

REALTY MARKET BELOW AVERAGE

Few Transfers Made in Downtown Business Properties During Past Week.

HOTEL DEAL IS FEATURE

Many Small Sales Help Keep Up Tone of Trading, but Falling Off Is Marked in High-Class Inside Locations.

Last week was decidedly inactive in the transfers of business real estate. The principal topic of discussion among realty dealers was the reported taking of an option on a majority of stock of the Portland Hotel Company by the Norman Brothers, of Spokane, and Tacoma, and there was considerable speculation as to the effect this would have on the real estate market in the city. A number of deals which had been pending for some time were closed finally, but no particularly large new deals in city realty came to light.

One transfer at \$25,000 of a residence was made in the purchase by W. C. Slattery of the E. A. Baldwin home at Nineteenth and Marshall streets. This is one of the largest prices ever paid outright for a Portland residence, but the principal amount of the purchase price was paid for the property rather than the residence, there being 19 1/2 lots in the property on which the house stands. Lots in this neighborhood have sold as high as \$5000. The house is valued at approximately \$30,000.

Announcement was made that negotiations were under way for a lease by the Oregon Theater Company for 100x150 feet at the northeast corner of Third and Main streets. The lease is figured for a term of 30 years, and on the property will be built a modern theater, if the deal for the lease is finally closed, as a home for the Baker stock company. It is believed the lease will be definitely closed before long.

Another deal of semi-business property was the purchase of a three-story brick building and lot with 50-foot frontage and depth of from 50 to 75 feet, on the north side of East Morrison street, between Union and Grand avenues. This property was purchased by C. S. Harris and E. J. Freeman from A. G. Rushlight for \$31,000. The property in question is a warehouse and is located in the rapidly growing East Side business district.

Many deals are still pending on downtown realty, and there are some of these which bid fair to be closed within the next few weeks. The bulk of the last week has been confined, according to real estate dealers, to the big business properties, as even more than the usual amount of small transactions have been made. The sales of acreage tracts around Portland, of residences in the city, and of sites for homes have been active all week, and it is only in the business and semi-business sections that the market has been noticeably quiet.

L. P. Beno and William Ballis have purchased an irregularly shaped tract on Market street, from the Western Assurance Company of Toronto, Canada, for \$5000. The sale was made through the agency of Wakefield, Fries & Co. The property, located on the south side of Market street, has a frontage of 40 feet on that street. It is improved with a double two-story frame house, renting for about \$50 a month, and was bought as an investment.

M. J. Ryan is erecting a two-story frame store and office building at Welder street and Williams avenue, at a cost of \$7000. The first floor of the building will be devoted to stores, and the second story to offices. It will be in the lot in size. There will be a concrete foundation laid on the second floor. A. J. Grans is the contractor and architect.

The Swedish Society Linnen has appointed a committee for the purpose of erecting a three-story brick building for lodge purposes at the southwest corner of Twenty-first and Irving streets. It will consist of a basement, two large halls, and a concert hall on the third floor. The approximate cost of the building will be \$15,000.

A deal was closed last week for the sale of a half-block on the north side of Kearney street, and extending between Sixteenth and Seventeenth streets. The property was purchased by John Mieran from M. M. Spaulding for \$40,000. The sale was made through the office of the Wakefield-Fries Company. The half-block is at present improved with a number of small cottages, which will be removed and improved later with some substantial improvement, the extent of which has not yet fully been determined.

Plans have been prepared by Architects Knighton & Root for a two-story brick business block to be erected on Flanders street, between Second and Third streets, at a cost of about \$10,000. The plans for the building have been filed with the Building Inspector and the contracts have been awarded. Work on the structure will be started within a few days.

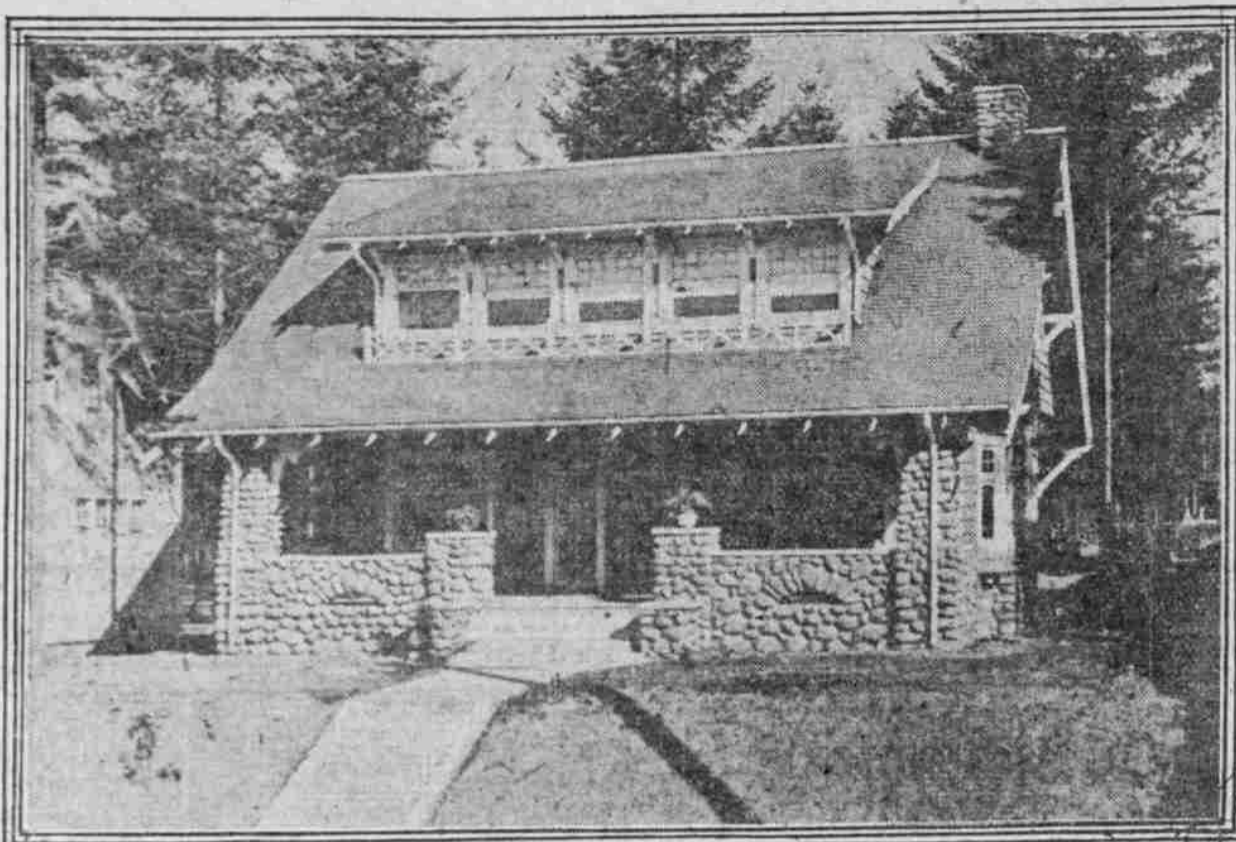
Through the agency of the Wakefield-Fries Company, L. P. Beno and William Ballis have purchased 100x100 feet located at the southwest corner of Sawyer and Twenty-sixth streets, from C. E. S. Wood, for \$5000. The property is vacant and was bought as an investment, but may be improved later by the purchasers.

Architect A. J. Grans is preparing plans for a bungalow for E. von Goenenwald, local manager of the Pinkerton Detective Agency. The home will be erected next Spring on the property owned by Mr. Von Goenenwald on Council Crest. It will be a seven-room dwelling of the bungalow type, and will cost about \$4000.

William Dolg has bought, as a home, a house and lot located at 425 East Forty-fifth street, from Mrs. Jessie A. Cannon. The price was \$2400. The dwelling is a modern six-room residence. The sale was made through the office of J. J. McCarthy.

Mall & Von Borsari report the following sales: For J. M. Woodworth to Dr. M. A. Flynn, a 50x100 lot and six-room cottage, situated at 987 Williams avenue, between Going and Massey streets; consideration \$5000. Dr. Flynn bought the property for an investment. Two lots, 50x100, situated on the north side of Broadway street, between Thirty-second and East Thirty-third streets, for the

Types of New Residences Erected in Portland



F. E. BOWMAN, - 496 EAST 20TH ST. NORTH.



F. C. WASSERMAN, - 304 EAST 17TH ST. NORTH.

PRICE IS NEAR RECORD

SLATTERY BUYS RESIDENCE FOR \$85,000.

Handsome Home of E. A. Baldwin Brings Big Figure—Dwelling Is Beautifully Finished.

What is near the record price for a residence in Portland was paid last week by W. C. Slattery, of the Consolidated Timber Company, who purchased the fine home of E. A. Baldwin, located on the west side of Nineteenth street in the block between Lovejoy and Marshall streets. The residence was sold for \$85,000, through the agency of E. P. Mall. The property on which the house stands has a frontage of 300 feet on Nineteenth street and of 200 feet on both Lovejoy and Marshall streets, and occupies ten and one-half lots. As lots in the neighborhood have sold at near the \$8,000 mark and as the building alone is worth not less than \$30,000, the purchase is regarded as not over the market value.

The residence is an eighteen-room modern house, well-appointed and surrounded by beautiful gardens. The grounds, which occupy the greater part of the block, are beautifully arranged and the beauty is enhanced by giant fir trees as well as exquisite shrubbery and architectural effects.

On the first floor is a reception hall, a large drawing-room, a billiard-room, library, dining-room, kitchen, pantry, butler's, etc. All are finished throughout with hard wood, polished floors, etc. The woodwork is mahogany, the ceilings are beamed and every room of the main floors is equipped with a large tile fireplace, the first floor containing five. On the second



S. W. ANDERSON, - 615 BELMONT.

floor are six bedrooms, each equipped with a private bath, and on the third floor are servants' rooms and a large room finished as a ballroom with a polished floor. In the basement is a hot water heating plant, the gardener's rooms, a well-equipped laundry and storeroom.

The property was purchased by Mr. Baldwin four years ago. He sold last week at a considerable advance over the price paid then. The remarkable feature of the transaction is the fact that so great a sum was expended in the purchase of homes the money expended is small, for if a greater amount is involved the homeowner usually prefers to build according to his own plans. In this instance, however, Mr. Slattery saw the Baldwin house, was pleased with the grounds, location and architecture of the house, and bought it as it was.

Garage Site Is Purchased.

James R. Whitney has purchased, through the office of E. J. Daly, the property, 50x100 feet, located at the southwest corner of Twelfth and Stark streets, for \$42,500. This property was owned by a syndicate, and was held in trust by the Hibernia Savings Bank. It is at present improved with a two-story frame dwelling, which was the home of Fred T. Merrill for many years. Mr. Whitney will improve the property with a brick building to bring an income from his investment. He is now preparing to build a garage on the property for a tenant already in view.

RESIDENCE ON NINETEENTH H STREET SOLD FOR \$85,000.



E. A. BALDWIN HOME, BOUGHT BY W. C. SLATTERY.

BUILD STEEL FLATS

E. R. Pittelkau Will Erect Eight-Story Edifice.

WILL MOVE OLD HOUSES

Great Fireproof Apartment Structure Will Be Built at Sixth and Jefferson Streets—First of Kind in City.

E. R. Pittelkau, proprietor of the Portland Restaurant, has made available a site for an apartment house which will be an massive eight-story steel fireproof structure costing \$165,000, and which will be not only the first apartment building of the steel frame type to be built in Portland, but which will also be the largest in the city. The site made available is 100x100 feet located at the northeast corner of Sixth and Jefferson streets, and was secured through the purchase of another site for the removal of the buildings already on the property.

Emil Schacht & Son, architects, have been commissioned to prepare plans for an eight-story apartment building for the property, to be a steel frame structure, fireproofed with concrete and with fireproof partitions. It will cover the entire lot, and will be a class A building and an apartment structure of the highest type known. A rough estimate places the cost at \$165,000, although it is stated this figure may be increased to \$200,000.

Mr. Pittelkau has just completed purchase of the necessary property, and as yet nothing other than the roughest preliminary work has been done by the architects and none of the details has as yet been worked out. It has only been decided to make the appointment of the finest throughout to put in only the best materials and to build the apartments for the better class of tenants.

To make available the site at Sixth and Jefferson streets, which was already owned by Mr. Pittelkau, he purchased 200x100 feet on the northeast corner of Sixth and Montgomery streets from Al Thomas for \$20,000. This deal has just been negotiated. On this property were three old cottages which will be demolished and the two large rooming houses, at present on the Sixth and Jefferson site, will be removed to the newly-bought location and the property formerly owned by Mr. Pittelkau will be that which is to be improved.

Mr. Pittelkau has just completed a fine five-story apartment structure at Park and Taylor streets, 50x100 feet in size and costing \$60,000. This has now been leased, and the site was made available in a like manner by the purchase of additional property and moving substantial buildings already located thereon to another location.

Work on preparing the plans for the new eight-story steel building will start at once and the plan is to have building under way before the close of the winter.

HOUSES ALL ONE CLASS

APARTMENTS SPRING UP IN SOUTHWEST PORTLAND.

District Ideal for This Kind of Building and Demand for Homes Here Is Great.

Recently growing in prominence as an apartment-house locality is the district located in the southwestern part of the city, in that part of Portland lying just to the east of South Portland Heights. In this district, bounded by Jackson street on the south, Jefferson street on the north, Park street on the east and Fourteenth street on the west, with a smaller section between Fourteenth and Sixteenth and Yamhill and Jefferson centering on the district, a number of fine apartment-houses have already been built, while many others are now projected and are under construction.

Values in this locality have been increasing rapidly and in the last two years there is hardly a lot in the district which has not at least doubled in value. The demand for properties has been exceptionally heavy for apartment-house locations. This is one of the older sections of Portland, which was first built up as a residence locality, but the properties are now becoming so valuable the older residences are being moved away and torn down and replaced with fine brick apartments.

Councilman Watkins says the entire district will be paved with hard-surface streets in the Spring and the wooden sidewalks, of which some still remain,

will be removed and replaced with cement. This is in line with the development which has been going on in the Nob Hill and Irvington districts with such marked results in the increase in values of property.

This district is especially desirable as a location for apartment-houses on account of its easy accessibility to the downtown. It is all within comparatively easy walking distance and is so located that to those missing connection with the late cars there is no hardship attached to a walk home at night.

Among the fine apartments which are now under construction are the Dammeier apartments, the Keeler apartments, the Morgan apartments and the Hawthorne apartments. Many have been recently finished and the demand for locations in those already finished has been so great that others have been induced to build.

On the other edges of this district a number of fine residences are being constructed, especially on the edge of the hill along what is known as Heights Terrace and Hall street. The same is true of Fourteenth street, between Hall and Montgomery streets.

MOUNT SCOTT DISTRICT BOOMS

Building Is Active as Result of Coming Improvements.

There is renewed activity throughout the Mount Scott district. Business men and real estate dealers are much dated over the announcement that extensive improvements are to be made by the new owners of the large tract on Mount Scott. The proposed site of the improvement is 500 feet above the level of the sea.

Another thing that has helped matters in the district is the fact that Bull Run water is now being furnished and there will not be further shortages. The single cartrack through that section will probably be made double next year, and at the same time the Madison bridge will be completed and opened for traffic. It is also expected soon to secure free mail delivery and better fire protection.

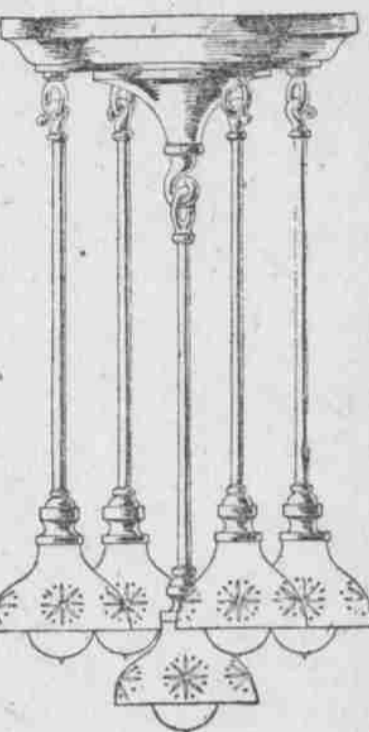
In the Mount Scott district, Dr. T. Atwood is having erected a \$2500 residence, which will contain eight rooms. It will be 24x30 feet. All contracts have been let. N. R. Latta is having a \$3000 home erected, 24x40 feet. Edward Miles is erecting a 10-room booming-house for McNeil & Feber on the Foster road, at Lents, near the Lents sawmill. Henry O'Rourke, a retired sailor, is having a \$1500 cottage built at Archer Place. He will erect several more cottages in that vicinity on completion of the first one.

Mr. Moore, a contractor and builder, is putting up a \$2500 home at Archer Place. H. N. Reiter is erecting a \$2500 residence in Creston. Dunford Bros. are erecting a cottage in Windsor Heights near the Foster road. In this addition several attractive homes are being erected.

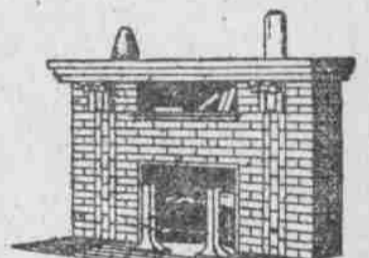
Motor Runs Down Stranger.

TACOMA, Wash., Oct. 30.—An unknown man about 25 years of age, apparently a laborer, was run down by an electric freight motor on the trestle at Twenty-fourth and B streets at midnight, and died shortly afterward at the hospital.

There is a peculiar restfulness in a room where the lighting fixtures are made to harmonize, and an uplifting influence in an environment that bespeaks taste

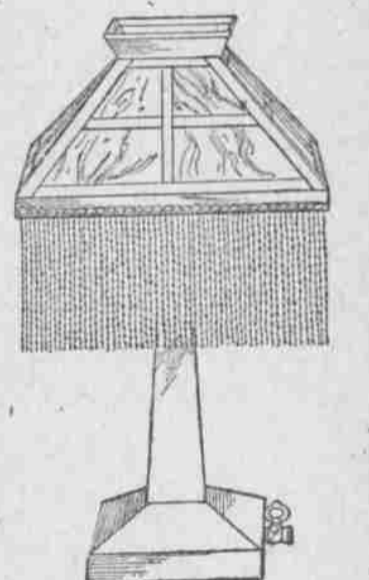


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