IMMENSE WEALTH TO FILTER HERE

Value of Crop Production of Northwest May Exceed \$125,000,000.

PORTLAND WILL GET MOST

City, on Eve of Its Greatest De velopment - Realty Healthy - Building Permits Amount to \$1,000,000.

The three Northwestorn states—Ora-gon, Washington and Idaho—will have created before the close of the present year a new wealth in excess of \$125,-000,000 from their agricultural, lumbering and fishing resources. Most of this immense production will come principally from the soil, with the grain crops at the head of the list. It is estimated that the value of the wheat, barley, oats and hay crops will eggregate \$85,000,000, the fruit, hop and wool crops will total \$25,000,000, and the lumbering, fishing, livestock and minor industries will have a combined valuation of \$25,000,000.

bined valuation of \$35,000,000. With the creation of this vast new wealth, there is to be taken into con-sideration the large amount of foreign money being brought into Oregon for the financing of railroad extensions, waterpower plants, municipal enterprises, irrigation projects and water improvements. Investments in these enterprises will aggregate, it is esti-mated, \$50,000,000.

Portland Is Money Center.

By reason of Portlands strong banking institutions and of their ability to finance the producing districts of a large part of the Northwest, and also because of the city's strategic location as an industrial and shipping center, a big proportion of this new wealth will come directly to Portland for distribution within the next few months. Port-land has come to be virtually the clear-ing-house for business emanating from probably the most important producing teritory in the country. In addition to the tribute of the im-

In addition to the tribute of the immense crops and the new wealth from mense crops and the new wealth from other sources, the cash reserves in Portland banks are said to be unusually large. With this condition, it is pointed out that there will be available for ready use this Fall the largest amount of local money that has ever been on hand in the history of the city. Realty brokers believe that with this money surplusage there will be a healthy activity in mortgage leans on not only city property, but also on farm lands and acreage.

There is a firm prediction that

There is a firm prediction that money will be easy and that resumption of realty operations will follow actively. Based on these factors, many of the large operators are beginning to prepare for a brisk Fall and Winter business.

Big Trading Is Due.

It follows that when there is plenty of money for mortgage loans and in-flustrial enterprises, there is a corres-ponding influence on real estate in-vestments. The general feeling is that most prosperous times are ahead, and that Portland is on the eve of its great-est development.

The temporary lull in the realty market is to be expected, especially in August, the height of the vacation period. No large transfers were reported last week, although brokers say that many deals of importance were started. There was a very satis-factory business in residence property and acreage tracts. There has been an unusually large number of Eastern visitors and investors in the city looking over the situation with a view to buying Portland property.

Building Permits Soar.

The week closed with big activity in the Building Inspector's office. There were 152 permits issued, with a total valuation of \$1,062,716. The permit for the west wing of the new County Courthouse called for an expenditure of \$650,000. This item brought the of \$650,000. This item brought the totals up to the biggest figure that has been recorded for many weeks.

Of the important permits granted

for business buildings, the largest was for the four-story brick structure on Grand avenue, between Morrison and Belmont streets, to Daly & Edwards. This building will cost \$76,000. H. J. Ottenhelmer received a permit to erect a four-story brick building on Burnstde between Stark and Twelfth streets. This building will cost \$40,000. A large percentage of the permits was for medium-priced dwellings.

The totals for the week follow:

WEST WING TO RISE SOON

Placing of Steel at Courthouse to Begin November 15.

It is expected that actual construction work on the west wing of the new county courthouse will not be started until the first part of next month. The delay will be occasioned on account of the inability of the counon account of the inability of the county officials to move into the east wing

According to Manager Wagner, of the Lewis & Hicks Construction Company, it will require nearly five weeks to wreck the old courthouse and it will take nearly as long to complete the excavation. Placing of steel will not be started in all probability before No-

The steel for the structure is being fabricated in New York. The contrac-tors say that all the steel will be in Portland by the time the foundation is

completed.

Bids for the equipment of the east wing with new desks, chairs and steel filing cases have been prepared by or-der of the county court. A large part of the old furniture is in good condition and it is the intention to use much of it in the new building.

BUILDING TO BE REMODELED

Sweeney Structure at Seventh and

Morrison to Be Made Modern. Plans are being prepared for the alteration of the six-story brick build-ing at the southwest corner of Seventh and Morrison streets, owned by the Sweeney Investment Company. The lease has been taken over by

Smith, Stanley & Boise.

It is the plan of the new lessees to make the building thoroughly modern. The ground floor space will be divided into rooms for stores. Enough room will be left for a lobby and elevators.

CONSTRUCTION OF WILCOX BUILDING AT SIXTH AND WASHINGTON STREETS RUSHED.



EXTERIOR OF TWELVE-STORY STRUCTURE COMPLETED.

Rapid progress is being made on the new Wilcox building at the southeast corner of Sixth and Washington streets. The exterior of the striking 12-story structure is nearly completed, workmen being engaged in putting on the finishing touches on the two upper stories, A large part of the framework and plastering of the rooms has been completed, and the windows in the seven stories above the ground floor have been installed. Stone & Webster, the contractors, announce that the building will be completed by the early part of the Fall.

The second floor will be fitted up especially for the Model Baking Company for a bakery and care. The remaining upper floors will be converted into office rooms, each floor to have 10 offices.

D. C. Lewis, the architect, announces that the contract for the alteration work will be let this week.

ACREAGE TRACTS IN DEMAND

Gillette, of Echo, Or., 10 acres in Clack-amas County for \$2500. Mr. Gillette bought for an investment.

George H. Elligson, of Sherwood, Or., to Thomas Spencer and Maud Arnold, of Pertland, 52.21 acres, situated in Clack-amas County, for \$7500. Mr. Spencer and Mrs. Arnold will plat and sell this land on easy terms.

G. M. McBride, of Portland, 20 acres in Clack-amas County, for \$2000. Mr. Spencer bought for an investment.

Primrose Sell's Home; DeYoung & Hartshorne Make Big Sales.

Demand for small farms close to Demand for small farms close to Portiand is increasing despite the vacation period. Brokers report many sales during the past week. One of the large transfers was the 10-sere home site of George Primrose, which was purchased by Tillie Grossman and Louis Shub for \$10,500. The property is improved with a modern 10-room house. The deal was negotiated by the Western Securities Company.

DeYoung & Hartshorne report sales in acreage amounting to a total of \$22.

n acreage amounting to a total of \$22,eee, as follows:
August Gebhardt, of Wilsonville, Or., to Robert Fletcher, of Tigard, Or., 14% acres situated in Clackamas County for \$3500. Mr. Fletcher bought this for a home, and took immediate posses-

Edward Deick, of Portland, to Ole B.

amas County, for \$2000.

bought for an investment.

Sadie L. Prahl, of Wilsonville, Or.,

to Mr. and Mrs. Henry M. Bertrand, of

to Mr. and Mrs. Henry M. Bertrand, of

Joseph Buchtel has bought the quarter block at the northwest corner of East Thirteenth and East Ankeny streets for \$10,000 from N. B. Crane, an old resident, but now living at Oroville, Cal. Mr. Crane had owned the property for about 15 years. There are no im-provements on the property.

Primrose Bungalow Sold.

Ben Riesland, of the Western Securities Company, reports the sale of the Primrose bungalow, with three Prim-Edward Deick, of Portland, to Ole B.
Nelson, of Portland, 10 acres in Clackamas County, for \$2000. Mr. Nelson
bought this for a home and toolwimmediate possession.

Edward Deick, of Portland, to H. B.

NEW BUENA VISTA APARTMENT-HOUSE WILL BE FINISHED THIS WEEK.

East Side Leads in Character of New Dwellings.

LYTLE RESIDENCE STATELY

Two-Story Colonial Structure Will Cost \$40,000-Judge Gantenbein Builds Splendid \$20,000 Home in Murraymead Addition.

Among the many beautiful homes projected for the East Side is that of R. F. Lytle, which will be erected by McHolland Brothers on the northeast corner of Hancock and East Twentysecond streets, at a cost of \$40,000. It is one of the most expensive to be erected so far this year on the East

serected so far this year on the East
Side. Architect D. L. Williams designed this building. It will be a twostory Colonial style residence, 72 by
37 feet, with a finished basement.

The structure will have metal lath
and plaster exterior, tiled roof and
heavy interior construction. It will
have a very imposing appearance, with
wide front porch extending full width
two stories in height, and supported
by six massive columns. The basement will extend the entire length of
the residence, and will have a billiardroom 37 by 18 feet, with an immense
fireplace at one end of the room. The
building will be hardwood floors, and the
different rooms will be finished in different wood. The contractors have begun work.

Gantenbein Home Attractive.

In the South East Side the most at-In the South East Side the most attractive home now under construction is that of Judge C. U. Gantenbein on East Twenty-fourth street between East Lincoln and East Grant streets, in Murraymead. H. E. Wood is the contractor, and has started work on the building. It will be 80 by 50 feet, with porches 10 feet wide on three sides.

sides.
It will be two stories high, with attic It will be two stories high, with attice and basement, and will contain 14 rooms, three sleeping porches, one being 3 by 20 feet in size, and a large hall extending through the center of the house. This hall will be 12 feet wide and 25 feet long, with a wide Colonial staircase at the rear end, leading up to the large landing which will receive light through five art glass windows. The stairway will be ma-

windows. The stairway will be mahogany.

At the south side of the house there
will be a sun porch 10 by 30 feet in dimensions. This room can be converted
into a conservatory, and will be inclosed on two sides with glass windows. The basement will be 70 feet
long, and Judge Gantenbein will use
a portion of it as a bowling alley. The
exterior of the house will be shingled. exterior of the house will be shingled and the porches will have brick walls and cement floors. The residence will be surrounded with ample grounds, beautified with flowers and shrubs. The home will cost about \$20,000.

Dr. Parish Builds Home.

The Spencer-McCain Company has The Spencer-McCain Company has prepared plans and specifications for an attractive residence for Dr. George Parish on Tillamook street, near East Twenty-third, to cost \$4000. It will be 30 by 30 feet in size, with full basement, and will be two stories high. It will contain seven rooms, a large sleeping porch, reception hall, and tiled bathroom. The exterior will be of shingles, with a living porch on the south and pergola porch on the east with large French doors leading from the living-room. The dining-room

the living-room. The dining-room will be beamed and paneled.

A large fireplace with a beautiful craftsman mantle will extend partly

This home will be built on the lot adfrontage on the Willamette River, and
Mr. and Mrs. Bertrand will make it
their future home.

Quarter Block Brings \$10,000.

Joseph Buchtel has bought the quarter block at the northwest corner of

BUILDINGS

Alberta District Is Scene of Much

Activity. In the Alberta district a number of sales were made last week. The Alberta Realty Company sold a business streets to Dr. Jones, of Lebanon, Or. for \$4500. The new owner will erect a two-story brick building on the prop-The company sold a lot, 50x100 feet,

Selling Agent for LADDESTATE COLOWNEDS) 818-823-Spalding Bldg. on East Nineteenth and Alberta streets to R. Monteith for \$2750, on which he will erect a building.

will erect a building.

A five-room cottage on East Eighteenth street near Alberta street was sold to Samuel Yanckwick for \$2500. W. B. Reese recently purchased two lots on East Twenty-fifth end Sumner streets, on which he will put up two houses. He is now erecting a dwell-ing on East Twenty-seventh and Alberta streets. John Ross is erecting two-story frame building at the corner of Alberta and East Twenty-ninth streets at a cost of \$2500.

Streets at a cost of \$2500.

Nelson Pike bought two lots on the corner of Emerson and East Twenty-ninth streets for an investment M. G. Reese bought two lots on Sumner and East Twenty-fifth streets on which he will put up buildings. The manse of the Alberta United Brethren Church on East Twenty-seventh and Sumner streets is being completed, it will contain six rooms, and will cost \$2000. Rev. J. W. Speechler, the pastor, is looking after the work.

WINTERS GETS BIG CONTRACT

E. Ericksen Drops Agricultural College Job After Winning.

J. S. Winters & Co. has just been given the contract for the erection of the new dairy building at the Oregon agricultural college at Corvallis, the contract having been turned over to

contract having been turned over to the Winters company by E. Ericksen, of Salem, who secured the contract recently by making the lowest bid. Mr. Ericksen underbid the Winters company by \$18, but after getting the contract did nbt care to go ahead with it.

The Winters company is now building four other buildings at the college, the total cost of which will be \$100,000. In the four are a stock-judging building, 40 by 130 feet, one-story high; a farm mechanics building, 70 by 130 feet, two stories high; a mechanics arts building \$5 by 130 feet, one and one-half stories high, and a hortfeultural building, 70 by 140 feet, four stories building, 70 by 140 feet, four stories illding, 70 by 140 feet, four stories gh. Work is progressing rapidly on

TWO CHURCHES ABOUT READY

Congregational Edifices on East Side to Be Dedicated.

Two Congregational Churches are being completed on the East Side—the Atkinson and the Waverleigh. The At-kinson Church is located on the north side of East Everett between East Twenty-eighth and East Twenty-ninth streets, and is nearly finished. It is a frame building. The chapel of the main building will be erected probably in the next five or six years when a larger church is needed. It was built

WHEN people ask me "can a good College or University really enhance

University

Lots Worth

\$5,000?

the value of its related residence property?" --- I simply answer, "Yes." And as proof I offer the following evidence that is unique, complete and convincing:

From St. Louis I have been officially supplied with five most remarkable fotografs. The first, taken in 1905, shows the new bildings of Washington University, located in a vacant country-flat--sandy-uninviting. In 1907 the residence district is shown improved. In 1908 and 1909 a vigorous bilding development is recorded. The last view, taken in 1910, shows the district almost solidly bilt-up.

Here, prior to 1905, lots were sold for \$500. Now, according to independent reports (furnished by the University Officials and by leading Real Estate Brokers) their value is conservatively placed at \$5,000 to \$7,500.

Reed College, in "Eastmoreland," will have much in common - architecturally and otherwise - with this St. Louis university. Therefore, as complete documentary evidence regarding the future value of "Eastmoreland" lots. I present these reports and the five remarkable fotografs. They will be gladly sent, upon request, to any address, for inspection and comparison with the "verbal estimates" generally offerd investors.

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





erected.





on the inside lot, leaving the corner lot | 110 feet in size and the flat building, for the main auditorium when it is which is two stories high. The purwhich is two stories high. The pur-chase was made by Mrs. Conley as an

The present building is an attractive structure and cost about \$3000. It has a full basement and an auditorium.

a full basement and an auditorium, with galleries, which will seat 600 people. It will be dedicated next month. The name of this church is in memory of Rev. G. H. Atkinson, an honored Portland pioneer minister.

The Waverleigh Congregational Church is being erected on the southeast corner of East Thirty-third and Ellsworth streets, and will cost about \$5000. It is of frame construction, and conied from the former Sunnyside Convenied from the former Sunnyside Concopied from the former Sunnyside Con-gregational Church. Carbarns Work Begun.

Work has been started on the new carbarns for the Portland Rallway, Light & Power Company on the block bought on East Couch, East Burnside, East Twenty-eighth and East Twenty-sixth streets. It will be of frame construction, to cost \$50,000. Excavations are now being made. Flat Building Sold.

Mrs. Mary Conley, of South Dakota, has purchased the flat building on Twenty-third and Hoyt streets formerly owned by M. E. Freeman, for \$19,000. The deal involves a lot 30x

Free Book House Plans

Descriptive booklet, containing the most modern ideas, from an architect of experience. This booklet contains many of my latest designs in bungalows, cottages and other residence plans. Call or send 4 cents in stamps to cover cost of mailing. Special prices given upon request for plans made to order.

H. H. JAMES ARCHITECT

Gearhart Beach

With its fine hotels, high-class attractions and side trips to points of interest is easily the big feature of the

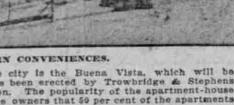
ASTORIA CENTENNIAL

Don't fail to visit GEARHART PARK while attending the Centennial

Finest Surf Bathing in North America, best equipped saltwater Natatorium in Northwest, home of Razor Clams, ocean-view Golf Links, Croquet Grounds and Tennis Courts; great big Crabs; Automobiles, Horses and Carriages for hire. Natural Park; Auditorium for public gatherings.

31/2 Hours from Portland-30 Minutes from Astoria Gearhart Park-Main office, Fourth and Stark streets, Port-

land, Or. Call for information and literature. View our exhibit of Gearhart Beach scenes.



FIVE-STORY BUILDING HAS ALL MODERN CONVENIENCES.

One of the largest and most modern apartment-houses in the city is the Buena Vista, which will be completed and ready for occupancy this week. The building has been erected by Trowbridge & Stephens and embraces many new features in apartment-house construction. The popularity of the apartment-house as a place in which to live is seen in the announcement by the owners that 50 per cent of the apartments have been rented for weeks past.

The building covers a lot 50 by100 feet in size and is of mill construction with brick and concrete walls. It is provided with an automatic electric elevator, dumb walters, built-in beds, buffets, bookcases, dressers and other conveniences. The kitchens are ventilated with a new system, which prevents the accumulation of smoke. There are 35 apartments, 15 of which are of two rooms each and 20 three rooms each. The cost of the building was \$55,000.

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