

INVESTORS SEEK INSIDE PROPERTY

Week's Trade Marked by Many Deals in Business Real Estate.

LARGE SALES ARE CLOSED

Active Trading Is Confined to No Particular Locality—Purchase of Sites Gives Promise for Big Building Boom.

Portland is now in the midst of a mild boom in real estate, judging from the numerous transfers being made in middle-class property as well as in good business property. Properties have all through shown a decided increase in value over the purchase figures, and the large percentage in profits has been one of the marked features. The East Side market will considerably tone up by the transfer of the option on the Burkhardt block, on East Burnside street and Union avenue, and since the date of the announcement of this deal many other transfers have been made along Union and Grand avenues.

The movement has not been confined, however, to the East Side. Many deals have been made on the West Side, along upper Washington street, in downtown properties, along Thirteenth and Fourteenth streets, in South Portland, as well as in the Nob Hill and Portland Heights sections.

Residence properties have also been active and a large majority of the buyers are planning magnificent homes to be erected at once. A number of fine business blocks, warehouses, apartment houses and store buildings have been announced as about to be built and in the architects' offices the forces of employees have been kept busy preparing preliminary sketches for costly buildings, as well as getting out the working drawings for structures which are to be built at once.

While many large deals have been closed during the week, a number of others are now being negotiated, which will have a decided effect upon the market. Among these is the deal for the transfer of the property owned by Henry Wiggins, at Seventh and Oak streets, at \$15,000. The transfers of farm properties near Portland were also above the average last week. These properties have been bought for planting and general development purposes, for straight farming where the owner contemplates moving onto the soil and tilling it, and for holding for investment. In fact, all classes of properties have been active last week and the realty dealers have been busy closing deals.

Leon Nordman, a recent arrival from San Francisco, has purchased the quarter block, 100x100 feet in size, located at the corner of Third and Davis streets and at present occupied by the Cosmopolitan Hotel. The property was owned by George Jacobs. The consideration named is \$60,000. The sale was made through the agency of Goldsmith & Co. This property brings in a rental of \$200 per annum and will be held by Mr. Nordman for income-bearing purposes.

H. Reimers, a local contractor, has purchased the quarter block, 100x100 feet in size, located at the southeast corner of Fourteenth and Clay streets from W. H. Lash for \$22,000. This property was sold through the agency of Goldsmith & Co. The quarter block is improved with five dwellings, which bring in a fair rental on the investment. The property will be held by Mr. Reimers as an investment.

E. J. Daly, who made the sale to J. G. Edwards last week of the 34-foot lot on Washington and Alder streets between Sixteenth and Seventeenth streets, from D. Bogart of Los Angeles for \$54,500, has purchased a half interest in the lot from Mr. Edwards for \$30,000. Mr. Edwards, who is a wealthy Eastern Oregon sheepman, held the property less than a week before disposing of the half interest to Mr. Daly at a profit.

L. J. Shell has purchased the half lot located at 231 Front street from A. Rosenbaum for \$14,500. The property is 25x100 feet and is improved with a four-story brick building. It is described as the south half of lot 7, block 7, city. The ground floor of the building purchased is devoted to mercantile purposes and the 40 rooms on the upper three floors are used in connection with the Rhenish Hotel.

George B. Van Waters has sold half of lots 1 and 2, block 119, East Portland to Andrew C. Smith for \$10,000. The property is located on Grand avenue and East Ash streets.

The sale of 62 1-2x100 feet on the corner of Union avenue and Tillamook street is reported by Emerson Bros. of Montana and is reported to have been sold to an Alaska investor, who will hold the property for future improvement.

H. O. Hickox has purchased 50x100 feet located at the corner of Union avenue and Tillamook street from E. H. Cahalan for \$500. Mr. Hickox will soon improve the property with a three-story brick business block covering the entire lot. The sale was made through the agency of Goddard & Wiedrick.

A. F. Fliegel has purchased 100x100 feet located at the corner of East Thirteenth and Division streets from George Bevier for a sum given as less than \$2500. It is a vacant quarter block located just opposite the Ladd tract. Mr. Fliegel has already been offered an advance of several hundred dollars on the property and there is now a deal for the immediate resale of the property. The deal was made by Goddard & Wiedrick.

A quarter block at the southeast corner of Main and Park streets was purchased last week by Mrs. Hedrick Smith from H. H. Prouty, V. J. Rowe and A. H. Maerly for \$42,500 through the agency of D. Parker Bryon. The property is vacant and it is reported that the site is to be improved with a handsome apartment hotel costing \$200,000. The property shows a decided increase in value. It having been sold for \$15,000, the actual cash being invested at that time, however, having been but \$15,500.

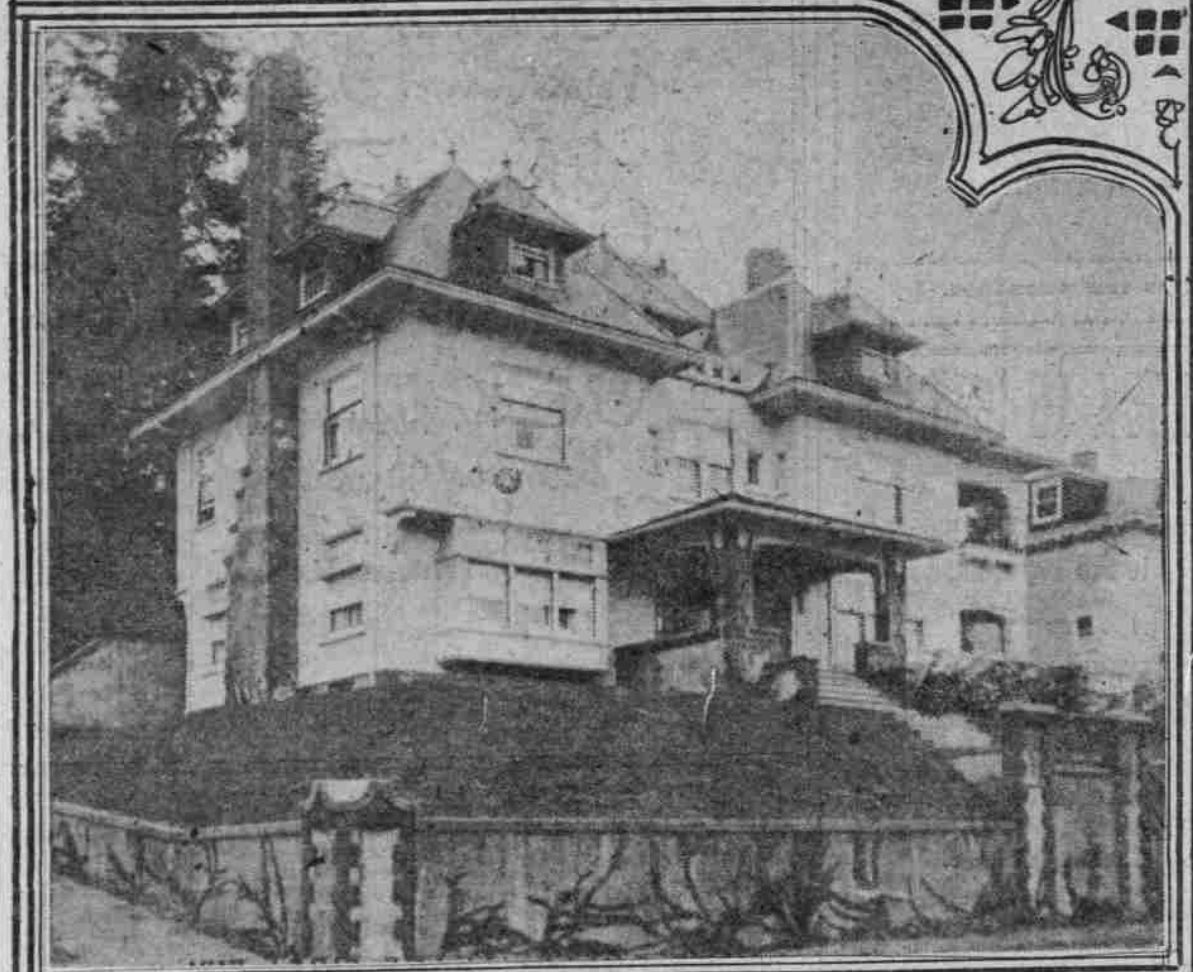
Mrs. Mary E. Hallock, of Dallas, has purchased a flat building and cottage located on East Stark street near East Sixteenth street from W. W. Burdin for a consideration of \$4000. The sale was made through the agency of Mall & Von Borstel. Mrs. Hallock bought the property as an investment.

A sale of 37 lots, situated in juxtaposition, is reported by the Ross-English Investment Company. The lots are located in Ross addition in Sellwood, and adjoin the property of the Multnomah Mohair Mills. The property is sold to

Beautiful Homes Make Portland Finest City in World



PHILLIP BUEHNER RES. HEAD OF HAWTHORNE AVE.



F.H. RANSOM 767 MADISON ST.



L.B. MENEFEE. 16TH & MYRTLE, PORTLAND HEIGHTS.

with a modern apartment house. The sale was made through the agency of the Wallace Investment Company.

Frazier & McLean, the livery men, have purchased a lot, 50x100 feet, located on Washington street between Twentieth and Eleventh streets, from Alex McGregor for \$18,000. The sale was made through the agency of Mackie & Rountree. It will be held as an investment.

APARTMENTS TO COST \$30,000
C. W. Barnes to Erect Building at Thirteenth and Taylor.

Architect Wenzel Fritzsche is preparing plans for a modern three-story business block for C. W. Barnes, to be erected at the southwest corner of Thirteenth and Taylor streets, at a cost of about \$30,000. Three frame dwellings at present occupy the site and these will be moved and the work of excavation started at once. White brick will be used for the exterior finish for the apartment-house, which will be 97x14 feet. The interior finish will be of golden oak. There are to be 22 apartments of four rooms each. Four of these will be in the high basement and six on each of the three upper floors. The building will be equipped in a modern manner with dumb-waiters, cooling cupboards, cabinet kitchen outfits, built-in china closets and bookcases and a modern ventilation and heating system.

Hubbard Is Chosen Mayor.
FALLS CITY, Or., Nov. 6.—(Special.)—At the regular meeting of the City Council Monday night F. K. Hubbard was elected Mayor to fill the vacancy caused by the resignation of W. B. McKown. H. J. Griffin succeeds Mr. Hubbard as Councilman at large. For the first time in two months there is no vacancy in the city offices.

J. R. Mason has bought from J. W. Moore a lot 50x100 feet, located on Ella street near Washington, for \$14,000. Mr. Mason, who is a resident of Cedar Rapids, Iowa, will move to Portland next Spring and will improve the property

SPLENDID HOMES BEING COMPLETED

Residences of Highest Type Beautify Streets of Portland.

NO EXPENSE IS SPARED

Elegant and Palatial Dwellings Mark Advance in Prosperity of City. Many Are Being Finished or Started Every Day.

Portland is certainly a "city of beautiful homes." Many handsome residences, costing from \$15,000 to \$50,000, have been erected during the last year, and others of equal cost and beauty are now in course of construction. These beautiful residences are being built along the highest and most artistic types of architecture, the equipment is far above the ordinary in elegance and convenience and in almost every instance the builders have planned homes which compare with the setting of the grounds.

One of the handsome homes which has been completed this season is that for Philip Buehner, a prominent timberman. The residence, which was completed at a cost of \$35,000, is located at Hawthorne avenue and Prettymann street. It was designed by Whidden & Lewis, architects, and is a handsome structure of the Colonial type.

The interior finish is beautiful in the extreme. The large diningroom is finished in mahogany with paneled ceiling and wainscoting. There is a large living-room, with paneled ceiling and a large open fireplace. Opening into the living room is a reception hall. On the second floor are six bedrooms finished in mahogany. The woods used in the first floor rooms are mahogany and oak, while there are hardwood floors all through the building.

The attic is finished with a large bedroom in natural woods and with a highly polished floor. There is also a servants' room in the attic. There are three baths in the home, all fully tiled. This home was finished this year and is one of the finest on the East Side.

Another pretty home which has been completed this year is that of L. B. Menefee, a wealthy lumberman, built on the half block on the southwest corner of Sixteenth and Myrtle streets, Portland Heights. This residence, built at a cost of \$22,000, was designed by Benes, Hendricks & Thompson, architects. It is a handsome building of picturesque type. It contains 14 rooms all finished in hardwood, oak and mahogany being the woods employed in the construction.

The home is elegantly appointed throughout. It is fitted with a hot water heating plant, large open fireplaces and all the appointments which go to make up a modern handsome home. It has now been completed, the grounds have been beautifully fixed up and it is occupied as the home of Mr. Menefee and his family.

Another type of home which is becoming popular among the wealthy home builders is that of F. H. Ransom, manager of the Eastern & Western Lumber Company, at 747 Madison street, on Portland Heights. This dwelling was built at a cost of \$16,000 on plans prepared by Joseph Jacobberger. It is a twelve-room structure beautifully finished both within and without. The wide porch at the front is supported by heavy brick columns. The exterior finish is handsome, with a fine garden surrounding the house to add to its beauty.

On the first floor are large living and reception rooms, both finished in white enamel with wide open fireplaces. The diningroom, finished in solid mahogany, is beamed and paneled, and also contains a wide-open fireplace. On the second floor are five bedrooms, three baths and a large sitting room, while on the third floor are three bedrooms and a bath fitted up for the children of the family. There is also a small dancing hall on the upper floor of the house. The full basement is connected with the garage by means of a tunnel.

A number of handsome homes are now in course of construction and will be finished this Fall. The massive concrete foundations of John Fisher's \$2000 residence on Holly street, in the Ladd addition, are hardening and are about dry enough now for starting carpenter work. This building will be one of the fine East Side residences, which are doing so much to attract the attention of visitors to Portland.

R. M. Widney, of 570 Couch street, is superintending the construction of his \$5000 home at Ladd avenue and East Clay street. It will be an eight-room, two-story residence, costing \$5000, with stained hardwood floors, built-in desks, china closets and bookcases, buffets and ornamental shelves. All in all, it will be one of the most attractive smaller homes built this season.

J. W. Beckley, an Eastern Oregon stockman, is building a modern residence in Irvington, at a cost of \$5000, which will be fitted with hardwood floors, beamed ceilings, veneered paneled wainscoting and all modern appointments. The home will be ready for occupancy in June.

F. W. Warner is erecting a nine-room home in Irvington, at a cost of \$5000, which will be fitted with hardwood floors, beamed ceilings, veneered paneled wainscoting and all modern appointments. The home will be ready for occupancy in June.

John Veason, a local real estate operator, has just purchased two lots in Irvington as a home site, which he will improve with a \$10,000 home, to be completed during the coming season. The new home will be handsomely finished and will be modern in every detail.

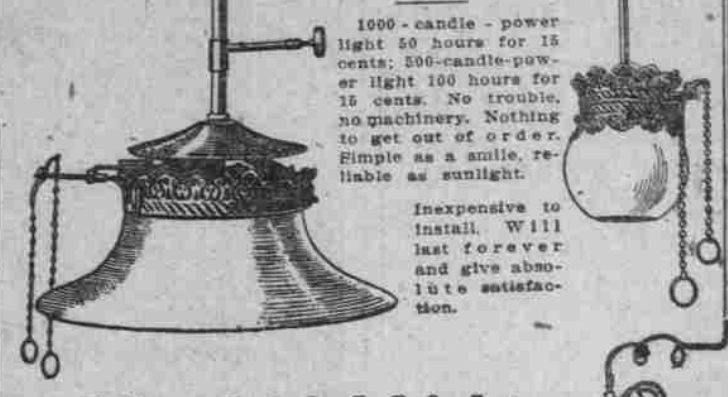
Dr. Harvey W. Freeze, who recently purchased a choice lot on East Stark street, near East Sixty-seventh street, at Mount Tabor, has started the erection of a fine residence, which was planned and is being built by Lewis & Lewis. It is 44x14 feet in size, with two stories and a basement, and will contain 15 rooms, including a large observation room on the top from which a magnificent view may be obtained of the city. It will be finished with slatted grained fir, will have two basins, five fireplaces, furnace, heat and will be added with rustic. Work on the fine residence is progressing rapidly.

Mrs. Reid Coming Home.
LIVERPOOL, Nov. 6.—Mrs. Whitelaw Reid, wife of the American Ambassador, sailed today for New York, where she will spend the Christmas holidays.

BEST AND CHEAPEST GAS LIGHT ON EARTH

Pull the Chain and It Lights Itself

No Alcohol Torch or Stepladder Needed



A Wonderful Light at Little Cost

It is confidently believed that the highest type of perfection has been attained in the construction of a gas light, using gas generated from gasoline, and that for homes, stores, hotels, restaurants, banks, churches, halls, school buildings, etc., these lights have not a superior in the world. For more than a decade we have been headquarters in Portland for the best and lighting supplies, but have never before been able to offer a light so perfect as the one shown here. It is simply marvelous and delight to all who use it. It excels ordinary gas as sunlight exceeds that of the moon, and so inexpensive that almost the poorest may enjoy the luxury.

SPECIAL PRICES TO THE TRADE OR COUNTRY MERCHANTS. Drop Us a Postal for Full Description.

H. W. Manning Lighting and Supply Co. 43 Third Street Portland, Oregon

CLUBS BEING BUILT

Sellwood Is Having Big Building Boom.

NEW BLOCKS UNDER WAY

Three Association Structures Are Now Being Promoted—Carmen, Commercial Club and Y. M. C. A. Will Have Buildings.

Work has been started on the clubhouse for the street car men at 31st and Gold Links, south of Sellwood. The building will be a two-story brick structure, 100x100. Carpenter work, wiring and painting will be done by the company. Furnace and lockers will be located in the basement. The first floor will be devoted to offices, the reporting room, lunch and supply rooms. The recreation rooms will be provided with two pool and billiard tables, and will be located on the second floor of the building.

Reading and instruction rooms will also be located on the second floor. The walls will be finished in light material and made as cheerful as possible. C. Killfeather has the contract for the brick work. This clubhouse will be the finest and most elaborate of any yet erected by the Portland Railway, Light & Power Company. It will be the clubhouse for the Oregon City, Sellwood and Estacada lines.

Good progress is being made on the Sellwood Commercial Club house, on Umatilla avenue. The frame is up and the plastering will be done at once. It is thought the building will be ready for the opening by the first day of the year. This will be the home of the Board of Trade and the business pivots of this suburb. It is not thought that it will conflict in any way with the branch Y. M. C. A. which is to be erected in Sellwood. The cost of the clubhouse and furniture is estimated at \$2000.

The Sellwood Laundry, erected on East Thirteenth street at a cost of \$800, has been completed, and modern machinery is being installed. An engine room 30x38 feet is being erected of brick adjoining the main structure. The main building is a two-story and of frame construction. W. Daniels, owner of the United States Laundry, on Grand avenue, is the manager of the new concern.

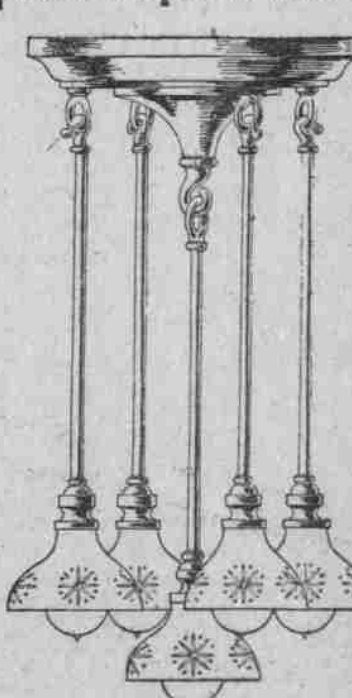
In the Westmoreland addition, on the Milwaukee road, Mrs. George A. Carter is erecting a \$2500 home; D. O'Connell, and C. H. Squires, a \$3000 home. Numerous other attractive homes have been started in this addition. Street improvements are going forward rapidly.

Woodstock is one of the most attractive suburbs of the city, and is now growing rapidly. Very little effort has been made to push the property of this suburb on the market, and hence residences sites have not advanced as some of the Southeastern district, but a high class of residences have been erected and are being built all through the district. Settlement has extended south along the elevated section toward the Johnson Creek Valley and on the hill above the Southern Pacific Railroad track. Graveled sidewalks have been laid through this suburb.

A beautiful new Methodist Church, costing \$7000, was recently erected and dedicated. Plans have been adopted by the Woodstock Push Club for general street

PHOENIX IRON WORKS
Engineers, Founders, Machinists and Boilermakers, Building and Structural Work.
WE MAKE Fire Hydrants, Log Rafts, Cast Gears, Hydraulic Cylinders, Water Gates, Lumber Trucks, etc.
HAWTHORNE AVE. AND EAST THIRD PORTLAND, OR.

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



Our master artists do the designing and skilled workmen do the making and installing. Call at our lighting fixture studios, 311 Stark street, and get suggestions on lighting fixtures, which will be cheerfully given.

Tiling and wiring in all their branches.

M. J. WALSH CO.
311 STARK ST.
Between 5th and 6th. Both Telephones.