

AGENTS MARKS REALTY MARKET

Dealers Report the Past as Busiest Week in Many Months.

IMPORTANT DEALS CLOSED

Business Property Sales Start Weak Off Strongly—Residence Transfers Feature Week-End—Mrs. H. W. Goode Buys Site.

General activity in residence and business property featured last week's realty market. A series of good deals started the week briskly and a score or more smaller sales wound up the week in lively fashion. Realty men say it was one of the best weeks in many months and regard it as an omen of promise for an active Fall in real estate. Real estate transfers recorded during the week show a general rush and building permits held their own with other recent weeks.

Big Deal Closed.

The largest deal reported was that of a quarter block at the corner of Sixth and Everett streets by Mrs. H. W. Goode for \$125,000 by John B. Yeon. This deal was negotiated by C. K. Henry acting as agent for Mrs. Goode. While no plans have been announced it is understood that Mrs. Goode is to make substantial improvements on the ground. She is in the East at present and is expected to make public her intentions upon returning. The belief that she is going to build a large structure is strengthened by the disposal of her recently of her interest in a number of pieces of business property.

The deal shows the growth of real estate values in Portland in recent years. Mr. Yeon purchased the property from Dr. Andrew C. Smith three years ago for \$60,000. In three years the property more than doubled in value.

George E. Jacobs Buys.

Another big deal of the week was the sale by W. L. Nunn, a local real estate dealer, of a piece of property 100x100 feet on the southwest corner of Eleventh and Gilsan streets to George E. Jacobs for \$10,000. Mr. Jacobs has arranged to build on the property, plans now being in the making by a local architect. This transaction also shows the growth of real estate values. The property was sold January 12, 1907, by C. K. Henry for \$1800. The German Savings & Loan Company sold it September 8, 1908, for \$11,500. From that point it jumped to \$40,000.

A number of other good business deals were made at the first of the week. The latter part of the week was featured by the sale of residences, building lots and homes. It was estimated that no fewer than 100 homes changed hands between Tuesday and yesterday. All of the real estate and auction dealers reported much activity in building lot sales.

Another deal of importance was that of several pieces of property on East Thirteenth and East Gilsan streets to Louis Gerlinger. He bought one tract 100x150 from S. Gardner and another big tract from Philip Sterne. He will improve both.

Auditorium Raises Values.

The selection of the site for the new Auditorium was one of the best of the week and apparently helped the real estate market. Prices of ground around the site are said to have increased already, owing to the increased business value of the district.

Farm lands were in demand during the week. Local offers reported numerous sales, principally of fruit farms near Portland and in Eastern Oregon. In timber land there was no movement apparently. A few small deals marked the extent of the week's progress. Reports were made, however, that several deals pending which should be closed within the next week or so. It is said by the timber dealers that the resumption of operations by the lumber mills will help business and all are looking for the usual Summer quiet spell on at present to be over before the end of this week.

Building Permits Large.

Building permits during the week showed a total of \$260,810, issued as follows:

N. Permits Valuation.		
Monday	25	\$27,547
Tuesday	22	22,547
Wednesday	22	58,473
Thursday	22	12,500
Friday	20	31,935
Saturday	11	60,810
Totals	135	\$260,810

MOUNTAIN HOME IS PLANNED

Captain E. W. Spencer to Have Fine Estate at White Salmon.

Plans have been completed for a mountain Summer home for Captain E. W. Spencer to be erected near White Salmon, Wash., at a cost of about \$10,000. The building will be constructed of logs and will be of a bungalow type. It will be 40x50 feet in size. The living-room will be 24x30 feet and will contain a large fireplace, beamed ceiling and built-in seats. One of the features will be a veranda running the full length of the building.

The interior will be finished in flat-grained yellow fir and the roof will be covered with special shingles over weather-proof paper.

In addition to the building, it is planned by Captain Spencer to construct a large artificial lake on his property to propagate several varieties of trout, imported frogs and crawfish. The lake will be fed from a mountain stream. The plan for the improvement include an electric lighting system and a water service system.

It is expected that improvements on the estate will cost \$10,000. The plans for the buildings were drawn by C. C. Robbins, of Portland. Workmen are now on the ground, engaged in preparing the site for the buildings and the artificial lake.

Eagle Creek Farm Sold for \$20,000.

The Banfield-Veysay Fuel Company has purchased the Bohn farm of 500 acres of timber land at Eagle Creek, Clackamas County, for \$20,000. The firm has put 25 men to work cutting wood on the place. John Denison is the present manager.

Irrigation Home Is Sold.

Among the sales in Irvington last week was that of a home to A. F. McFall at Twenty-seventh and Brass streets through the agency of the Co-operative Realty Co. Mr. McFall is a wholesale merchant.

OLD TRINITY PRESBYTERIAN CHURCH WILL BE TRANSFORMED INTO MODERN DWELLING. MINISTER TO STUDY IN TOWER OF NEW CHURCH.



OLD TRINITY PRESBYTERIAN CHURCH. DAKOTA ST. FULTON.

MARKET IS PLANNED.

Scott Brooke to Improve Yamhill Property.

BUILDING TO COST \$30,000

Every Variety of Produce to Be Sold Under Modern Sanitary Conditions in New General Market-Place, on Portland's east.

Plans have been drawn and contracts will be let within the next few days for a modern market place on Fourth and Yamhill streets to rival in convenience and general arrangement, any other similar market place in the West. The builder will be Scott Brooke, who has held the property, 100 by 100 in size at Fourth and Yamhill for a number of years. The new structure will cost \$30,000.

It is modeled on the outside after an old English market place. The pier facings are of terra cotta with large display windows in bays by themselves. The roof will be of tile and will run from the front line back to a clear story, a distance of 11 feet. Windows in the clear story will be arranged to furnish light for a mezzanine floor and to light during the daytime the main part of the market.

Entrance to Be Attractive.

The main entrance will be on the corner and will be made attractive by means of a tall gable. Other entrances will be provided on the sides of the building. The interior will be 18 feet high in the clear with no obstructions to block the view over the entire building. A full basement will be built under the building with nine feet in height.

The ground floor is modeled after the market place of San Francisco and is so arranged that the only one concern of the building is the sale of produce. The departments cold-storage windows for display purposes will be installed. In each booth will be a trapdoor, which will open to stairs leading into the basement. In this all the supplies will be received and stored, arrangements having been made for two large elevators, one for the building to unload the supplies into the basement. This will eliminate the practice of hauling heavy truckage over the main store floor.

Uniform Fixtures Provided.

The fixtures will be of uniform size and not over five and one-half feet in height, which will give full view through the building.

The market will include modern compartments for meats, delicacies, creamery goods, bakery goods and confectionery, family wines and liquors, and booths for cigars, ice cream, candies and a florist.

Special arrangements have been made in the building for sanitation and ventilation. S. C. Jones, a market man of San Francisco, is in the city to supervise the plans. The drawings have been made by Whitehouse and Foulhouse, architects.

LXLE IMPROVEMENTS MANY

Klickitat Town Shows Progress.

New Buildings Being Erected.

LYLE, Wash., July 15.—(Special).—The Commercial Club held its annual meeting and election last Saturday when it was decided to proceed with the building of an exhibit booth adjoining the new railroad station. The exhibit building will also provide permanent quarters for the club secretary, and since all trains on the North Bank road stop at Lyle, many of them for 10 minutes, it will be of



OLD PRESBYTERIAN CHURCH. DAKOTA ST. FULTON.

splendid advertising value to the community.

Chief Engineer Budd, of the North Bank Road, arrived on Tuesday to make final arrangements for the building of the viaduct across the railroad track at Seventh street. The completion of the viaduct will mark the first active development in Lyle. A number of buildings have been planned for immediate construction as soon as the viaduct is completed.

The new telephone company has finished stringing its wires on new poles and has made connections with the Pacific Telephone system by stringing a wire across the Columbia River at Lyle, connecting at the Oregon side with the main long distance wires.

Frank H. Arb, formerly of Tama, Iowa, has purchased a large ranch at Lyle, and has located here with his family. Mr. Arb has accepted the position of secretary and publicity manager of the Lyle Commercial Club, and will hereafter devote his full time to exploiting the many advantages and resources of Lyle.

The contractors have completed the concrete sidewalks on Lyle avenue and Washington street between Fifth and Seventh streets. Bids have already been received for the remaining business streets, which are soon to be improved with eight-foot sidewalks.

Plans for the waterworks are rapidly being brought into shape by the Lyle Light, Water & Power Company, and work is to begin at once on a modern waterworks system to supply the entire townsite.

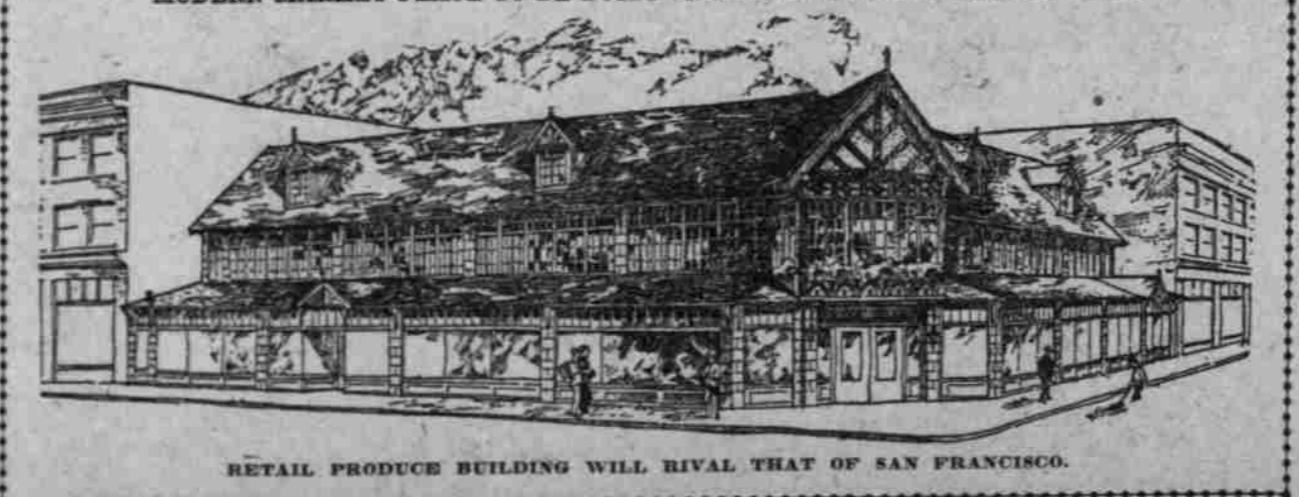
Acres sales are many in the district surrounding, and a record crop is looked for, the grain fields looking exceptionally good, owing to the recent rains.

Crowley Land Sells.

A. H. Bennett, recently from Virginia, has purchased nine and a half acres of land in the Willamette Valley orchard tract No. 1, situated at Crowley, Or. The deal was made by A. B. Hall & Co., 303 Rothchild building. Another deal has been closed for five acres in the same tract to L. A. McIntyre, of Colorado. A number of other deals are reported to be pending.

British exports of hats were valued in 1910 at \$2,000,000, an increase of 25 per cent on the previous record figures of 1909.

MODERN MARKET PLACE TO BE BUILT ON FOURTH AND YAMHILL STREETS.



RETAIL PRODUCE BUILDING WILL RIVAL THAT OF SAN FRANCISCO.

EASTMORELAND

["The Seat of REED COLLEGE"]

Reed College

—most valuable asset.

OREGON may soon present claims to leadership in the field of Higher Education. Official newspaper statements of August 6th and 9th regarding Reed College, show that its admission tests are of greater severity, and that higher average compensation is paid to its Faculty, than is customary at the best Colleges and Universities of the Country.

Furthermore, the additional amount (above tuition fee) expended for instruction of each Student will be higher than any other college in America.

These three comparisons constitute the accepted vital tests of teaching efficiency.

To Oregon therefore, this leadership is attracting the particular attention of cultured people throughout the Country. And for Portland, it is more subtle and more valuable as an advertisement, than any that might be devised.

Its effect upon "Eastmoreland" cannot fail to be beneficial. Because the growth of Portland surely depends upon an increasing influx of capital and population from the East and Middle West. And capital and population automatically seek "Eastmoreland." Portland people should "Watch Eastmoreland Now."

Fixt and graduated Prices begin at \$750; payable, if desired, at \$7.50 per month.

Orthography in accordance with recommendations of Simplified Spelling Board, N. Y.

F.N. CLARK

Selling Agent for LADD ESTATE CO. (OWNERS) 818-823 Spalding Bldg.

the preacher's study near the top of the tower, with windows on all four sides overlooking the surrounding district.

Downstairs will be classrooms, Sunday school rooms, library and offices. The auditorium will be on the ground floor, and will be erected on the plan of modern theaters.

Provision is made for additional auditorium room by use of lift doors. The church is frame, and was planned by H. Glase, who is also attending to the construction. It will be finished by September 1.

MANY SALES ARE REPORTED

Grusset and Zadow Have a Busy Week.

Grusset & Zadow, real estate agents in the Beard of Trade building, report

the following sales: Two lots on the corner of East Twelfth and Goling streets, for Belle Whitmarsh to E. W. Daughman for \$1800. Mr. Daughman will erect three bungalows on the lots; one lot in Hanson's Second Addition on East Yamhill street between Twenty-ninth and Thirtieth, improved with modern seven-room bungalow, sold for Mattie E. Westermire to George J. Hoffman for a home for \$6000; one lot in Willamette Heights, improved with modern five-room bungalow, sold for Judge Van Zante to J. A. Brown, of the Pacific Hardware & Steel Company, for a home, for \$5500; two half lots in Dolan's Addition on the corner of East Twenty-ninth and Madison streets, improved with seven-room house, for Thomas P. Baylis to G. J. Burns for a home, for \$5000; two half lots in Irvington on Thompson street between Tenth and Eleventh, improved with modern five-room bungalow, sold for

Clara Collinson to S. T. Northcutt, of Turner, Or., for \$5200. Mr. Northcutt's daughter, Mrs. Palmerston, will occupy the bungalow about the first of the year; six lots in Willamette Addition, sold for D. McCullure to Ed O. Mayor, for \$1000. Mr. Mayor will erect three bungalows on this property; 100 acres in Cowitz County, Washington, sold for M. A. Peel and L. N. Aumack, to J. L. Hanson, for \$2000. This firm also sold Mr. Grusset's home in Ladd Addition, on Elliott avenue, to the Traders Trust Company of Oregon as an investment.

Contract Let for Home.

Dr. William O. Spencer has let a contract to the Spencer-McCain Company for the erection of a modern six-room frame residence of the bungalow type on Thirty-third and Tillamook streets, in Broadway Addition. The home will be strictly modern.

BEFORE you make that real estate deal, ask any of these men about the superiority of the Certificate of Title system in handling the transfer:

- J. C. AINSWORTH, President United States National Bank.
- EARL C. BRONAUGH, Vice-President and General Counsel Title and Trust Company.
- H. L. CHAPIN, H. L. Chapin Realty Company.
- HENRY L. CORBETT, Vice-President First National Bank.
- J. F. DALY, President Title and Trust Company.
- W. M. DALY, Treasurer Title and Trust Company.
- RODNEY L. GLISAN, Attorney at Law.
- J. L. HARTMAN, Hartman & Thompson, Bankers.
- M. L. HOLBROOK, Vice-President Merchants' Nat. Bank.
- T. D. HONEYMAN, President Honeyman Hardware Co.
- R. S. HOWARD JR., Assistant Cashier Ladd & Tilton Bank.
- JOSEPH JACOBBERGER, Architect.
- JACKSON & DEERING, Real Estate.
- JACOBS-STINE COMPANY, Realty Operators.
- JOSEPH F. JAEGER, Judge, Bros.
- E. V. JONES, President Western Oregon Trust Co.
- D. E. KEARSEY, Kearsay, Humason & Jeffery.
- WM. M. LADD, President Ladd & Tilton Bank.
- A. L. MILLS, President First National Bank.
- WM. MACMASTER, Financial Agent.
- ANDREW C. SMITH, President Silverdale Savings Bank.
- W. K. SMITH, JR., Real Estate.
- DAVID S. STEVENS, Real Estate.
- FREDERICK H. STRONG, Secretary-Treasurer Ladd Estate Co.
- WM. C. SAUNDERS, Secretary Title and Trust Company.
- GEO. D. SCHALK, Real Estate.
- O. W. TAYLOR, President Bath Trust Company.
- H. J. THORNTON, Title and Trust Company.
- RICHARD WILSON, Capitalist.

NOTE—All of the above mentioned persons are stockholders in the Title and Trust Company

TITLE AND TRUST COMPANY

Lewis Building, Corner Fourth and Oak Streets, Portland, Oregon