

WEEK DULL, BUT EVERYBODY BUSY

Real Estate Quiet, but No Trace of Stagnation Can Be Discovered.

POSTOFFICE MAIN TOPIC

The North of Washington Likely to Be Chosen, but Not So Far North as Burnside Street—Day of Small Things Upon Us.

BY CHARLES MESSER STOW.

Summer swelter had its effect on the Portland realty market last week. It was quiet, very quiet, the quietest week of the summer, so far. Everybody said so, but it was to be noticed that everybody was busy. No real estate dealers shut up shop and went off for a vacation, except on Monday, the fourth. Many hints were thrown out of more or less big deals pending, some of them needing merely to be closed before being made public. The elusive signature, however, was not appended in time to alleviate the chronic of a dull week.

The main topic of interest in the talk among men of the craft in office and street was, of course, the new post-office site. Various locations were discussed pro and con and the fact that the block just south of the present Federal building occupied by the Corbett homestead cannot be available caused many expressions of regret.

The consensus of opinion among the men who watch the development of the real estate market here closely seems to be, however, that any site south of Washington street is out of the question. Individual opinions of course differ as widely as the hopes and interests of the men expressing them differ, for those who are in position to offer available sites to the Government are quite sure their particular site is the only practical one.

Men interested in Burnside street, especially in property close to the Custom-house, started a small boom of their own, and assurances were given that prices would not be boosted along that street.

If one might venture a slight prediction, it may be put down as reasonably certain that the new postoffice will be north of Washington street, but not as far north as Burnside street. There are available sites to be obtained nearer the center of the main business, and it must be remembered that the Portland business district will not grow to the north, but to the west, first of all, and then the southwest.

Large deals of all kinds were noticeably lacking in the transactions of the week. In residence property the purchase by E. W. Ring, a wealthy timberman formerly of Wisconsin, of the house and grounds at 874 East Taylor street from J. C. Roberts for \$25,000 was the most important.

It seemed to be a week of patching up and resting in Portland. Many permits for small jobs of repairing were taken out, with the building inspector, both by firms and individuals. Many small stores in the outlying districts were started. Naturally there will be much building activity in the vicinity of the business district of Montavilla, where a costly fire early in the week laid waste 15 stores.

The day of small things, which we were taught is not to be despised, seems to be upon us. Soon will come the general air of expectancy of big things, which is due along the latter part of the summer, when preparations will be made for the big deals of the fall. In all expressions over the quiet time there is no limit of stagnation, of the hopeless period that other cities pass through when things are quiet.

W. H. Hoffman has bought a quarter block at the southeast corner of Seventeenth and Spring streets on Portland Heights from Ira L. Ray, for \$6000. The corner will be improved by Mr. Hoffman and made into income-bearing property.

George F. Russell has bought two lots in Easton, on the west side of Duane street, 50 feet south of Kilpatrick street, for \$6000. The property is 50x100 feet and is located in the heart of a section which is rapidly being filled with two, three, and four-story business buildings. Mr. Russell intends to improve the site with a modern business building.

W. J. Hawkins has bought a quarter block at the northeast corner of Nineteenth and Myrtle streets from Rosa A. Buchanan. It is one of the finest available residence sites on that part of the Heights. Mr. Hawkins is now having a small house, which he has just removed, and will build in its stead a fine residence. The sale was made by the Aetna Realty & Investment Company.

H. J. Held has bought from Bert Jackson a lot on Willamette Heights for \$3000. The lot is on Raleigh street, west of Twenty-ninth street, and is the same made by Sheffield & Rife. The same agency reports the sale of a quarter block at Twenty-sixth and Saylor streets from Beno & Thibault to G. F. Sanborn, for \$7000. Both properties are unimproved.

NEW FUEL YARD BOUGHT

Albina Fuel Company to Expand Business.

Following closely upon the consolidation of the Steel Bridge Fuel Company with the Albina Fuel Company, under the name of the Albina Fuel Company, incorporated in the city, branching out of the firm, and an extension of its facilities for serving the public, a large wood and coal yard has been established on Broadway street, near Thirty-third.

Three purchases in rapid succession have been necessary to carry out the plans for the extension of the company's business. Hartman & Thompson negotiated all three of the deals. The first was an acre on the O. R. & N. tracks at Thirty-third street, which was bought from W. M. Daly, of the Title & Trust Company, for \$1500. Next came three lots in Broadway Addition, bought from Henry Gordon for \$3000. This was found to be insufficient for the needs of the company and in the latter part of the week a quarter block was bought at the corner of Broadway and Thirty-third streets for \$2000. This last buy, it is said, is for an office building.

No better location on all the East Side, it is said, could have been obtained for a fuel yard than this. Directly on the railroad tracks, unloading of fuel is an easy matter from a short spur. When the freight depot planned

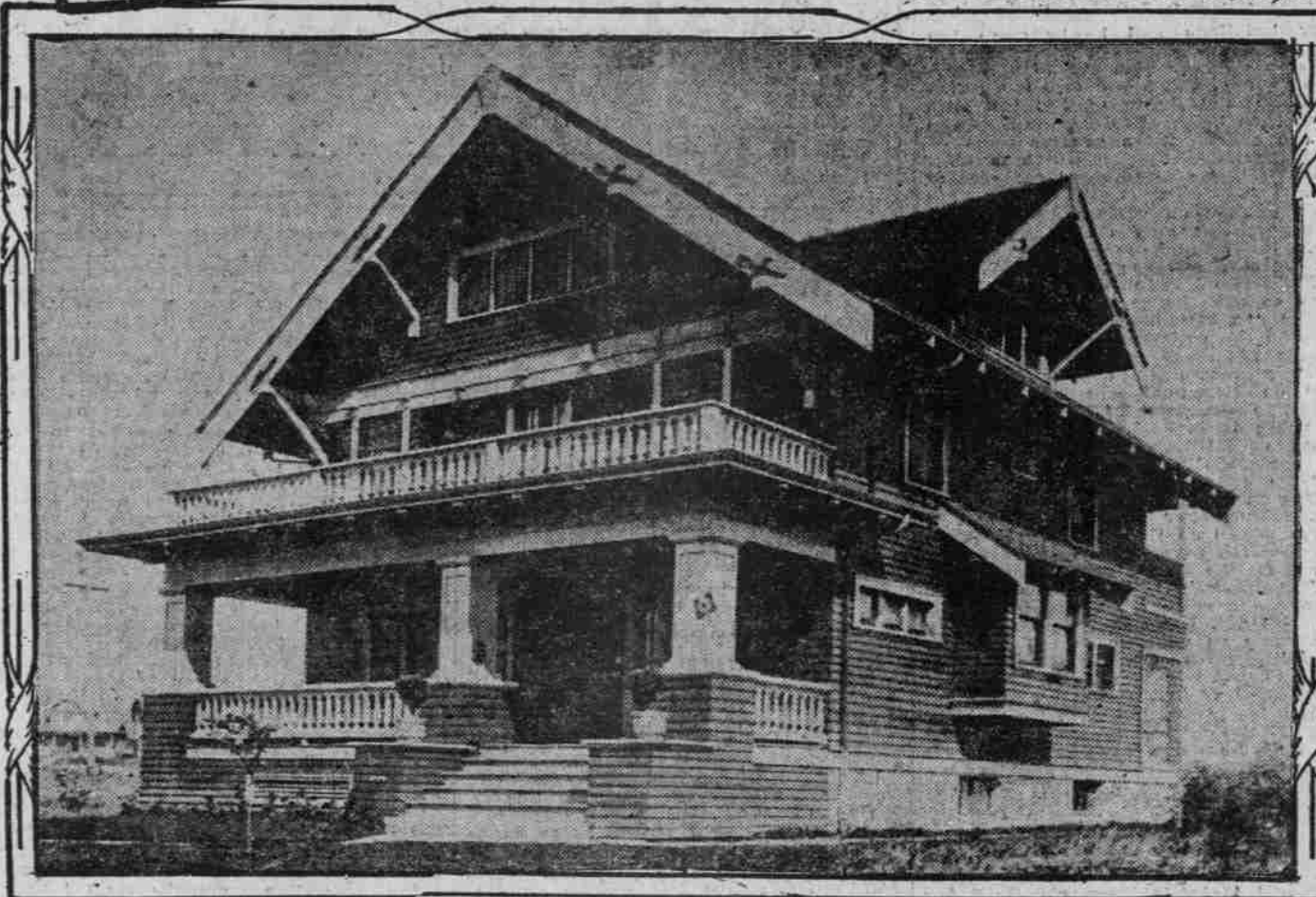
LADD'S ADDITION IS DOTTED WITH NEW AND BEAUTIFUL RESIDENCES



G. ZANELLO, HARRISON AND LARCH STS.



JAMES OLSON, HETLOCK AND HARRISON STS.



D. DUBECK, ELLIOT AVE.

for the East Side at East Second and East Oak streets is completed and the terminal yards are in operation, the managers say that within a few minutes after a train has been "broken up" in the yards the cars of fuel can be switched out to the fuel company's new yard and in a few minutes more can be unloaded.

The paving of Broadway, which is rapidly reaching as far as this yard, will make the distribution of fuel an easy matter. The yard is situated at the point where Sullivan's Gulch widens into flat country, and grades to hamper the teams are being made.

At the territory comprised in Rose City Park, Laurelhurst, Holladay Park, Broadway Addition and the streets crossing Broadway can be served expeditiously and far more economically than from the old yard on Albina avenue.

HOUSE TO RENT IS SURPRISE

Vacant Residence in Rose City Park Is Not Long Empty.

A. B. Slawson, of Hartman & Thompson, professed great surprise one day last week when he found there was a house for rent in Rose City Park.

"People who build there," he said, "build for themselves and not to rent. This is the first time I have known of a house vacant in that district for a long while. It is safe to say that it will not remain vacant long."

He was right. Next day happened along a man who desired to live in Rose City Park above all other places in Portland, and the empty house remained empty but a little while.

"Building is going along at a prodigious rate in that locality," continued Mr. Slawson, "incidentally the improvements that are going to make this part of the city still more desirable as a place to live are going on too. Grading is being done on Sandy road between East Sixteenth and East Twenty-eighth streets for the streetcar line that will bring the park nearer the downtown section, and the line will be constructed and running over the Burnside bridge by the time of the Live-stock fair next fall."

Recent sales in Rose City Park are lot 2, block 96, by the Home Investment Company to B. J. Howland, for \$750, and lot 3, of the same block, by M. S. Bennett to Mrs. J. B. Candlish.

FINE HOMES MANY

Ladd's Addition Becoming Splendid District.

VALUES RUN UP TO \$20,000

G. Zanello Is Occupying English Type of House Costing \$7000 and J. A. Duback Has Pretty Home Designed by Himself.

Many handsome residences have been built in Ladd's Addition during the last year and the great amount of building which has been going on in that part of the city, and especially in that addition recently, have resulted in making it one of the best residence sections of Portland.

The homes built recently in the tract range in price from \$5000 to \$20,000, several houses costing between \$15,000 and \$20,000 having been built this year. Architects are now preparing plans for other fine homes soon to be built there.

One of the pretty residences recently erected in Ladd's Addition is that of G. Zanello at East Harrison and Larch streets. This home, designed by Clausen & Clausen, architects, is now completed and occupied by the owner. It cost \$7000. It is an eight-room house of the English type of architecture. The interior finish is of selected Oregon slash grained fir.

There are two large fireplaces on the first floor. Beamed ceilings have been put in the reception hall and dining-room. The dining-room and library both have paneled wainscoting, the latter room being fitted with built-in bookcases. The chambers are all finished in

white enamel. All the first floor floors are of oak.

J. A. Duback has recently occupied his new home in Ladd's Addition. This is on Elliot avenue between Central Park and Hazel streets. Mr. Duback designed his own house. It is 30x50 feet with nine rooms, a large attic and a full basement. The house, which is a V-shaped rustic house of pretty design, cost \$500.

The interior finish is in mission. The living room has a large brick fireplace of light colored brick. The den is also fitted with fireplace of rough burnt brick. The dining-room, finished in mission, has a built-in buffet, beamed ceilings and paneled wainscoting. The den is in mission oak and has double bookcases built on each side of the fireplace. The chambers are all large and have large closets. They are finished in white enamel.

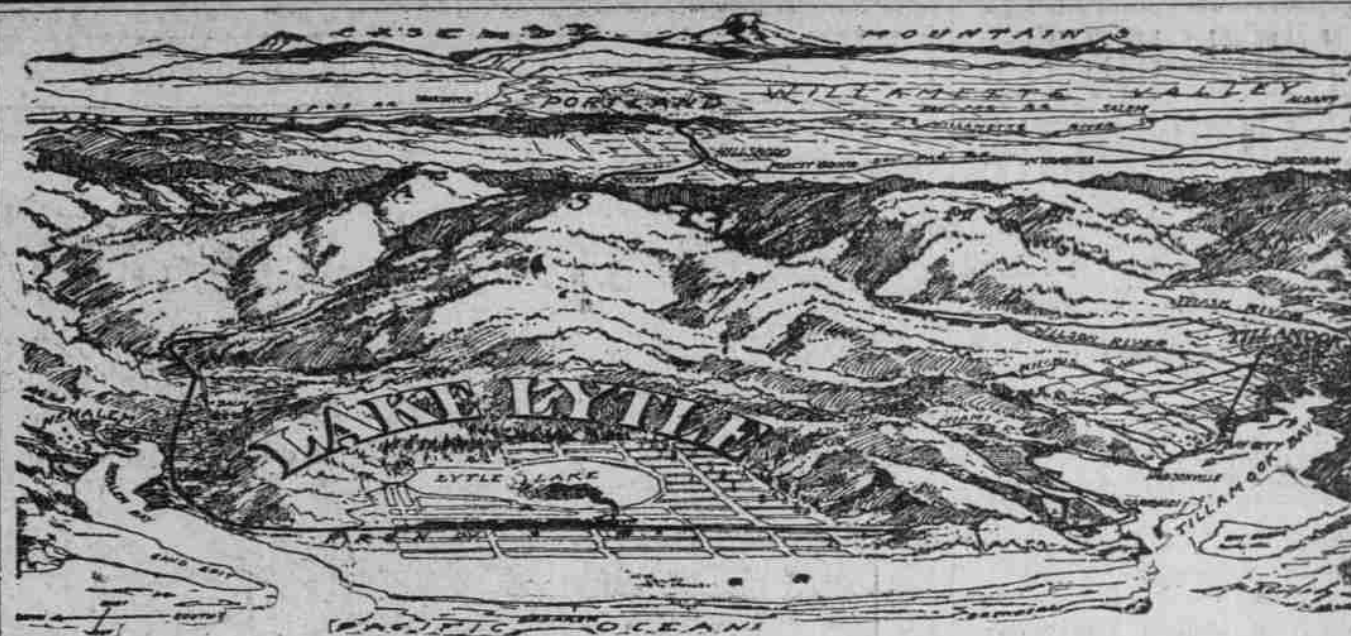
There is a sleeping porch and a balcony porch as well as a large front porch. Special arrangements are made for refrigeration in the service department. Mr. Duback is now occupying the home with his family.

On Hemlock and East Harrison streets James Olson has recently completed a handsome bungalow which he is now occupying. It is beautifully finished in every respect. The floors are all of hardwood. The living room, dining-room open into each other, making practically one large apartment. The dining-room is finished with paneled wainscoting and beamed ceilings. A large open fireplace in the living room adds to the attractiveness.

Sherman Man Buys in Wallowa.

Of noteworthy dimensions is the deal made in Wallowa County last week, in which the ranch property known as the "old Weatherby place," on Prairie Creek, owned by Peter Boudan, was sold to Roy Powell of Sherman County. The 600 acres in the property brought \$23,000. The land is all improved and about half is under irrigation and in crop. Mr. Powell's purchase is taken as an indication of his faith in his part of Oregon. Realty dealers in that part of the country are pleased that this money was invested near home rather than outside in the city property that generally appeals to country investors.

The great majority of immigrant arrivals at the present time are coming from Austria, Russia and Italy.



LAKE LYTLE

PORTLAND'S CLOSEST BEACH RESORT

Lake Lytle is not "one of the best," but absolutely the best beach property on the Pacific Coast.

Lake Lytle is located on the famous Garibaldi Beach, 18 miles north of Tillamook City, 3 hours' ride on the train from Portland, being the first beach you come to after leaving the mountains.

At Lake Lytle there is a fresh water lake $\frac{3}{4}$ of a mile long and $\frac{1}{4}$ mile wide, with a gradual slope from nothing on the ocean beach side to a depth of 8 feet in the middle. Two clear, pure mountain streams empty into Lake Lytle.

Lake Lytle is not a swamp or a mud hole, but has a hard sand bottom.

Between the lake and the ocean Nature has reared an ideal wind break, a small ridge, which is about 40 feet above sea level, resembling a railroad grade. This shunts the cold winds from the lots around the lake.

HARD SAND BEACH WITHOUT A ROCK

One of the best features of Lake Lytle—from the front row of lots there is 700 feet of hard beach sand at low tide, fine and smooth, and not a stone on it. The beach being eight miles long, makes one of the finest drives on the coast from the mouth of the Nehalem River to Garibaldi.

This beach property is owned and offered to the public by the president of the P. R. & N. R. R. Co., which is a guarantee sufficient of the character of improvements which will go in at Lake Lytle. Among them will be the finest depot on the beach, right on Lake Lytle. Come in our office and we will be glad to show you the plans and pictures of this building.

The railroad is now completed from Tillamook 25 miles north, running through Lake Lytle. There is only a short stretch in the mountains which separates Lake Lytle at present from railroad connections with Portland. Work on this is being pushed rapidly and will be completed the latter part of the Summer.

NOW IS THE TIME TO BUY

Now is the time to buy in Lake Lytle—don't wait until the railroad is completed—prices will then advance, and Lake Lytle will be sold out. You will make the trip to the coast as soon as the railroad is completed. You will then see Lake Lytle in all its beauty. You may want to buy in Lake Lytle and if you do you will find it sold out—the only available lots being held by speculators, to whom you must pay their prices.

NOW is the time to buy in Lake Lytle.

FISH AND GAME IN ABUNDANCE

Lake Lytle also affords the best fishing and hunting. The lake and the mountain streams, which tumble into it, abound in mountain trout. Within a 20-minute walk back from the lake you are in the dense timber, where deer and mountain game are plentiful.

The outlook from Lake Lytle is superb. Standing on the lots facing the beach, and looking north you will see Neah-Kah-Nie Mountain, the Tillamook Lighthouse and Tillamook Head. Looking to the south you will see Cape Mears Lighthouse, while looking out to sea you may observe the largest ocean-going vessels passing and repassing constantly.

CRABS, CLAMS AND SALMON

One mile north of Lake Lytle is the beautiful Nehalem River, one of the finest rivers in Tillamook County for fish, clams and crabs. Take a skiff up to the headwaters of the Nehalem and you will have an experience which will stay with you for a lifetime. It's simply great.

At this time of year you can take a skiff and make a fine catch of salmon with a troll.

The beautiful pine trees have been left on the lots. You may want them—others may not. They are left for you to follow out your own scheme of landscape arrangement.

We do not ask you to buy Lake Lytle lots without seeing them. We do ask you to come in the office and allow us to lay the plat, the pictures and the price-list before you.

The only expert salesmen we have are the Lake Lytle lots themselves.

Lots \$50 and up. Easy terms.

Ralph Ackley

Sales Agent

605 Corbett Bldg., Portland, Oregon