through the agency of Hellman & Lathrop.

Excavation for the basement of Grebel & Ball's store building in Woodlawn has

been started. The building is to be a two-story concrete and frame structure costing between \$3000 and \$5000. It will be 50x100 feet in size. The first floor of the structure, with a gallery, will be devoted to handling the store business of the firm while the second floor of the building will be given to office rooms and living apartments. The building will be finished by January 1.

B. F. Doty, a contractor, is building himself a home at East Fifty-third and East Madison streets at a cost of \$5000. The residence will be a two-story and attic frame building, 30x41 feet in size, and modern in all details. Mr. Doty is building for W. J. Ferrall, a bungalow to cost \$2000 at East Forty-eighth and Division streets. This building will be 20x35 feet in size and will be a pretty bungalow of the approved type.

J. D. Duback, proprietor of the Oregon Optical Company, has started the erection of a two-story residence in Ladd Park which will cost \$4500. The building will be 20x35 feet in size and will be a pretty, modern home, finished in hard woods and equipped with a full concrete basement, open fireplace, modern plumbing and a large wide porch. The ground tract has been let to Smith & Dodson. The same contractors are erecting a \$4000 residence on Elliot avenue in Ladd's addition.

J. B. C. Lockwood, former chief engineer of the Port of Portland, has purchased a lot located near the corner of Mason street and Union avenue for \$3000

PROFIT NOT WANTED

Big Offer Refused for North Albina Lot.

INCREASE COMES SOON

Entire Albina District Is Scene of Much Building—Sites Bought for New Business Blocks and Homes.

Six weeks ago J. H. Nolte purchased a lot at the corner of Killingsworth and Albina avenue for \$6000. He has just been offered \$10,000 for the lot, but has not yet decided to sell. This incident shows the remarkable appreciation in value of all the property on Killingsworth avenue. This lot that is now wanted for \$10,000

new building for the German Methodist Church, on Rodney avenue and Stanton street, costing \$7000, will be completed by November 1. It is well along toward completion. The \$15,000 building on Williams avenue, near Russell street, for A. R. Zeller, is being completed.

O. R. Ball, manager of the American Type Foundry Company, is having erected a two-story frame dwelling in Prospect Park, East Eighth and Knott streets, to cost \$2500. Adjoining it, Mrs. Annetta Young is building a residence at a cost of \$6000. H. C. Stephen, real estate man, is erecting a home costing \$3000 in Prospect Park. J. H. Bush, a Pendleton sheep man, is having a \$3500 residence erected in this addition.

The Equity Investment Company has sold lot 14, block 21, Albina, to Joseph P. Jaeger for \$3500, and an adjoining lot to Lloyd F. Weaver for a similar price. These lots are located on Williams avenue between Tillamook and Eugene streets, and the two owners are considering the matter of erecting jointly a large building for apartments and stores.

The North Albina Improvement Association has started a movement for sewer systems on the Peninsula, and at its last meeting appointed a special committee to bring the matter to the attention of the city officials. It is probable that there will be two sewer districts on the Peninsula, one to embrace North Albina and the south side of the Peninsula, and the other system will take in the north side

ARTISTIC FLAT BUILDING JUST COMPLETED.



SIX-APARTMENT-HOUSE, COSTING \$15,000 ON HOYT STREET, NEAR TWENTY-FIRST, BUILT FOR MRS. FLORENCE McDONNELL.

cash. The property is vacant and is located among stores and other business places. Mr. Lockwood may build on the lot a building covering the entire property, 50x100 feet in size, for renting purposes. The price, \$2000, is regarded as rather low for this part of Portland.

Mrs. Louis Behncke is building a pretty modern bungalow in South Mount Taylor on Reservoir avenue at a cost of \$2000. The building will be 20x35 feet in size and will be occupied as a home.

I. O. Nelson, of 29 East Ninth street, North is building a two-story frame building at East Market and Mulberry streets in Ladd's addition which he will occupy as a home. Mr. Nelson has taken charge of the construction of the dwelling himself.

The deeds passed yesterday for the transfer of King's Heights, which was sold a week ago at a consideration of \$250,000. D. E. Keane, who is in charge of the new addition, says that work on the railroad will start at once, and that at a meeting of the directors to be held next Monday night all the final plans for improvement will be formulated. The money with which to carry on the proposed improvements is already on hand.

There was no meeting of the Realty Board yesterday, the regular excursion having been postponed on account of the visit of the President. The excursion will be taken up again beginning next Saturday, when one of the regular trips to certain real estate propositions will be made.

The pioneer real estate firm of the Wakefield-Fries Company has now moved into its new quarters in the Henry block at 55 Fourth street. No disposition has yet been made of the former quarters occupied by them at the Stark street location.

The stone work on the Sunnyside Congregational Church is being pushed forward rapidly, while the carpenter work on the first floor and basement is also well under way. The first floor will be ready for occupancy by October 20 and the cornerstones will be laid in about two weeks.

J. W. Wall, a recent arrival from New Mexico, has purchased a lot 50x100 feet, located on the north side of Clarkson street, near East Twenty-eighth street. The sale was made through the agency of Mall & Von Borstel. Mr. Wall will improve the property with a dwelling, which he intends to occupy as a home.

four years ago could have been bought for \$1000, or even less. This, of course, is an extraordinary offer for a lot in this locality, but taking into consideration the fact that it is one of the best corners in North Albina, the price may not be too high. Hard-surface pavement laid on Killingsworth avenue at a cost of \$75,000 for over a mile, undoubtedly added from 25 to 50 per cent to the value of all the adjacent property. The cost was considerable, but the property owners have been more than compensated for their outlay.

Construction has been started on the McCabe building at Killingsworth and Vancouver avenues, in Piedmont, to be finished December 1. It will be a modern three-story frame structure, 30x50 feet in size. The Judge Contracting Company is putting up the building, and the cost is estimated at \$10,000.

Above the first floor, which is reserved for general business purposes, there will be four flats and office rooms. Mr. McCabe recently came from the East and is erecting the building in North Albina as an investment.

C. F. Smith, a real estate man, is erecting a \$6000 home on Alnsworth and Piedmont avenues. It will be 30x40 feet in size and contain 12 rooms. Contractor F. G. Warner is erecting three cottages in Piedmont at a cost of \$11,000. Dr. Chambers is erecting a \$5000 home on Williams avenue and Pearl street. George Bent, a retired Seattle business man, is erecting a \$6000 residence on Haight and Vancouver avenues.

In the Albina district buildings aggregating in cost about \$200,000 are under way. The brick work on the Perry & Wilson \$20,000 building, on Union avenue and Russell street, will be completed about the middle of October. This building is a three-story structure, 125x75 feet in size. There will be three stories on the first floor facing Russell street and two stories facing Union avenue.

Work has been started on the foundation of the new engine house on Russell street, near Williams avenue. It will be of brick construction, the first brick firehouse to be erected on the East Side. This firehouse will cost a little over \$14,000.

A \$10,000 brick building is being erected on Adams avenue and Skidmore street, by August Beck, of Calumet, Mich. The building will be completed by November 1. A new manse is being erected for the Danish Lutheran Church on Union avenue and Morris street, at a cost of \$1500. The

of the Peninsula. Until the question of sewerage is settled the street improvement as desired cannot be undertaken.

Guy Haines, of the North Pacific Express Company, is erecting a \$2500 bungalow at East Tenth and Tillamook streets, between Thompson and Brasse. On East Sixteenth and Tillamook streets, Emil Nelson is erecting a \$4000 home.

Mrs. Eva Westcott has sold to Stephen Allen lot 4, block 18, Multnomah Addition, on Montana avenue, between Mason and Skidmore streets, for \$3000. The lot is occupied with a \$3000 bungalow.

PRETTY FLATS FINISHED

McDONNELL APARTMENTS ARE ARTISTIC IN DESIGN.

\$15,000 Building Beautifies Hoyt Street—Features of Construction Are Unique.

One of the most artistic flat buildings which has been erected in Portland this year has just been completed on the south side of Hoyt street, between Twenty-first and Twenty-second streets, at a cost of \$15,000. The building was constructed for Mrs. Florence McDonnell. It is a six-flat building, two stories high and of frame construction. There is also an attic with additional rooms for the three flats located on the second floor. The building was designed by Architects Clausen & Clausen.

The building is of the Colonial style of architecture, is of rustic design to the eaves of the second floor, shingled to the second story and has pebble dash finished gables. The new flats occupy a space 60x50 feet in size, with the greater dimension fronting on Hoyt street. The arrangement is especially unique. Each flat is so constructed that it has a separate outside sleeping porch, as well as a kitchen porch in the rear. There are set-in buffets in the dining rooms and built-in hall trees. The finish is a natural fir throughout. One feature is that all the bathrooms are finished with cork flooring. Each of the six flats contains six rooms, all being practically of the same general arrangement.

APARTMENTS ARE TO BE PALATIAL

Two Handsome New Structures Mark Departure in Portland.

TOTAL COST IS \$185,000

Silverfield and Keeler Buildings Are Planned and Will Be Built at Once—Design Is Ornate and Equipment Is Elaborate.

Plans have been prepared for one of the finest apartment houses ever designed in Portland and with the permit already taken out, work in construction will start within a few days. The building is the Saul Silverfield apartment house, which will be built at a cost of \$125,000 on the west side of Lucretia place, just north of Washington street.

The plans, designed by Emil Schacht & Son, call for a building decidedly ornate, unique in construction and modern in every detail, equipped with every known convenience and finished in elegant style throughout. The structure will be 100x150 feet in size and will be constructed in L shape, with the court formed by the L in the front of the building. In this court will be the driveway, a formal garden, two fountains and a lily pool. All will be enclosed by an ornate brick fence. The structure itself will be five stories high and will be what is described as the Tudor style of architecture.

The building will be of brick construction with stone trimming and will be absolutely fireproof in construction, the first apartment house of this kind in Portland. Each of the five floors will contain eight apartments of three, four and five rooms each. The entrance to the building will open into a large octagonal rotunda, 40 feet in diameter, and finished in hardwood with a tiled floor and Italian marble wainscoting.

The building will contain all sorts of electrical devices for lighting, etc., will be equipped with disappearing beds in living rooms which have a special system of ventilation, and the baths will be finished in plastic flooring. There will be a vacuum heating plant as well as a vacuum cleaning plant installed in the building. Buffet kitchens with built-in fireless cookers will be installed in each apartment. Refrigerators will also be built in, as well as collapsible ironing boards and cupboard work.

Convenience seems to have been the keynote in designing the apartments. An electric automatic high speed elevator will be installed, while each apartment will have electric service elevators. In the basement each apartment will have a separate storage room, while servants' quarters with capacity for 10 servants will also be installed there.

Work on the building will start at once. The contract has been secured at \$125,000 and the contract has been let to the Phil Dunnivant Company. One other feature of the building is that it is so designed that every room is an outside room and in every living-room there is a bay-window. This arrangement has been made despite the fact there are no inner courts in the building.

Another structure, scarcely less pretentious, although not as costly, has been designed by the same architects and the contract for this has also been let to the Dunnivant Company. This is the Keeler apartment house, which is to be built at a cost of \$60,000 for George Keeler at the southwest corner of Fourteenth and Clay streets. This will be a rectangular five-story building, 60x100 feet in size. There will be 27 apartments in the building of three and four rooms each.

Instead of being fireproof, this will be what is known as slow burning mill construction. It also is to be of the Tudor style of architecture and in general will have the same appointments as the Silverfield building. The front will be of pressed brick with sandstone trimmings. Automatic electric elevator service will be installed as well as electric service elevators, disappearing beds, built-in fireless stoves, vacuum heating, tiled baths, etc., as in the other building. Work on the building will be finished by March 1, while on the Silverfield apartments one month longer is allowed.

LINN APPLE CROP LARGER

Fruit Inspector Finds 6000 Boxes of First-Class Fruit.

ALBANY, Or., Oct. 2.—(Special.)—Linn County's apple crop is turning out much better than has been expected earlier in the season, and the county will export from 10 to 12 carloads of splendid apples. This in comparatively a small shipment, but it is a large thing for Linn, which was expected growers believing the crop would be almost a failure, that it is causing general gratification in the Albany Apple-growers' association.

County Fruit Inspector E. W. Cooper, who has just returned from a tour of the county, says that some varieties of apples have yielded very poorly; but that Jonathan, Black Twigs, Ben Davis and Spitzenbergs are yielding well. There will also be a fair crop of Baldwin, though some of this variety are damaged by rot.

Mr. Cooper says the quality of local fruit is good and there will be approximately a dozen cars of No. 1 marketable apples for exportation. He says the crop would have been much larger if growers had sprayed properly, but the prospects for a yield seemed so poor this spring that many growers neglected spraying.

TIMBER LOSS IS \$500,000

Forest Fires Destructive Past Summer in Washington.

SEATTLE, Wash., Oct. 2.—Approximately 22,219 acres of timber land was burned over by forest fires during last summer in Western Washington, according to figures compiled by D. P. Simons, chief fire warden of the Washington Fire Association. Of the 22,219 acres, 1295 were covered with green timber. It is estimated that a total of 51,450,000 feet of timber was destroyed. Mr. Simons places the loss of sawmills, logging equipment and down timber at approximately \$500,000.

The last summer was the hardest in years in Western Washington. Practically no rain fell from June 1 to September 20, and instead of calling in the fire fighters early in September, the association was compelled to maintain patrols until the recent rains.

The cost to the association of fighting forest fires was \$45,000. In addition to this, the State Fire Varden has \$23,000 available for the use of his force.

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Our low capitalization of only \$50,000 is the attraction, as it is readily seen that our success means at least \$100.00 for each \$1.00 invested in this stock. In addition to that attraction, the Nehalem Bay Land Co. backs the stock with a contract on real estate (never heard of guaranteeing oil stock before, did you?). Every dollar paid for this stock goes into the development fund. Not one dollar paid to officers as salaries. The people of Oregon, or any other state, never had put up to them as square a proposition as this, and every citizen of Oregon should become interested with us, as it means much to Oregon, and especially to Portland.

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LABBE ESTATE WILL BUILD
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Tenth and Flanders Property Will
Be Improved With Modern Factory at Once—Cost \$30,000.

Plans are being prepared by Architects Goodrich, King & Goodrich for a four-story factory warehouse to be constructed for the Labbe estate on the northeast corner of Tenth and Flanders streets, at a cost of \$30,000. The building will be 50x100 feet, and will be built of mill construction. The plans are already well along, and the contract will be let and excavation started next week.

The building will be for light manufacturing purposes. The builders already have a tenant in sight for the property. There will be a full concrete basement under the building, 10 feet deep, in which will be installed the machinery for the plan. The upper room will be used for manufacturing purposes also, and for storage purposes. The structure will be of brick, with heavy walls for additional stories. Work will be pushed so that the first two stories will be finished and ready for occupancy by January 1, while the two additional stories will be put in on the general design of the building will be that of the Italian renaissance. A large capacity elevator will be installed in the building, principally for the purpose of handling the freight.

Sumpter Mine Foreman Killed.
SUMPTER, Or., Oct. 2.—Robert Graves,

DAVIS & DRENNEN

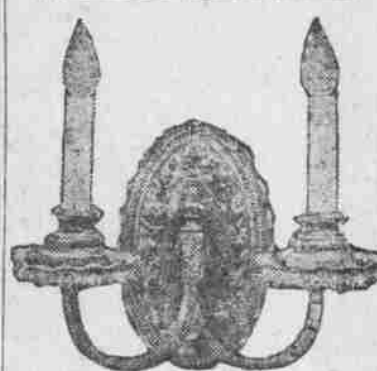
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