

REALTY DEALERS PREDICT BIG YEAR

Movement of Property in 1911 Throughout Oregon Will Eclipse Record.

EASTERN BUYERS COMING

Effect of Invasion of Foreign Capital Already Apparent in Transfers of Large Acreage Tracts—Residence Sites Sell Fast.

Real estate dealers are preparing for the greatest business year in the history of Oregon. There is every indication that trading in realty will reach an unprecedented volume this season, and that values of property will be established on a firmer foundation than ever.

Persons returning from the East report that Portland is the most talked-of city and Oregon the most talked-of state in the country. The United States men are preparing to sell out and move to this particular section of the Pacific Coast. The advertising campaigns conducted by the railroads are having their effect, and the Portland Commercial Club's exploitation work is showing increasing returns.

Seattle Dealers Look to Portland.

Even Seattle real estate dealers are preparing to operate in Portland and Oregon. Last week a number of firms in Seattle visited this city to look over the situation preparatory to establishing local connections in the city.

Interest now centers in the placing of a number of high-class residence subdivisions on the market. Healy Heights, southeast of Council Crest, which was platted last Winter, has now been put on the market, and Howard E. Riner, the owner, is confident that the entire tract will be sold by summer.

Inside Quarter Sold for \$32,500.

The most important transfer of inside property made last week was that of the quarter block at the southwest corner of Fourteenth and Planderm streets which was sold for the Corbett Company by the H. P. Palmer-Jones Company for \$32,500.

Large Acreage Sales Reported.

The effect of the invasion of Eastern capital is already apparent in the large sales of acreage in various parts of the state. The townsite of Bend, with its affiliated properties, including power plants, water-rights and timber and agricultural lands, is about to be sold for \$500,000, contracts of sale having been signed in Portland last week.

WOMAN BROKER CLOSES DEAL

Sadi de la Mer Sells Twelfth and Columbia Corner for \$20,000.

Sadi de la Mer, who is known as an active realty broker, last week closed a deal for the sale of the northeast corner of Twelfth and Columbia streets, from John A. Ross to Henry Roberts, for \$20,000.

Mr. Roberts intends to build an apartment house costing \$75,000, and work of construction will be started soon.

"I think my success proves that women can compete with men in business," said Miss De la Mer. "Some of the best realty brokers in Portland were after this deal, and I beat them out."

Property south of Morrison street is as much in demand as that in any part of the city, and of late there has been a considerable stir in that section.

Josephine C. Child last week sold the northwest corner of Eleventh and Main streets to Carrie and William Hahn, for \$11,000. The lot is 59 by 100 feet.

GRAND-AVENUE CORNER SELLS

Hartman Stein Will Erect Business Building at Oregon Street.

E. P. Mall has sold to Hartman Stein, of the Stein Bakery Company, the northwest corner of Grand avenue and Oregon street, 30 by 100 feet, for \$20,000.

The ground was bought from the Oregon Realty Company. Mr. Stein intends to improve the property with a substantial business building.

The corner is just one block distant from the new North Pacific Dental College, now under construction. Oregon street is the East Side approach to the

new railroad bridge being built by the Harriman system, and will show immediate business development as soon as the bridge is completed. Property in this neighborhood is showing rapid appreciation.

REIDT WILL BUILD GARAGE

Three-Story Concrete Structure to Go Up on Kearney Street.

William Reidt has bought from the King estate a piece of ground, 100 by 100 feet, on the south side of Kearney street, 100 feet west of Twenty-first, and will erect a three-story concrete garage to cost \$20,000. The property is described as fractional lot 6, block 302, Couch Addition, and fractional lot 6 and lot 7, block 1, King's Second Addition. The consideration was given as \$10,000 in the deeds recorded.

"There are 25 automobiles in this immediate neighborhood," said Mr. Reidt, "and I believe a garage on this ground will be a paying investment. I intend to erect a three-story structure which will have all modern facilities for the care of automobiles. Property in this section of Portland is going to show a large advance in price. In fact, nobody can make a mistake by buying real estate anywhere in the city."

D. PARKER BRYON & CO. MOVE

Realty Firm Takes New Quarters on Fifth Floor of Yeon Building.

D. Parker Bryon & Co. moved last week from the rooms they have occupied in the Commercial Club building to a suite in the Yeon building. The rooms are located in the southwest corner of the building on the fifth floor. The Yeon building is gradually being occupied and tenants are moving in every day. It will be several weeks before the interior of the big structure is completed on every floor.

"Unquestionably Portland is destined to see this year the greatest movement of real estate in its history," said Mr. Bryon yesterday. "The outlook is exceedingly good. The city is growing more rapidly than ever before, and a large amount of outside money is coming in."

DR. W. A. WISE WILL BUILD

Site Bought in Laurelhurst for Home to Be Erected This Year.

Dr. W. A. Wise, dentist, has bought a site in Laurelhurst for a new home, which will be built this year. Construction will be commenced in May, and the house will be finished late in the Summer. The ground is 100 by 100 feet, and is situated at Floral avenue and East Davis street.

Dr. Wise has been very successful in realising large profits from his realty operations. He bought the southwest corner of Fifteenth and Johnson streets several years ago, and built a home. He sold it a year ago for about six times as much as he paid. He also bought a large ranch on the Oregon Electric in Marion County, which he platted as Wise Acres. The property has more than doubled since he purchased it.

SEATTLE CAPITALIST BUYS

E. W. Spencer Sells Irvington Lots to Laef Holt for \$45,000.

Captain E. W. Spencer yesterday sold his Irvington property to Laef Holt, a Seattle capitalist. The deal was negotiated by James J. Flynn, and the consideration was \$45,000.

The property consists of 42 lots in blocks 208 and 211, Irvington, and is part of the old Irvington racetrack. The blocks are between Knott and Brasse streets and front also on East Seventh, East Eighth, East Ninth and East Tenth.

Mr. Holt owns considerable Seattle property, and after a few days spent here last week, decided that Portland was a good place to buy. Mr. Holt is much taken with Portland, and may move here with his family to reside.

121-ACRE TRACT IS SOLD

Mrs. P. J. Mann Disposes of Property on St. Helens Road.

A tract of 121 acres on the St. Helens road owned by Mrs. P. J. Mann was sold by Chapin & Herlow and V. Vincent Jones to a local syndicate composed of local investors for \$42,500, who will improve the property in a first-class manner and place it on the market in a very short time. Every tract will have a view that will not be surpassed by any other property in the city.

WHOLESALE CONCERN LESSEE

Building to Be Erected at East Sixth and East Davis Streets.

Henry F. Cover & Son yesterday closed the sale of the quarter block at the southwest corner of East Sixth and East Davis streets from Charles Arata to P. F. Haradon, for \$15,000.

Mr. Haradon is making arrangements to construct a three-story brick building on the site, and construction will go ahead immediately. The building has been leased to a large wholesale concern whose name is withheld for the present.

EAST SIDE BLOCK IS SOLD

Property Between Union Avenue and East Third Street Brings \$90,000.

Chapin & Herlow and Leonard Brothers have sold the half block on the south side of East Yamhill street, between Union avenue and East Third street to a local investor, whose name is withheld, for \$45,000.

The same parties have sold the south half of the same block, fronting on East Taylor street, to an Eastern investor, also for \$45,000. The buyers will hold as a permanent investment.

San Francisco Improving.

Robert Brooke, of the Clark-Cook Company, returned last week from a business trip to San Francisco. "I was present at the formal celebration of the securing of the Panama Exposition," said Mr. Brooke. "They have elected the celebration to be held in San Francisco, and can get up a jubilee on the shortest kind of notice any time. The city shows much business improvement, and assurance that the fair will be held there has caused a return of confidence. Portland appears better off in a business way."

Heights Property Changes Hands.

A piece of ground 100 by 100 feet on Laurel street, near Twenty-first, Portland Heights, was sold last week for \$10,000 by Linda A. Dekum by the Charles K. Henry Company, to F. F. Kendall. The consideration was \$4500. Mr. Kendall will build a home.

Big Sanitarium May Be Built.

A big sanitarium, costing \$100,000, may be built on the Kaddery property on King street, off Washington. Two physicians and surgeons who came here recently from New York, whose names are withheld for the present, are negotiating for the property, and

EXTERIOR AND INTERIOR VIEWS OF H. P. PALMER RESIDENCE, IN IRVINGTON.



1, FRONT VIEW OF HOUSE—2, DINING-ROOM, SHOWING GRACEFUL LIGHTING FIXTURE—3, LIVING-ROOM, SHOWING INGENUOUS AND SUN BAY—4, STAIRWAY AND RECEPTION HALL FROM LIVING-ROOM.

construction of the sanitarium will follow if the deal is consummated.

BUILDING CODE INTERPRETED

Board of Appeal Decides Mooted Point in Favor of Builders.

An important decision was given by the board of appeal of the City Building Inspection Department at the meeting on Thursday relating to the application of the second paragraph of section 273 of the building ordinance. This paragraph reads: "If more than one frame building is built in the direction of the depth of any one lot, there shall be left a courtyard of not less than 10 feet between them at the nearest points of any cornice, bay, porch or any other projection."

Site for Home Bought in Irvington.

Ruby L. Archambeau yesterday bought from the Ellis G. Hughes estate lots 11, 12 and 13, block 5, Irvington, for \$6500. The property is situated at the northeast corner of East Twenty-third and Brasse streets. The

apply to a corner lot, but only to an interior lot.

Inasmuch as a number of applications for permits have been refused for the construction of frame buildings on corner lots because a space of 10 feet was not left between them, this decision will be of great interest to owners and builders, as they will now be allowed to build within three feet of adjoining frame buildings. This distance is the minimum and must be increased when a building is over 25 feet in height or over 40 feet in length, according to the provisions of the building code.

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purchaser, who is Mrs. W. L. Archambeau, will erect a fine home on the ground this year. The transaction was negotiated by the H. P. Palmer-Jones Company.

LIGHTING CONTRACT LET

The lighting fixture contract for the beautiful residence of James Costello at Twenty-first and Tillamook streets was awarded to the M. J. Walsh Company. The fixtures for the reception-room are to be of the French style. The fixtures for the hall and living-room are of the Old English design, etched and to match with the English interior. The library will have two three-light electric, dropping over a huge library table. The dining-room fixture is a 15-light candelabra design, with brackets to match. In the old dull silver finish, to harmonize with the mahogany woodwork and decorative scheme.

FINISH IS NIGH

Native Wood With Beautiful Grain in Irvington House.

PALMER HOME OCCUPIED

Residence on East Twenty-First Street, Opposite Irvington Club, Is Model of Convenience Embodying Modern Ideas.

One of the beautiful houses in the Irvington district is that recently completed by H. P. Palmer on East Twenty-first street between Thompson and Brasse. The house faces east and is directly across the street from the courts of the Irvington Tennis Club, thus facing on an open space 400 feet long, which never will be built up with houses.

The site is 60 feet wide and 100 feet deep, and there is an additional piece 25 by 100 feet at the rear running through to East Twentieth street. This will be used for a formal garden and a pergola, which has already been built. There are a number of native fir trees on the ground, and in building no tree was destroyed except where necessary to provide room for the house.

The house is two stories high with full basement and attic, and is 50 by 44 feet in dimension. There is a wide porch extending around the east and south sides.

Slash-Grained Fir Used.

The entrance is through a tiled and paneled vestibule, which opens into the reception hall. One of the most attractive features of the house is the living-room, which, with the reception hall and stairway to the second floor, is paneled and trimmed in slash-grained fir wood. The natural grain of the wood is made more effective by the stain used. Every stick of the trimming was especially selected and the boards were matched according to the grain, the result being beautiful.

Another attractive feature of the living-room is the inglenook, a cozy corner built around the fireplace and provided with comfortable ledge seats. The fireplace is of ample proportions, being constructed of tapestry brick with quarry tile floor in front. The andirons are of brass and the product of novel design. A sun bay at the south side of the living-room provides a comfortable lounge place. Large plate glass windows admit ample light.

The dining-room affords a contrast, being finished in ivory paneling with mahogany trimming and having a vaulted ceiling. The furniture in the dining-room is of solid mahogany, and the pieces are all very beautiful. Other rooms on the first floor are a breakfast room, kitchen, built-in porch and pantry.

Besides the boiler-room, fuel bins and laundry the basement contains a large billiard-room which can be utilized for entertaining when the company is numerous on occasions like holiday dinners and Christmas observances.

Sleeping Porch Is Inclosed.

On the second floor are the owner's bedroom, two bedrooms for guests, little Miss Palmer's room and an enclosed sleeping porch, which can be pushed back out of the way, on all sides. It is light and airy, but can be closed in cold weather and is provided with a radiator for comfort. The attic contains the maid's room and two other large rooms.

The house is provided with every modern convenience in the way of cooling closet, built-in fireless cooker, disappearing doors, trunk elevator from basement to all floors above, portable bath, ample closets for every purpose and a heating system that affords the acme of comfort. A vapor plant is used, providing easily regulated heat day and night. The electric fixtures were especially designed for the house, and in every room the style of the fixtures accords with the draperies. In the dining-room particularly the electrolite is of beautiful and graceful design.

There is a cement driveway from the street passing under the porte cochere to the garage at the rear of the house, which is large enough for two automobiles. The front yard has been planted to lawn grass and a choice collection of rose set. The house cost \$18,000. Tobey & Lenthwaite prepared the plans.

MANY SALES RECORDED

HALF BLOCK ON EAST YAMHILL SELLS FOR \$35,000.

Tract Is Unimproved—Half Block on Prettyman Avenue, in Belwood Addition, Brings \$16,000.

A half block on East Yamhill street, between East Third street and Union avenue, was sold the past week by the Oregon Realty Company to the Chinook Investment Company, for \$35,000. The property is not improved, and the price is considered remarkably low, considering the surroundings.

A two-story six-room residence located at the southeast corner of East Forty-first and East Madison streets, was purchased by J. H. Hollister from Theodore Anderson for \$3000. Mr. Hollister was formerly located at The Dalles, but has moved his family to Portland.

Clark-Cook Company has negotiated the sale of a half block on Prettyman avenue, in Belwood Addition, to A. A. Lindaley for \$16,000. This property is considered high-class residence property. In Meneses's Addition sales of lots were made to Harold Smith, H. J. Hockenberry and Robert Brooks, the latter taking two lots for \$1700.

In the Mount Scott district, Charles Rutting sold to Ole Bohman lots in Arleta Park and Laurelwood to the amount of \$14,000, on the Foster Road. A. W. Lambert & Company sold the Cunningham building, and ground, 40 by 60 feet, to J. Underwood, for \$4000.

The residence and ground on East Eleventh and Halsey streets, Holiday's Addition, was sold by Cellars-Murphy Company to Mrs. Belding, of Ontario, Or., for \$2500. Also the firm sold a lot on East Fifteenth and Knott streets for \$1500.

A quarter block and residence in Goring Street Addition was sold by Henry Wehring to J. E. Dugan for \$3000.

Seth Catlin has purchased a half block in Brasse-street Addition from J. H. Hollister for \$2000. Also Mr. Catlin purchased of Thomas Muller two lots in the same block for \$1500. Mr. Catlin will erect a \$6000 residence on one of the blocks secured.

N. U. Carpenter, of Oregon City, has purchased a lot in Laurelhurst for \$1500. Two lots in Morningside were sold to

Maude E. Brand for \$3000. Miss Brand will erect a \$4000 home.

J. A. Erickson, recently from Great Falls, Mont., has purchased a home and lot at the northeast corner of East Forty-fourth and Thompson streets, for \$4250. R. C. Reese, of Prallville City, Or., has purchased a house and lot at East Twenty-fifth and Fremont streets, for \$1750.

LUMBERMEN LOSE ON FREIGHT

Weight of Cars Found to Be More Than Figures Marked.

"No one knows how much money is lost by lumber shippers on the coast by reason of the difference between the actual and the marked fare of cars, as very few mills have facilities for ascertaining just what the actual weight is at the time the car is loaded," says Edward Ostrander, Secretary of the Oregon and Washington Lumber Manufacturers' Association, in a recent bulletin. "It is customary for transportation companies to reweigh and restencil their cars in the Summer months, when cars are absolutely dry and come to the minimum weight. Some of these cars will weigh as much as 2000 pounds more during the rainy season than when stenciled, and every shipper who uses that car must pay freight on this extra weight every time the car moves under load. It is a great 'grift.' This can only be defeated by weighing the car light each time it is loaded."

Mr. Ostrander quotes the following from a circular of an Eastern lumbermen's association on the subject: "We note in Circular 80, letter from party having trouble with the differences between marked weights and actual weights in all empty cars and all loaded out and believe that since we have had the 'grift' have we more than paid for them. We give you herewith the results of weighing our cars the last week:

Marked Weight	Actual Weight	Marked Weight	Actual Weight
20,000	20,400	20,400	20,120
20,400	20,800	20,800	20,520
20,800	21,200	21,200	20,920
21,200	21,600	21,600	21,320
21,600	22,000	22,000	21,720
22,000	22,400	22,400	22,120
22,400	22,800	22,800	22,520
22,800	23,200	23,200	22,920
23,200	23,600	23,600	23,320
23,600	24,000	24,000	23,720
24,000	24,400	24,400	24,120
24,400	24,800	24,800	24,520
24,800	25,200	25,200	24,920
25,200	25,600	25,600	25,320
25,600	26,000	26,000	25,720
26,000	26,400	26,400	26,120
26,400	26,800	26,800	26,520
26,800	27,200	27,200	26,920
27,200	27,600	27,600	27,320
27,600	28,000	28,000	27,720
28,000	28,400	28,400	28,120
28,400	28,800	28,800	28,520
28,800	29,200	29,200	28,920
29,200	29,600	29,600	29,320
29,600	30,000	30,000	29,720
30,000	30,400	30,400	30,120
30,400	30,800	30,800	30,520
30,800	31,200	31,200	30,920
31,200	31,600	31,600	31,320
31,600	32,000	32,000	31,720
32,000	32,400	32,400	32,120
32,400	32,800	32,800	32,520
32,800	33,200	33,200	32,920
33,200	33,600	33,600	33,320
33,600	34,000	34,000	33,720
34,000	34,400	34,400	34,120
34,400	34,800	34,800	34,520
34,800	35,200	35,200	34,920
35,200	35,600	35,600	35,320
35,600	36,000	36,000	35,720
36,000	36,400	36,400	36,120
36,400	36,800	36,800	36,520
36,800	37,200	37,200	36,920
37,200	37,600	37,600	37,320
37,600	38,000	38,000	37,720
38,000	38,400	38,400	38,120
38,400	38,800	38,800	38,520
38,800	39,200	39,200	38,920
39,200	39,600	39,600	39,320
39,600	40,000	40,000	39,720
40,000	40,400	40,400	40,120
40,400	40,800	40,800	40,520
40,800	41,200	41,200	40,920
41,200	41,600	41,600	41,320
41,600	42,000	42,000	41,720
42,000	42,400	42,400	42,120
42,400	42,800	42,800	42,520
42,800	43,200	43,200	42,920
43,200	43,600	43,600	43,320
43,600	44,000	44,000	43,720
44,000	44,400	44,400	44,120
44,400	44,800	44,800	44,520
44,800	45,200	45,200	44,920
45,200	45,600	45,600	45,320
45,600	46,000	46,000	45,720
46,000	46,400	46,400	46,120
46,400	46,800	46,800	46,520
46,800	47,200	47,200	46,920
47,200	47,600	47,600	47,320
47,600	48,000	48,000	