SUMMER QUIET IN PORTLAND IS PAST

Return of Vacationers Cause of Sudden Activity in Realty Market.

BIG DEALS ARE BEGINNING

Announcement of Transfer of All Macleay Holdings West of City for Quarter Million Dollars Is Sign of Coming Liveliness.

To all appearances, Portland's "quiet" season is past. The week that has just gone saw more inquiry and more activity in real estate matters than any week since the Summer began. Also it was characterized by more transactions of the larger sort than any period since the Spring season.

Of more importance, perhaps, to the future of Portland homebuilding than any other sale announced last week is the transfer of the Macleay holdings, west of the city, for a quarter of a million dollars, in round figures. This land is some of the most beautiful, from a landscape artist's point of view, of all the beautiful tracts in and about Portland. The plans of the purchasing syndicate have not been announced, but it is said they include much landscape work and platting into building sites rather than into lots of uniform regularity.

In another branch of business that is one of Portland's mainstays S. Ban's lumber mill on Willamette Slough is worthy of mention. Mr. Ban has been very successful in his Portland operations, and this mill of 100,000 feet daily capacity will be a factor of importance both to his own interests and to the lumber industry of the Northwest.

Analysis of the real estate transfers shows no abatement in the activity in sales to homebuilders. This class of property has moved extremely well all Summer and in this, as in all other lines a lively Fall is considered certain.

The change of plans in the Thompson Hotel, to cover the block bounded by Third, Fourth, Pine and Ash streets, means much to that district. An eight-story building 200x200 feet cannot help but be a great asset to property in that vicinity.

Of untold importance to the East Side is the announcement of the plans of the John Deere Plow Company, which are for an eight-story reinforced concrete building to cover half a block. Later this will be added to so that the entire block is covered, it is said. This is in the new warehouse district created by the fills and the promise of the East Side freight depot and terminals.

East Siders are still fretting over the inadequacy of the freight facilities, and have made complaint of the delay the lack of terminals causes every day.

More large buildings on the West Side are in the air, and unless plans now maturing miscarry, announcement may be expected of new buildings in the downtown section soon. The Yeon building with its 15 stories still stands as the limit of height in any structure either under way or planned.

A field that offers a crying need in Portland may soon be expected to be invaded—that of the private hotel. A new first-class transient hotel is also among the possibilities of the Fall activity.

An analysis of that quiet time Portland has been having is more than satisfactory. It was just what conditions demanded. There must be rest at some time for everyone. A period of rest is just what this Summer has been. The Spring market was lively and the Fall market will be better still. Between these times of great activity there had to be a lull, a chance to digest. There has been no hint at all of dullness in the Summer quiet. It was simply the vacation time, and everybody felt that he was prosperous enough to enjoy a vacation and he took it. Now the vacationers are returning, and the market at once feels their advent.

One of the prominent bankers of Portland, a man who is known by name to a large part of the population, is authority for the statement that Portland has not yet had its fill of subdivisions. This is in the face of the fact that the market has within the past year had a great number of high-class residence plats offered for sale, some of which are practically sold out. Also it includes the fact that more subdivisions are to be offered this Fall.

The cheapness of fine residence property which can be easily reached is apparently the basis of his reasoning. While lots as good as some of those now on sale can be bought for $1000, $1500, or even $2000, this man figures that the market is not glutted.

Out of the hundreds of men in the real estate craft and its allied businesses that are seen and talked with each week not one has been found who can see anything but a good Fall ahead for Portland. When so many men of so many varying temperaments all have the same opinion, that opinion gathers weight.

City Engineer Morris has computed that up to January 1, 1910, there had been laid altogether in Portland but 64 miles of pavement. There are under way, and will be completed by the end of the year 40 miles more, almost as much in one year as had been laid in all Portland's previous existence. Of these 40 miles, 26 are being laid in one job, in Laurelhurst.

These are figures that testify to the good times that obtain in Portland now. Likewise they indicate the growth of the city. Incidentally they show that Portland has its eye on becoming one of the best-paved cities in the country.

Apartment sites are considered next to retail business sites as a real estate investment. There are those who say that apartment rents are too high in Portland, that when the city gets down to an 8 per cent basis on fireproof apartments, the value problem will have adjusted itself. Be that as it may, the fact remains that apartment sites in this city bring prices that are sometimes almost on a level with retail business sites. And yet, Portland has not enough apartments.

Charles K. Henry says that 20-story building of his is surely going to be built next Spring. He says he has picked the site, but of the location he will say nothing. Just now he is busy examining the pictures of other building throughout the country that he has received and settling such points as a color scheme, detailed designs and things of that sort. He is inclined to be enthusiastic over the scheme and is entirely sanguine of its success.

Advices from Seattle are to the effect that the past week has been much better from a business standpoint than those immediately preceding. Portland rejoices at this, for it is glad for it to share a little if its own prosperity.

In the East, you know, it is not the good or bad times in Seattle or Portland or Spokane that count; it is the condition of the Pacific Northwest. The big cities are but a single item in the Northwest as a whole. True, they reflect, to a large extent, the condition of this section, so if Seattle is picking up it means an impression of greater prosperity in the Pacific Northwest.

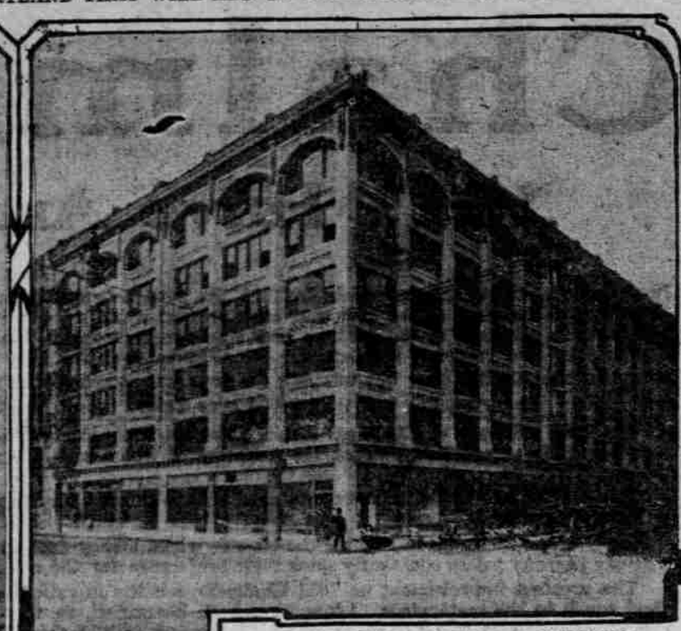
Some say it would be better for Seattle to recover more slowly, believing a too quick prosperity would be only temporary. These base their opinion on the inflation of values which has been in evidence for some time. A longer quiet period, they say, would be the means of restoring a more normal basis for realty.

Members of the Seven Oaks Investment Company express themselves as sanguine of the success of the deal whereby the 100x100 feet at the northeast corner of Seventh and Oak streets will be transferred to the Hamilton Investment Company, the holding company that is alleged to be about to erect the Keswick building.

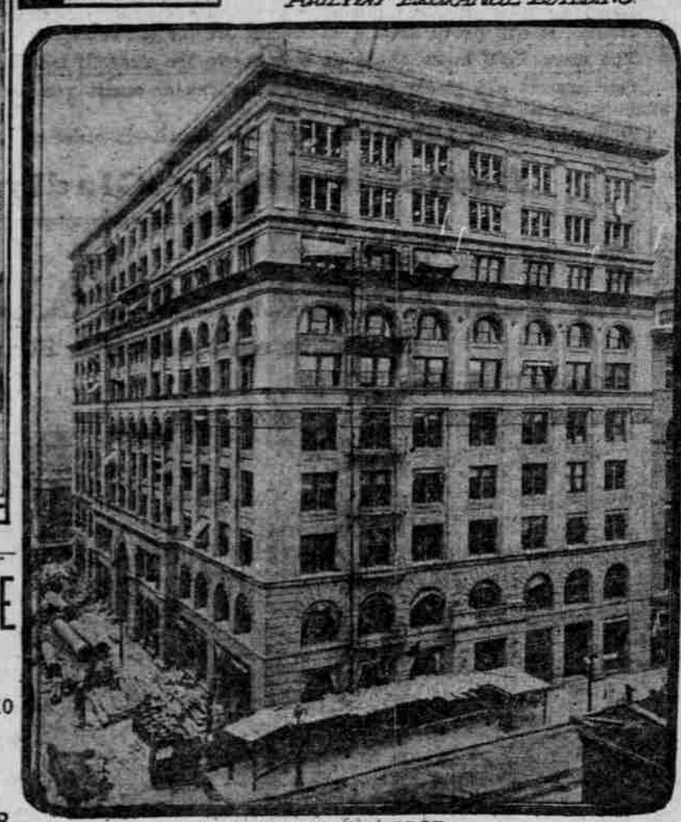
At first rumors of a 16-story building were started, but it seems to have dwindled to a structure of eight stories. That an edifice of this size will be built is said to be fairly certain.

BUILDING OPERATIONS ALMOST COMPLETED IN PORTLAND THAT WILL ADD TO AVAILABLE OFFICE SPACE.

SPALDING BUILDING



RAILWAY EXCHANGE BUILDING



CHAMBER OF COMMERCE.

POSTOFFICE MAY BE SURPRISE

Man Who Says He Knows Thinks Site Will Be Near Custom-House.

One who is in position to know, for he has been associated recently with an emissary of the United States Government, declares that a surprise is in store regarding the selection of the Postoffice site.

It will not be chosen near the depot, he says, for two reasons: First, the property offered in that vicinity is valued too high; and second, a location near the Custom-House would effect a saving in lighting bills and in fuel bills.

There are three available blocks close to the Federal building at Seventh, Eighth, Davis and Everett streets, this man points out, any one of which is likely to be chosen. In this location pipes under the streets would convey heat from a single plant to the other building, and the two buildings would make a private lighting plant feasible, according to the information obtained from the companion of the Treasury agent.

Therefore he says, in the mind of the department, there is no thought of a site near the depot.

The steel of the 15-story Yeon building is beginning to poke its long fingers into the air. Speed will be made in erection. It is said five floors of this building have already been rented.

8 STORIES TO RISE

John Deere Plow Company to Erect $200,000 Building.

PERMIT IS APPLIED FOR

Reinforced Concrete Material Used in Huge Building, Which Will Have Total Floor Space of 180,000 Square Feet.

Just as soon as possible work will be begun on the huge building for the John Deere Plow Company, which will stand on the half block on East Second street, between East Morrison and East Alder. Plans were filed yesterday morning with City Building Inspector Plummer and a gentle hint was thrown out that haste in approving them and issuing a permit for $200,000 would be appreciated.

Hugh MacLean, manager of the Leonard Construction Company, of Chicago, which drew the plans and will erect the building, is here to get the work started and is authority for the announcement of the designs of the company. This firm has built similar buildings for the same concern in Chicago, Duluth and other places.

The Portland building will be eight stories high and the material reinforced concrete. It will cover half the block at first, and will be so arranged that in time an annex covering the other half of the block can be added.

Portland was chosen for this structure after all the cities of the Pacific Coast had set forth their advantages. San Francisco made a strong bid for it, because this is to be the distributing station for the entire Coast, and means much to the city in which it is located.

Of its kind, this building will be the most modern and most conveniently arranged building west of Denver. It will have all possible devices such as automatic sprinklers of advanced pattern and will be thoroughly fireproof. There will be 180,000 square feet of space in the eight floors and basement.

This block has already been filled to the basement level, but in order to obtain solid foundations, piles will be driven to a depth considered sufficient for the weight of the structure that will rest upon them.

The John Deere Plow Company has owned this block for a year. It bought the property from Charles K. Henry, paying $150,000. The ground is considered worth much more than this now.

The Leonard Construction Company will open permanent offices here, says Charles K. Henry, and will enter the field for construction work.

ALLEGED DEAL FALLS THROUGH

Edgar J. Daly Announces He Owns Corner of 19th and Washington.

Edgar J. Daly announces that he has bought the corner of Nineteenth and Washington streets, which was reported as sold several weeks ago to Stoppenbach & McGuire, for $100,000. The deal fell through, says Mr. Daly, and as a result, he declares he is now the owner of this property, which is 180x100 feet, obtaining it at the same price reported in the previous announcement.

Mr. Daly assigns no reason for the alleged failure of the deal reported soon after the Exposition building fire. He simply says he bought the property from Rodney Glisan, manager of the Caroline Couch estate, and will hold it. He says he has not decided whether to sell again or to build on this corner.

Mr. Daly also reports the sale of the lot 50x100 at the corner of East Burnside street and Union avenue to J. G. Edwards, of the famous Hay Creek ranch, for $45,000. The lease of the property at Twenty-first and Washington streets, owned by Mr. Edwards, is also reported by Mr. Daly as negotiated by him. A four-story concrete garage building is to be built here, of which D. C. Lewis, architect, is the author.

PANTHERS KILLING SHEEP

Forest Fires Drive Animals Into Settled Districts.

ROSEBURG, Or., Aug. 20.—(Special.)—Farmers and stock raisers along the North Umpqua River in the Deer Creek section of Douglas County, have offered a reward of $10 to any person who will kill one or more of the panthers that are daily reducing the sheep flocks.

J. J. Gilliam and Robert McLaughlin, residents in the Deer Creek district, report the loss of sheep and goats, killed by panthers prowling along the river. It is the general belief of the stockmen that the presence of the panthers is caused by the forest fires, which compel wild animals to frequent the populated sections in search of food.

Public Library Notes.

In the children's room of the Public Library is an interesting collection of shells on exhibit, and the books about shells and sea life have been placed on special shelves. Lists of other good vacation books for boys and girls may be obtained in the children's room. Three papers in the Lithuanian language have just been added to the periodical room. A number of books in this language have been purchased and will soon be ready to draw for home use from the circulating department.

Councilman Runs Street Roller

SEASIDE, Or., Aug. 20.—(Special.)—The new steam street roller which was purchased by the city a short time ago arrived here yesterday and was immediately placed in operation on Main street, which has been covered with crushed rock from Bridge street to Holladay station. After rolling all of the principal streets of the city the machine will be used on the road between here and Astoria. The roller, which is valued at $2500, will be operated by Councilman John Gerratine until a suitable engineer can be obtained.

MR. YEON TO HELP CITY

EXTRA EXPENSE PUT ON BUILDING THROUGH CIVIC PRIDE.

Smokestacks From Two Other Structures to Be Absorbed and Cornice to Extend Around 4 Sides.

J. B. Yeon has a few ideas about the duty of a citizen that he is working into his 15-story building at the corner of Fifth and Alder. One of them is that the structure should help Portland by appearing as well as possible, and for this reason he is to have the cornice extend clear around the four sides. Usually two sides of a building on a corner are all that are treated with a cornice.

Mr. Yeon is also thinking about the smoke nuisance, and has decided that his building shall do all it can to abate the clouds of smutty vapor in that vicinity. Therefore he has made arrangements to absorb two other somestacks into the one on his own edifice, that of the Morgan building at Fourth and Alder, occupied by the Hotel Alder, and that of the Swetland building, at the corner of Fifth and Washington, adjoining the Yeon building on the north.

Mr. Yeon admits that he will lose money through the smokestack arrangement, both by the extra cost and by the loss of some rental space, and the cornice around the building he thinks is an extra expense that few large buildings have to bear. His own explanation is simply that he wants to do as much for Portland as he can.

Prune Crop Above Average.

THE DALLES, Or., (Special).—Prune crop here this year is above the average, and eight carloads have been packed and shipped to the East. It is expected that 15 to 20 cars of prunes and pears will be sent from this place this season. Packers are in demand, and girls of 12 to 16 earn from $1.25 to $2.50 a day at this work.

GOOD WATERFRONT CITY'S GREAT NEED

A. B. Widney Declares Now Is Time to Clinch Place of Shipping Supremacy.

BONDS MIGHT PAY COST

Writer Suggests Resurvey of Waterfront Line and Construction of Concrete Wall With Fireproof Buildings—Warning Given.

BY A. B. WIDNEY.

Portland is destined to be a great commercial city and there will be handled on its waterfront billions of dollars' worth of merchandise. It behooves the city to prepare for handling this vast wealth with safety and economy, in order to attract it to this place.

The present waterfront is a wornout, antiquated, dilapidated wooden firetrap, endangering not only all of the waterfront and shipping, but also endangering all the merchandise stored on the front, as well as a large part of the rest of the city.

It is merely a question of time until a fire started on this waterfront, in some dry spell, as the present, and in a high wind, sweeps this area, as did the Chicago and Baltimore fires or the San Francisco fire. The present forest and mill fires are the warning signals of what to expect sooner or later on our waterfront.

The present worn-out condition of the waterfront has reached a time when it must be repaired and rebuilt. To permit it to be rebuilt on its present inflammable plan is to allow good money to go into improvements that will involve large losses if forced to tear down and rebuild on permanent fireproof plans.

Fireproof Front Needed.

In order to prepare for the safety of the city and for handling the vast amount of commerce, the city should have competent engineers carefuly define the waterfront line on both sides of the river.

They should also prepare a proper system of concrete waterfront walls, or concrete piles, and fireproof warehouse restrictions, so as to produce a reasonably harmonious and beautiful appearance, as well as produce the maximum convenience.

With such a system prepared, the property owners could replace from time to time the present worn-out structures with buildings and riverfront walls that would last for all time and meet the demands of commerce.

Whoever first erected such a structure would command practically all of the trade it could possibly handle, and others would be compelled to build in like manner in order to hold their business. The result would be an early completion of a business waterfront that would not only be a worldwide credit to Portland as a thing of beauty and utility, but on account of its safety and convenience would command the commercial confidence of the world of shippers.

Portland Standing Sure.

The productive watershed of the Columbia River and of the tributary commercial areas is an empire of wealth and of commerce. It must have a great distributive commercial shipping center. With all the present and future lines of railroad, built, building and to be built, all leading into Portland, the city is marked as Nature's great Northwest commercial point; provided we do not let this slip from our grasp.

Such commerce will go where it has the facilities and safety prepared by the people to handle it. Prepare for it in advance and it will forever come here—go to sleep while other cities unprepared to house and care for it and it cannot be diverted. Too much capital invested in other cities preparing up-to-date facilities will necessarily fight to retain the commerce. Prepare beforehand to receive and care for it and it will naturally come here and cannot be diverted. It will make a city of 1,000,000 inhabitants here quicker than any other way.

Portland being so far inland, it is forever insured from sea attacks. For that reason merchandise stored here for commercial distribution is absolutely safe from all such dangers as beset seacoast cities. During the late Japanese war scare the Government removed millions of dollars from San Francisco inland to Denver for safety.

Why, under such circumstances, should not Portland become the Northwestern granary and merchandise warehouse and treasure-house for the trade of the Pacific and Orient?

To accomplish this object the city should immediately act and take control and shape the destiny for the greatest results.

Bonds Might Be Issued.

The city and county could issue waterfront bonds and pay a certain per cent of the cost and the waterfront owners should pay the rest. The city also should derive a small revenue from freight handled, to constitute an interest and sinking fund eventually to linquidate the bonds.

Streets that do not terminate at bridge crossings could be safely closed and donated to adjacent waterfront property owners on proper conditions that they would at once erect the river wall and fireproof warehouse on their frontages.

It may be safely said that no more bridges will be erected across the river, but tunnels will take their places where needed, and such tunnels would not interfere with the waterfront, but would come to the surface some distance east or west of the river line.

The modern scientific and practical ideas of commercial waterfronts was quite fully discussked in the July issue of Hampton's Magazine, to which I would refer our Live Wire men for a good understanding of the subject.

This harvest is ready for the sickle. Will Portland thrust in the sickle and harvest the crop, or will it dream away while some other place secures the prize?

There is only one such prize in this Northwest and only one city will get it. Will it be Portland or ———?

Vacant Property Brings Good Price.

Charles W. Ertz has just purchased 39x136 feet on Graham street, near Mississippi avenue, from the Portland Investment Company for $25,000. This property is not yet improved, but the new owner expects to erect a substantial building on it. Mr. Ertz has sold 70x150 feet on East Fifty-third street, near East Ash, to A. E. Poulson for $5,000. It is occupied with a residence and was bought for a home.

The Suburban Land Company announces the sale of 50x100 feet on East 11th and Tillamook streets with a modern residence to Dr. G. H. A. Sturdevant for $4750. It was owned by L. H. Kaser, and was bought for a home.

Beds Feature of Homes.

W. S. Bell, architect, has prepared plans for two attractive bungalows, which are to be built in Rose City Park by the Provident Trust & Investment Co. at a cost of $2500 each. Each house will be 28x44 feet. One will be built on East Forty-ninth and one on East Fiftieth street, near Sandy boulevard. They will be equipped with Holmes disappearing beds and all modern conveniences. With the wall bed the living-room can be converted into a guest chamber quickly.

C. B. Dean, recently from Kansas City, has purchased the R. C. Hughes residence on East Fifty-first and Tillamook streets for $4250. Mr. Dean bought the house for a home.

ROAD SELLS ITS LAND

MOUNT HOOD LINE DISPOSING OF EAST SIDE PROPERTY.

All Holdings West of Montavilla, Including Waterfront, to Be Closed Out at Once.

It is understood that the Mount Hood Road has placed with the Spanton Company to convert into cash for construction purposes as soon as possible, all its real estate holdings in East Portland west of Montavilla.

The Spanton Company reports the sale of two quarter blocks, held by the road, one at the northwest corner of East Stark and East Seventeenth streets, and one at the southeast corner of East Oak and East Seventeenth streets, to William A. La Force, who is said to have bought with the intention or realizing a profit on his investment. The purchase price is not given out, but it is understood to have been rather low.

Another piece of these same holdings has been reported sold by the Spanton Company to a real estate man, who also is said to have seen a chance to make a profit. This consisted of the four lots in block B, of Sunnyslope Addition. This price also is withheld.

The Mount Hood Road owns about 400 feet of waterfront at the foot of East Stark street, which it is reported is soon to change hands, but the name of the buyer is kept a secret, as is also the price. There are other lots along the line of right of way that was partly secured by the road, and these are to be sold, it is reported, the deals being ready to be closed in some instances.

Building Notes.

August Olsen has let the contract for his home on East Eighteenth street, near Brazee, to cost $8600. It will have two stories and contain nine rooms.

H. L. Camp & Company will build a three story frame apartment-house at the corner of Twenty-fourth and Northrup streets for Mrs. Ada Simpson. It will cost $23,000.

Work of altering the store formerly occupied by Olds, Wortman & King, at Fifth and Washington streets, goes busily on. Edwin F. James, a former Seattle real estate operator, leased this structure and the small building owned by the Corbett estate standing next, on Fifth street, and will sublet it in small rooms.

Week before last the excavation for the Tichner-Maegley building, at Seventh and Alder streets, war begun. Now the foundations of the building are complete. Stone & Webster Engineering Corporation, through the local manager Louis F. Brayton, desires to keep up its reputation for speed in construction.

George Langford got the contract from Emil Schacht & Son for building the four-story brick warehouse to be occupied by the International Harvester Company at East First and East Taylor streets. The cost is to be about $50,000 and the construction will be extra heavy.

Excavation for the three-story reinforced concrete building to be built for Milton J. Jones on Fourth street, between Morrison and Alder, has been begun by the C. J. Cook Company. Aaron H. Gould, the architect, has plans ready for bids, which will close Thursday, August 25.

To replace a structure that was burned in the Montavilla fire, July 5, Roberts & Roberts have drawn plans for a one-story brick building, 50x95 feet, at East Eighty-first and East Stark streets. The Ukase Investment Company will put up the building at a cost of $7000.

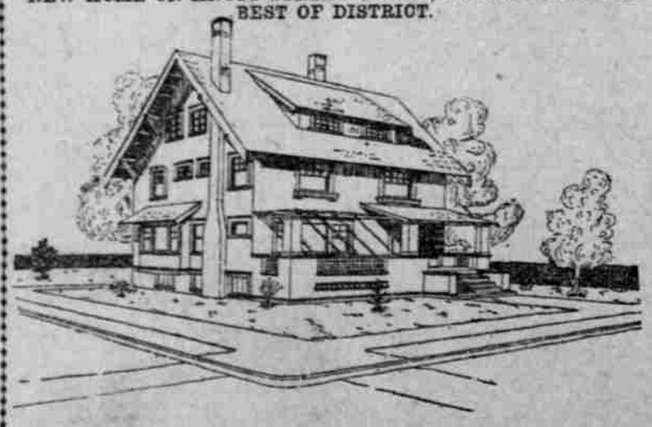
Wineland & Hubbard will build the four-story brick veneer apartment-house for Dr. Emmett Drake on Cedar Hill, on Green avenue. There are to be 32 suites and the cost will run close to $50,000. Murray & Richards are the architects.

Another Montavilla building will be a one-story concrete store, 50x60 feet, at East Eightieth and East Stark streets. Kingsbury, Carey & Hallock are the architects and A. H. Green the owner. The cost is estimated at $5500. It will be built by day labor.

Work was started last week on the four-story brick apartment house for Mayor Simon, at Nineteenth and Marshall streets, of which Emil Schacht & Son are the authors. C. W. Green secured the contract, and the cost will be $55,000. This will be as fine an apartment house as any in Portland, and will have all the modern devices for saving space and trouble. Fireless cookers in each apartment will be a feature.

The three-story and basement brick building on Fifth street between Burnside and Couch, which the Wilson estate is building for the Rosenfeld-Smith Cigar Company, is nearly done. D. C. Lewis, the architect, announces its completion by September 1. The cost is about $20,000 and Mr. Lewis has made the offices and sample rooms unusually well arranged.

NEW HOME ON KNOTT STREET COSTS $5000 AND IS ONE OF BEST OF DISTRICT.



—H. L. Camp & Company, Architects.

HOUSE OF R. B. HABERSHAM.

One of the best-looking homes of that district is the residence of R. B. Habersham, recently completed on Knott street. It cost $5000, and H. L. Camp & Company are the architects. They both drew the plans and erected the building. The house is entirely modern in its appointments.

NEW TEN-ROOM HOUSE TO BE BUILT ON SCHUYLER STREET, IN IRVINGTON.

—H. L. Camp & Company, Architects.

PROJECTED DWELLING OF C. R. DAVIS.

One of the finest homes projected for the exclusive Irvington district is that of C. R. Davis, for which H. L. Camp & Company, architects, have prepared the plans. It is to be two stories high, of wood, with full basement, and will contain ten large rooms, all of which will be elegantly finished. A garage will be built at the rear of the lot. It will stand on Schuyler street, between East Twenty-first and East Twenty-second streets, and the cost will be between $5000 and $10,000. Work has been started on the basement.