

### BUILDING SITES IN GREAT DEMAND

Scores of Homes and Building Lots Have Changed Hands During Past Week.

### REALTY MARKET IS GOOD

Dealers Are Busy With Plans for Active Campaign in Fall and They Consider Outlook Bright. Forest Fires Hamper Mart.

With weather conditions favorable, last week was an exceptionally good one for the real estate dealers, judging from the general reports of sales and the number of real estate transfers recorded. While no unusually large deals were closed, there was a strong movement of suburban property and considerable movement in business grounds on the outskirts of the business district, on both the West Side and the East Side.

The trend of business during the week was in residence property, scores of sales of homes and building lots having been reported by the various dealers. The addition of new lots on the outskirts of the city, reported activity and proved their reports with the names of numerous purchasers.

The week opened with quietness prevailing, but by Wednesday there had been a noticeable improvement, and the week ended briskly.

### Dealers Prepare for Fall.

Most of the dealers are spending a good deal of time at present arranging for fall campaign. Improvements on most of the additions and subdivisions are being hurried with the early fall as the time set for completion. With work finished and the additions improved, the owners will work hard to move the lots before winter sets in. The outlook is that the fall business will be good. This is based on the healthy business conditions which existed during July and the first week in August, which time is generally conceded to be quiet.

One of the important deals of the week was the purchase by the Security Savings & Trust Company of 17.4 acres of land from E. J. Kelly, on Kelly avenue and East Twenty-eighth street. This property will be held for investment or building purposes. The tract is the third purchased by the company on the East Side. The deals all together involve \$100,000.

### \$50,000 Deal is Made.

Another important transaction was the purchase of eight and one-half acres of land on East Thirtieth street a block south of Hawthorne avenue by the real estate firm of Brubaker & Benedict from James Best heirs. The purchase price was between \$45,000 and \$50,000, the exact amount not being made public. The title was taken over by the Hawthorne syndicate, a corporation organized by Brubaker & Benedict for the handling of the tract in the form of a subdivision. The ground will at some later date be improved and platted and put on the market as high-grade residence property.

The sale of 4.55 acres of Joseph Buchtel on Broadway and Wheeler streets, in Albina, adjoining the Montgomery tract, was reported during the week. It is considered probable that the land was secured for the Mount Hood Railroad Company, and also that the real owner of the Montgomery tract, now being improved, is the Mount Hood Railway Company.

The purchase of the tract adjoining the Montgomery tract and the extensive improvements in the latter are of significance to the East Side, whether the land is for the Mount Hood Railway Company or not. The company expects to reach the West Side over the Broadway bridge the Buchtel and Montgomery tracts, being on Broadway street, would be well accessible to the company from the line on Broadway street.

### Car Barns Permit Issued.

Extensive car barns are planned by the Portland Railway, Light & Power Company, to be erected on the 16 lots purchased last month from Mail & Von Borel in Etina tract for \$50,000. Announcement is made that work will be started on the buildings in a short time.

The old car barns built nearly 15 years ago, have become too small for the growing traffic of the central division of the company's lines. The building of these car barns means that the Etina Addition will build up rapidly as the centralization of car men has had that effect in other portions of the East Side.

### Timber is Quiet.

Timberland merchants report a lull in their business at present. A number of things are contributing to the quietness, among which is the forest fire situation and the slump in the lumber business. The dealers are looking for improved conditions.

In farm lands the dealers reported good conditions. Many good tracts changed hands and a number of unusually good deals are pending. Among the big farm deals was the sale near Eugene by E. H. Friendly of his 30-acre farm to B. S. Allen, recently from Texas. There was a good demand also for orchard land. Among the purchases in this line was that by Walter C. Newman, of St. Louis, of 10 acres of Linhaven orchards situated 15 miles east of Albany.

The city is still keeping up its enviable building record. During the week total permits of \$400,545 were taken out, which is one of the best weeks in several months. The permits were issued as follows:

Day	Permits	Value
Monday	36	\$3,620
Tuesday	36	109,270
Wednesday	24	37,700
Thursday	22	26,180
Friday	22	314,715
Saturday	25	27,100
Total	162	\$400,545

### APPLE GROUND IS BOUGHT

St. Louis Man Secures 100 Acres in Lynhaven for \$42,000.

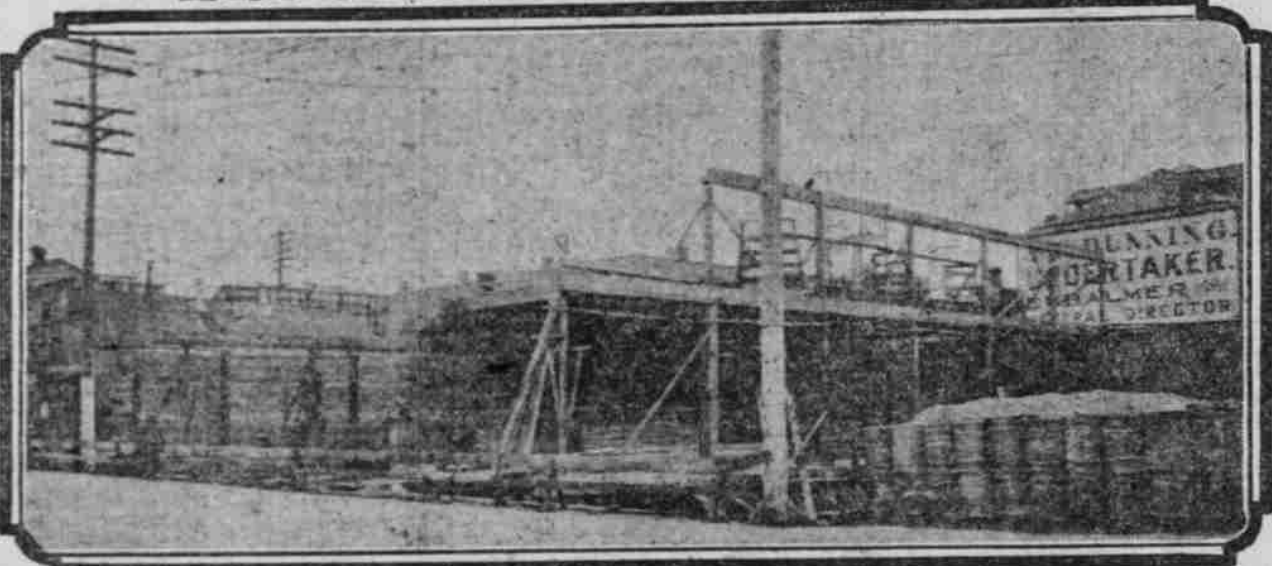
### GROUP OF MODERN NEW BUILDINGS SHOWS THE RAPID GROWTH OF THE EAST SIDE SKYLINE



STANLEY BOISE & SMITH BLDG., EAST 6TH STREET AND HAWTHORNE AVENUE.



NORTH PACIFIC DENTAL COLLEGE BLDG., EAST 6TH AND OREGON STREETS.



STRONG BROS.—HOTEL EAST 6TH AND EAST MORRISON STREETS



J. R. CARTWRIGHT BLDG. GRAND AVENUE AND EAST OAK STREET.

orchards comprise 2500 acres, and when fully developed will make one of the largest apple orchards in Oregon. Mr. Newman is part owner and manager of the Olden Orchard Company, comprising 8000 acres of peaches, situated at West Plains, Mo.

### BEAUMONT MOVES RAPIDLY

Sales Aggregating \$75,000 Reported for Month of July.

Sales aggregating 75,000 in subdivision property were reported for July by the Beaumont Land Company in Beaumont addition. This record was made despite the fact that July was a quiet month in the real estate line. During the first two days of August the sales in the addition aggregated \$15,000.

During last week the company exhibited in its window on Fourth street

a long list of purchasers, among whom were the following: H. C. Ross, F. E. A. Smith, C. A. Hoy, J. B. Edgar, Security Building Company, C. L. Beaver, Winters & Macdonald, Lynds & Atkins, Mathison & Anderson, Raz & Larsen, George A. Bryne, A. H. Rosebrook, A. M. Butler and R. M. Sheridan, of Anaconda, Montana.

Work on the Beaumont carline is well under way. It is understood that the rails will arrive within the next 10 days, and will be laid at once. Walks and hardsurfing is all completed below the ridge and the paving gangs will start in above the hill at once.

### New Addition Platted.

The Tate Investment Company has platted the Genevieve Addition, a 17-acre tract adjoining Irvington on the east and Brazeal-street Addition on the north. It has been platted into 107 lots, each 100x50 feet in size. Streets

are to be graded and cement sidewalks laid.

### CONSTRUCTION BEING PUSHED

Basement of Lipman, Wolfe & Co. Store Nearing Completion.

One of the busiest building scenes in the city is that on Fifth street between Alder and Washington, where work is progressing at an interesting rate on the new 10-story Lipman, Wolfe & Co. building.

While a large force of men is busy sinking the excavations for the two basements on the north end of the half block another large force is busy tearing down the old building on the north half of the block. The excavation work is nearing completion on the south half and it is said the old building will be down ready for excavation work there within a week.

### NEW BUILDINGS GO UP ON EAST SIDE

Imposing Business Blocks of Concrete and Brick Soon to Be Completed.

### DENTAL COLLEGE SIGHTLY

Structure Costing \$60,000 Will Be Equipped With Large Rooms for Instruction to Students—Grand Avenue Gets More Stores.

The J. H. Tipton Company, real estate men having offices in the Spalding building, have acquired two 20-acre tracts owned by Misses Willida Buckman and Casie E. Buckman, in the Northeast Side, for \$120,000.

This land lies on the Barr road and near the Beaumont Addition, which is being improved. The land is practically surrounded by a rapidly-growing district, and is the last of the great section in the Northeast Side, in and near Rose City Park to change hands.

Six years ago this section was virtually a wilderness, but all of which has given place to the march of improvement. The land secured by the Tipton Company will be improved. Eight Acres Brings \$50,000.

One of the most important sales of the past week was that of eight acres lying south of the Walter Burrell home on Hawthorne avenue and north of Division street, and east of Murrymead, which was sold by the Brubaker & Benedict syndicate for \$50,000. The sale was negotiated by J. L. Carter and Osburn brothers, representing the owners of the land, and C. H. Benedict and G. L. Brubaker, who took an option on the tract and organized the syndicate which took it over.

It is announced that the tract will be platted and placed on the market. It is one of the few remaining unplatted tracts in that section of the city. The ground is high and slightly and is considered very desirable property for residence purposes. It is on the crest of the hill above Murrymead, and is surrounded by a rapidly-growing section.

The Security Vault & Metal Company has purchased a tract on Columbia boulevard, 200x500 feet, from the Kenwood Land Company, for \$250,000, as a site for a factory.

A five-acre tract owned by Albert Cleveland on the north side of Graham has been sold to Henry M. Stewart for \$10,000. The Mount Hood Railroad passes through part of the tract owned by Mr. Cleveland.

Wemme to Build \$60,000 Garage. E. Henry Wemme will build one of the largest garages in the city, on East Flanders street between East Third street and Union avenue. The cost will be \$60,000. The structure will stand on the block which Mr. Wemme has had filled between the main line of the O-W. R. & N. and the north bank of Sullivan's Gulch. It will be a four-story structure and of brick construction.

Outside of the building permit of the Mount Hood Railway & Power Company for its plant on Vancouver avenue, near Columbia boulevard, Mr. Wemme's contract is the most important let on the East Side during the year. The Mount Hood road will erect a \$60,000 plant on Vancouver avenue as a distributing center for the Peninsula and especially in the great manufacturing district in the Columbia Slough district.

These two contracts, Mr. Wemme's and the railroad company's, bear out the statement that the East Side is attracting outside capital. Mr. Wemme is a West Side business man, and widely known as a good roads advocate.

McHolland brothers, have received from the architect, D. L. Williams, the general contract for the building of the four-story brick for E. J. Daly and J. G. Edward, at the northwest corner of Belmont street and Grand avenue, of Belmont street and Grand avenue. The structure will cost in the neighborhood of \$75,000 and will be one of the finest buildings on the East Side.

The basement has already been completed and steel for the superstructure has been delivered. Work was resumed last week. It will be completed about January 1, 1912.

### BLOCKS ARE IMPOSING

EAST SIDE STRUCTURES MAKE SPLENDID SHOWING.

Dental College, Costing \$60,000, Has Just Been Completed.

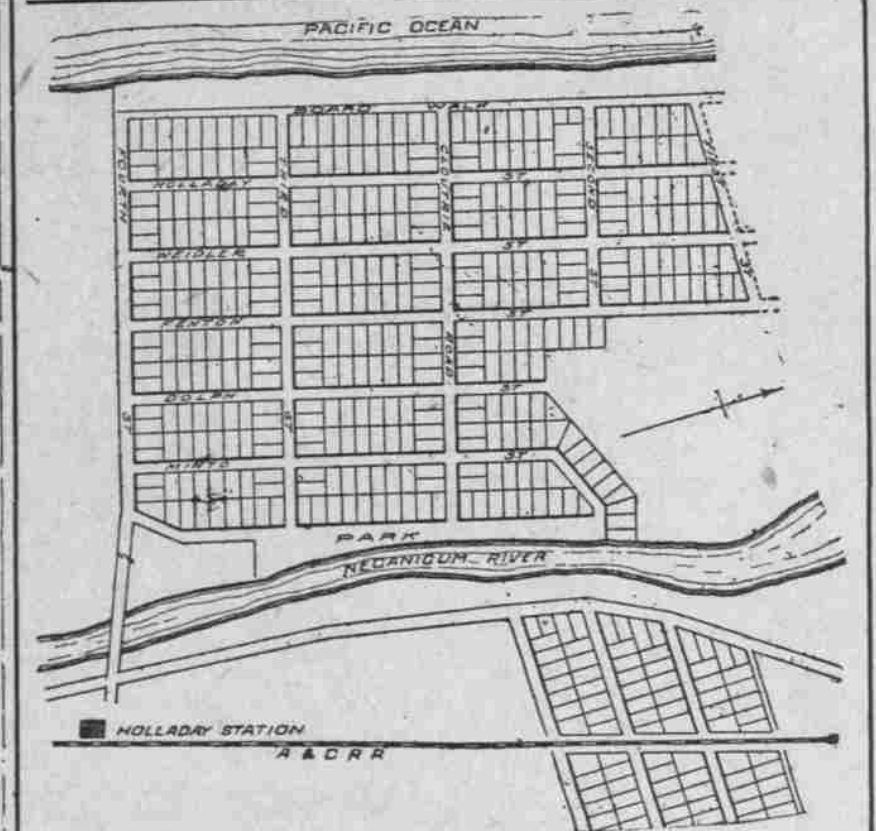
Business Houses Go Up.

The beautiful new home of the North Pacific College of Dentistry, on the northwest corner of East Sixth and Oregon streets, has been completed, and will be occupied this fall by the classes of that institution. It is one of the finest buildings built on the East Side, four stories high and imposing in appearance. It is of reinforced concrete construction and covers a quarter block, the cost being \$60,000.

### Rushing Cartwright Building.

The four-story structure, covering 90 by 100 feet, at the southeast corner of East Oak street and Grand avenue, is practically completed. It was built of reinforced concrete for J. R. Cartwright and associates. The first floor is arranged for a large store, with high ceiling. All the upper floors contain rooms and apartments and will be used for hotel purposes. The cost of the building is estimated at \$70,000. There are 150 rooms above the first floor.

## SEASIDE LOTS AT CARTWRIGHT PARK HOLLADAY



3 1/2 HOURS' RIDE FROM PORTLAND 3 minutes south of Seaside on Astoria & Columbia River R. R. Electric lights. City water. Easy terms. \$150 TO \$750—OCEAN FRONT OR GROVE Far and away the most attractive, convenient and the only seaside property in Oregon with frontage on a beautiful river, as well as on the ocean.

\$3.00 Round Trip, Sunday to Monday. \$4.00 Season. AGENT AT SEASIDE HOUSE ON GROUNDS Buy Your Ticket to Holladay.

W. B. and Geo. E. Streeter AGENTS 213 LEWIS BUILDING, PORTLAND

### PLAN NOW TO REBUILD

FRAME BUILDING TO BE TRANSFORMED INTO APARTMENTS.

Novel Scheme to Be Worked Out on Montgomery and Second, Causing Expenditure of Fully \$20,000.

An innovation in apartment-house construction will be the transformation within the next two months of a large frame building on Second and Montgomery streets into one of the most convenient apartment-houses in the city. To bring about the transformation an expenditure of about \$20,000 will be necessary.

The building is owned by Mrs. Julia Holman and at present is suitable only for stores and warehouse purposes. Mrs. Holman has let a contract to J. S. Winter & Co. to add another story and thoroughly remodel the interior, making 30 suites of two rooms each, with bath, toilet, gas, steam heat and other conveniences. Each floor will be provided with storage rooms, a laundry room, a new patent drying room and elevator service. The kitchen will contain built-in refrigerators, using water for cooling purposes, and the living rooms will be equipped with disappearing beds.

The exterior wall will be repainted and decorated in artistic fashion, the grounds improved and the present rough-looking building made most attractive.

### Putting Roof on Hotel.

The new Seely hotel building at Tenth and Burnside is completed to the roof. The contractors report that the place will be ready for opening September 15. The building is of reinforced concrete and will be fireproof. It will be five stories high with 19 rooms on each floor above the first.

### Camp Resumes Work.

The Wisconsin Logging & Timber Company camp at Oak Point, Wash., which has been shut down during the Summer season, has resumed operations. The camp will be operated with half of its capacity force. The shut-down was that which occurs every Summer.

## BURLINGTON

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