

# REALTY SITUATION IS SATISFACTORY

### Several Big Deals Under Way Despite Dullness of Mid-Summer Period.

## FINE HOME PURCHASED

### Portland Will Get Effective Advertising From Elks' Reunion, Says Dealer—Building Operations Make Big Showing.

The "between-season" period has been having its effect on realty trading. There has been but little activity in downtown property all month, although brokers report that there are several deals under way of considerable importance that may be closed by August 1. An uptown parcel has been taken over by a Portland investor for \$75,000, but the principals will not announce details of the transaction until next week.

The most important deal of the week was closed yesterday when J. E. Wheeler, a Portland investor, purchased the northeast corner of Seventh and Washington streets from Mrs. Ross Guillemae. It is understood that the consideration was approximately \$100,000. The property is improved with frame buildings, and returns a good rate of interest on the valuation. The sale was made through the agency of R. F. Wharton, Mr. Wheeler also purchased a 25-acre tract on the west side of Eleventh street, between Washington and Stark streets, the consideration being \$30,000. The property was acquired by James Lee, who had held it for several years. The parcel is covered with an old frame residence. The sale was negotiated by R. F. Wharton.

J. M. Creamer has purchased from Mrs. Annie Wagner a lot at the southwest corner of Sixteenth and Northrup streets for \$15,000. The lot is improved with three small cottages. These will be removed soon and a modern building erected.

In residence property the market has been unusually brisk the past ten days. Sales are reported in all parts of the city. The most important transaction was the purchase of a 13-room, two-story house at Pendleton, of the Portland Heights dwelling of William Bittle Wells for \$30,000. The property is situated at Clifton and Lowland streets. The house contains 13 rooms, is built with brick and stucco exterior and hardwood interior finish. The home is modern and one of the attractive places of the district. The sale was negotiated by Dorr E. Keasey & Co. This firm also sold a modern eight-room dwelling at East Nineteenth and Hancock streets for H. R. Albee to W. T. Jacobson for \$12,000.

There was a good demand for building sites in nearly all the new additions. Activity has been notable in Laurelhurst, LaGrange Addition, Eastmoreland, Beaumont, Alameda Park, Arlington Heights, Kings Heights and Westover Terraces. Dr. Gertrude L. Gates purchased two lots on Rutland terrace, Alameda Park, for \$20,000. W. S. Nash, an attorney, bought a lot on the same street for \$5,000 and will improve the site at once with a fine home. These sites are being purchased through the agency of Dorr E. Keasey & Co.

"The Elks' reunion will prove a great advertisement for Portland," said J. Fred Larson, of Umbdenstock & Larson, yesterday. "It gave us an opportunity to show visitors what we have accomplished during the past few years. Those who had not visited Portland in recent years were astounded at the city's growth. There are 20,000 more people here than there were a few years ago. The first time were greatly impressed with the business section and the residence districts. A Philadelphia Elk aptly described the situation as follows: 'You have first time here. You have here advantages not equaled by any other city—a great back country that must render tribute to your city. You have here a great manufacturing, excellent transportation, an immense amount of ground suitable for residences. The air here is invigorating. You have an extensive public utility, not to mention, with all these advantages, that you are growing so rapidly, nor am I surprised to find so many beautiful homes erected.'"

"I cannot see how anyone who buys Portland real estate can lose. No one can make a mistake in casting his lot with you. I intend to tell my friends and friends about the big things that are taking place in Portland."

During the past year Morgan, Fledner & Boyce have erected 13 apartment-houses in Portland, aggregating a total investment of \$900,000. In this kind of construction it is declared that there is no other firm on the Pacific Coast that has made such a showing. This company is operating on both the West Side and East Side.

"Portland has made great progress in apartment-house construction during the past two years," said W. F. Fledner yesterday. "All our buildings were well filled and return a satisfactory rate of interest on the investment. The city is growing at a steady pace and the demand for space in apartment-houses is keeping up well. The construction of apartment-houses is becoming a science. I believe that this kind of construction in Portland in the future will be of a higher class than ever. In a few years Portland will be among the first cities in the country in apartment-house construction."

Portland is making a big record in building operations. While there are not many large structures under way in the downtown district, there is a general building activity that covers all sections of the city. There are, however, some big buildings under consideration that will be erected in the business district during the year.

The total value of permits so far this month is \$1,177,045. The total permits for the corresponding month of last year reached a value of \$1,275,215. As there are several plans for large buildings in the office of the Building Inspector to be checked over, it is expected that the totals for the month will exceed the record of July, 1911, by a big margin.

The important permit of the week was issued yesterday for the new Central Library building. The structure will cost \$450,000. The total permits of the week reached 147, with a valuation of \$584,830.

The week's summary is as follows:

Monday	22	\$ 80,000
Tuesday	21	60,482
Wednesday	23	81,000
Thursday	22	110,000
Friday	25	118,175
Saturday	25	428,885
Total	146	\$584,830

## MODERN APARTMENT PLANNED

### Four-Story Building to Be Erected on East Side.

Work was started last week on the

foundation of a modern four-story brick apartment-house, at East Alder and East Eleventh streets, just west of the East Portland Branch Library. It will be 50x100 feet, with an annex in the rear, and will contain 30 apartments of three rooms each. The estimated cost is \$100,000. Tapestry brick will be used for the outside facing, with light-colored stone trimmings and heavy galvanized iron cornices. All the rooms will have ample light and ventilation. The interior finish will be in Oregon fir and hardwood, and some of the suites will be hand-rubbed ivory wood.

J. D. Wharton is owner of the property. R. F. Wassell is the architect and contractor. Mr. Wharton, who owns the corner lot between Eleventh and Twelfth streets, also has a similar structure. Excavations have been started on the foundation. The location is considered ideal for a first-class apartment building.

## Laurelhurst Home Planned.

Plans are being drawn by Clausen & Clausen for a Portland investor for a nine-room residence to be built in Laurelhurst. The house will be of English half-timber design, with the first story of brick construction. It will contain built-in buffets and all modern conveniences. The interior will be of selected oak and the floors will be hardwood. The house will cost about \$8000.

## OREGON FARMS SOUGHT

### SALES CLOSED IN ALL SECTIONS OF STATE.

### Ranch of 1200 Acres at Cottage Grove to Be Colonized—Tract at Falls City Brings \$24,000.

Trading in farm lands the past 10 days has been satisfactory for this time of the year. According to reports received from various parts of the state buying has been general. One of the largest transfers was made at Cottage Grove when J. E. Thomas, formerly of Oregon, purchased the Harding farm of 1200 acres. The land lies one mile east of Cottage Grove and is considered exceedingly fertile. Mr. Thomas announced that he would complete plans immediately for subdividing the place into small farms and establish a number of families there during the next year.

Tom Word, of Portland, has purchased the James farm of 250 acres near Falls City for \$24,000. Mr. Word will make extensive improvements on the place. About 130 acres have been planted to apple trees.

The Dan Shaw place, one of the best known farms in Baker County, has been sold to Ross Williams and H. C. Nordheim, of Idaho, for \$18,000. The place contains 620 acres and is well improved.

The 30-acre orchard tract of J. S. Frank, near Hood River, has been sold to a syndicate of Japanese for \$20,000. The entire tract is set to trees 2 and 4 years old.

A. C. Brown has purchased the L. E. Moorehead farm of 18 acres near Lehigh, and will take possession at once. The place will be improved by the new owner.

The Guy Fisher farm near Banks has been bought by George Ederer, of the Western Lumber Company, of Portland. Mr. Ederer plans to improve the farm and occupy it next year.

## FREIGHT DEPOT RUSHED

### O. W. R. & N. MAKES EXTENSIVE EAST SIDE IMPROVEMENTS.

### When Completed, Facilities Will Be Provided for Handling Freight in Less Than Carload Lots.

Contractor L. A. Hicks is pushing construction on the new freight depot on East Oak, between East First and East Second streets, for the O. W. R. & N. Company. On the two-story part fronting on East Oak street the concrete work has been completed, but the walls are still in the wood frame. The steel frame for the freight shed adjoining the concrete part on the north is up and ready to be enclosed.

Toward the north on the fill, which extends to East Second street, tracks are being laid from the main line on East First street. This open space north of the freight house will be reserved for the present for truckage and for team tracks. The tracks will be laid on both sides of the freight house. At present there are no facilities for handling freight on the East Side in less than carload lots. It is expected that the new freight house will greatly facilitate and cheapen the handling of freight consigned to and from the East Side.

## NEW HIGH SCHOOL IS SOUGHT

### Agricultural Department Is Plan of Kenilworth Club.

So rapid has the development and growth of the South East Side been the past three years that a general movement has been inaugurated to secure the erection of an agricultural high schoolhouse at some convenient point. The Kenilworth Improvement Association initiated the movement, and the Holgate-East Forty-first Street Improvement Association is supporting the plan.

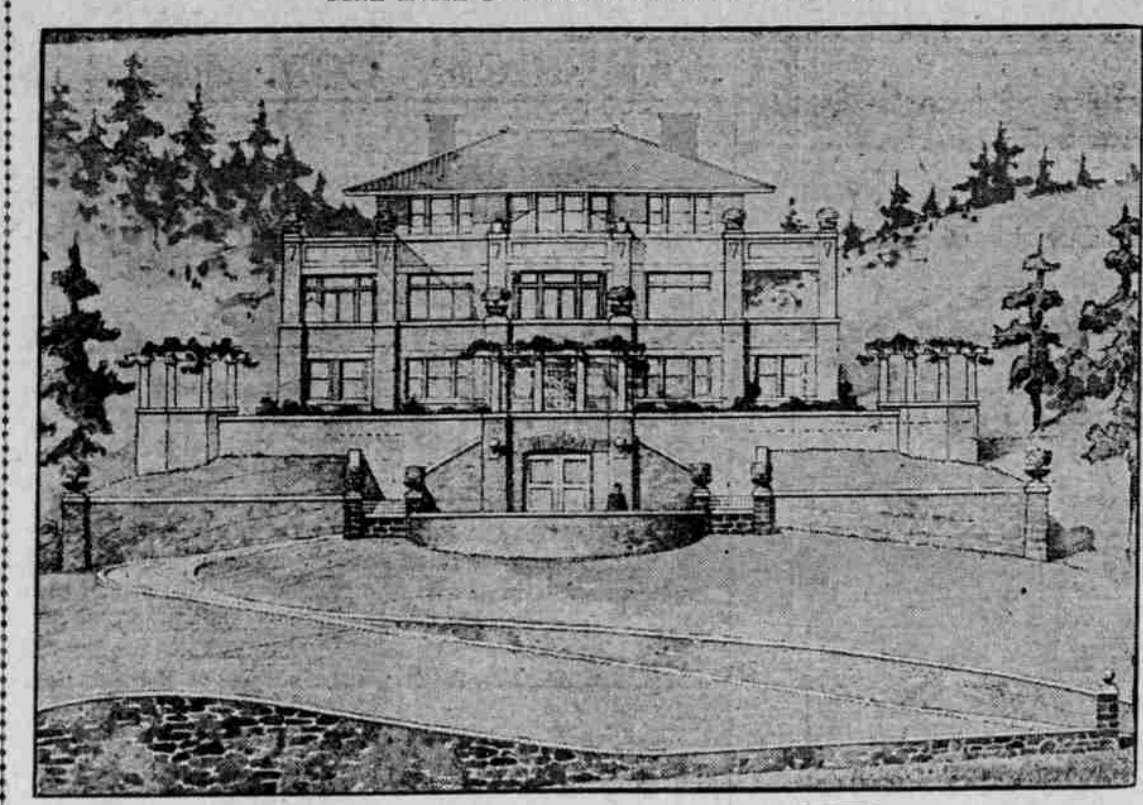
On behalf of the proposal for the high school building it is urged that many schoolhouses have been built in the South East Side—Clinton, Kelly, Richmond, Creston, Woodstock, Arleta, Lenta, Sellwood, Brooklyn, Llewellyn and Woodmere. Additions have been made to Clinton Kelly, making it a two-room structure, and additions are being built to Richmond, Creston and Woodmere buildings, owing to growth in population. Another building will probably be built on Holgate and East 39th school children are tributary to these grammar schools.

It is proposed to secure eight acres just south of Gladstone avenue, between East Thirtieth and East Thirtieth street, next year. About Forty-first streets, and introduce agricultural departments. The movement will take definite form after vacation, it is expected.

## Apartment House Planned.

Mrs. Elizabeth Ferguson has purchased a lot at the corner of East Eleventh and Hancock streets from Frank Motter for \$9,000 and will erect an apartment house on the site at once. The sale was negotiated by C. H. Zimmerman. The plans for the building are being drawn by Roberts & Roberts.

## FINE HOME TO RISE ON ARLINGTON HEIGHTS.



DRAWING OF PROPOSED DWELLING OF THOMAS BILYEU. Thomas Bilyeu, president of the Portland Concrete Pile & Equipment Company, is having plans prepared for a 12-room dwelling, to be built on Fairview Boulevard, Arlington Heights. The house will have three stories on the lower end of the site and two stories on the upper part. The first floor will contain a large reception room, dining room, living room, breakfast room and kitchen. There will be four rooms on the upper floor. The basement will be fitted up with a maid's room, laboratory, laundry and heating plant. The exterior will be of stucco and the interior of hardwood and white enamel finish. The house will cost about \$15,000 and will be among the most attractive in the district. The plans are being drawn by C. W. Henn.

## HIGHER PLANE IS AIM

### Realty Business Rapidly Becoming Profession.

### HONEST METHODS URGED

### Land Trading When Conducted on Conscientious Lines Is Laudable Vocation, Says George T. Mortimer, of New York.

"The nation is full of people with real estate and with money. Most of them don't know how to handle their own property or how to invest their money. For every man with the price, there are a hundred shapers. The ranks are crowded with brokers of the ordinary class, but there is an unlimited demand for the conscientious, specialized broker, who can give sound recognized advice on his specialty, just as the banker does on financial securities, and who merits a similar respect and standing in the community.

"There is no other business which offers the same rewards to the competent, energetic worker. There is no other investment which is safe and staple, as well selected real estate. You cannot succeed, however, without intelligent, honest, persistent, day after day, effort. 'Energy is the mother of good luck.'

"Years ago they told me in New York that we had reached the top notch in prices, but since then values have gone up in real estate, which was almost reached the maximum at the rate of \$700 per square foot, and still we are not up to the top prices of either London or Paris. This net increase of land values in the City of New York for a period of 10 years, from 1900 to 1910, was more than the combined gross output of all gold and silver mines of the United States by \$178,000,000, and greater by \$287,000,000 than all the dividends paid during this time by all the railroads of the United States. And during this time this land was paying satisfactory dividends on its investment. This is the land, which in 1826 was bought from the Indians for \$4, or approximately 9 cents for each 100 acres.

"True, there are occasional recessions, but these are mostly of a local nature, due to trade changes, and these very changes in localities are fruit for the broker, for whether his client is moving into or out of a district, he needs the broker."

## BORING DISTRICT RICH

### BIG AREA SOUTHEAST OF CITY MAKES RAPID GROWTH.

### Large Holdings Being Cleared and Subdivided Into Tracts Suitable for Diversified Farming.

Boring, located on the Oregon Water Power line, 17 miles from Portland, is the distributing center for a district seven by nine miles in extent. The district is very fertile and well watered by branches from Deep and Johnson Creeks. More freight is handled at this station than any other on this railway outside of Portland, and being at the end of the Sandy stage line it has a considerable passenger traffic.

The Sandy road starting from Boring runs two miles east, where it connects with the Mount Hood automobile road and thence to Sandy, a distance of seven miles. Land is being cleared and farms subdivided.

The construction of the Mount Hood railway caused the price to advance in the locality of Sandy and Boring, and still the price of land is low when one takes into consideration the quality of soil and its proximity to Portland and lines of transportation. Many people living in this district own their own automobiles and can reach Portland in short time.

This section produces fruits, vegetables and nearly all kinds of products. One crop of potatoes will more than one crop of the land. Many owners clear the land in winter and put in a crop of potatoes in the Spring and get 200 bushels to the acre.

## VIEW SHOWING IMPROVEMENTS ON EAST SIDE BY O. W. R. & N.



FIREPROOF FREIGHT DEPOT UNDER WAY ON EAST OAK STREET.

## COLLEGE OCCASION GOOD FOR DISTRICT

### Estimates Say \$2,000,000 Has Been Expended in Vicinity of New School.

## SELLWOOD IS PROGRESSIVE

### System of Hard-Surfaced Streets Will Reach From Grand Avenue to Points Along South East Side of Willamette.

More than \$2,000,000 has been expended in developments in the territory adjacent and tributary to the Reed College in the past two years, including construction of sewers and streets and erection of homes, exclusive of college buildings, which are now under construction. It is predicted that this territory will move forward faster next year than ever before and will rival the North East Side, which is spreading toward the Columbia River.

Hard-surface pavements, sewers and attractive homes are among the improvements noticeable in this district. President Foster in his lecture on the development of the territory of Reed College selected and declared that it would become one of the most attractive and progressive sections of Portland, aided by the influence of the great educational institution established there.

In the Sellwood district substantial progress is being made, especially in the matter of permanent street improvements. After several years' agitation a number of the important streets are to be paved with asphalt, which extends through the center of this suburb, is to be paved between East Nineteenth, or the Milwaukee road, and East Tenth, or the Willamette River. The street committee recommended that the contract for paving Matilla avenue be awarded to the Kibbe-Weiton Company, \$34,488, and that company will probably be awarded the contract. The same company will probably get the job of paving Maiden avenue from East Thirtieth to Milwaukee street, and the street between East Ninth and East Fifteenth streets. These improvements will cost about \$25,000.

Pavement of Spokane avenue, between East Nineteenth street and Grand avenue will likely be let at the next meeting of the City Council, at a probable cost of about \$25,000. Spokane avenue extends to the Sellwood district, and improvements will aggregate approximately \$80,000. The Kibbe-Weiton Company is paving the northern portion of the View Park at a cost of about \$50,000, and altogether the showing Sellwood is making in paved streets is excellent.

The south side of Sellwood an excellent contract of street paving and sewerage is under way in the Waverly Club grounds, between the Oregon City track and Milwaukee road. A considerable portion of this vacant tract has been platted into residence sites. The Warren Construction Company is grading and paving the streets and the Montague O'Reilly Company is laying a sewerage system covering the entire addition. The cost of improvements in this tract will probably be about \$80,000. The street paving is being made on the South East Side. Good progress is being made on the improvements. The addition is just across the city and country line in Clatsop county.

The Portland Railway, Light & Power Company will shortly construct a double track in connection with the Estacada line, between East Tenth street and Milwaukee road. A considerable number of barns are located, and the Milwaukee road, which will provide direct car service for the new addition.

All the sewers in Westmoreland have been laid at a cost of about \$80,000, and work has been started paving the streets above and below the sewer lines. It is understood that all the streets of Westmoreland will be paved at a cost of more than \$150,000. The district extends from the Milwaukee road to the Pacific Railway, and covers about one-half of the Crystal Springs farm. Many attractive homes have just been completed in Westmoreland.

Improvement under way in this territory is that of Milwaukee street, between Holgate street and Nehalem avenue, along the west side of Westmoreland. The Portland Railway, Light & Power Company is relaying its double tracks on Milwaukee street to Bybee avenue and has nearly finished the job. The distance is about one-half mile, and the pavement will be continued to Nehalem avenue at Sellwood. The pavement and double tracks will make the cost of special paving for residential purposes. It overlooks the river and the city.

In Eastmoreland a great improvement contract is under way, including streets reaching from the Reed College grounds on the north to Willamette street on the south and from the Southern Pacific track to Berkeley on the east. The sewers have been laid and the street paving is going on now.

A big paving machine for mixing cement and gravel stands on the ground turning out the material which is rapidly covering miles of streets with hard-surface pavements. Few sections of Portland equal Eastmoreland in point of location, and in planting the tract its beauty has been preserved by contouring and curving the principal streets. There is a gradual slope in the land, rising to the eastward from the Southern Pacific track, and the long lines of paved streets are visible. With the completion of the pavements in Eastmoreland and Westmoreland and on Milwaukee street, it will be possible to travel through the Southeast Side on hard-surfaced streets, reaching Reed College grounds from the south. There is a movement for improvements in the district bordering Reed College on the north, where the larch has been used for garden purposes. Here many sales have been made the past year just south of Holgate street. It is proposed to improve Holgate street eastward from Milwaukee street and also East Twenty-sixth street north to Division. This will be an entering wedge for other improvements. The district north of the Reed College grounds will soon be accessible through paved streets. The Holgate-East Forty-first Street Improvement Association has inaugurated a movement for electric lighting of the paved streets and erection of a schoolhouse.

College's Influence Felt. The Board of Reed College has spread all through the Southeast Side, stimulating a better class of improvements and adding value to all the property. But so far property is low-priced in this territory compared with prices paid in other localities of the East Side.

President Foster, of Reed College, pointed out in his lecture the great beauty of the Southeast side surrounding the college grounds and predicted that the college will quickly become the center of high-class homes owned by people to whom the great educational institution would prove an attraction. President Foster predicted that improvements have been started in that district since the college was located there. Toward the south and east in the college tract which borders Heights, which was carved out of the Strowbridge farm two years ago. Already it has become a suburb of much promise. Hundreds of lots on its slopes have been sold to prospective home builders. It would not be easy to find a more attractive territory, and the plating of the tract opens up a district suitable for homes. The Oregon Water Power line skirts the tract on the south side, and it is planned to extend the Woodstock or Eastmoreland car line into this section from the north and east sides.

## RESIDENCE SALES CLOSED

### Fine Home in Irvington Bought by J. E. Dolan for \$10,000.

A beautiful Irvington residence located at 544 East Fifteenth street, North in the college tract, which was purchased by J. E. Dolan, for \$10,000. The house is nearly new. Another Irvington home at 621 East Twentieth street, North, was sold by Edwards Miner to A. B. Vanderwilt for \$5000. A house and lot in Irvington was sold to Mrs. Dora Myers Brown by R. B. Bent for \$5000.

A new residence in Alameda, in Beaumont Addition, on East Forty-seventh street, near Alameda avenue, was sold by W. J. Bunney, for \$10,000. W. E. Love sold his house and lot to Evelyn W. Peet for \$4700. The house is nearly new. Grace E. Sears sold her home at 1015 East Brassez street, Addition for \$3500.

W. J. Summers sold his house and lot in Laurelhurst to Herbert D. Witherell for \$6000.

## BRIDGE PROBLEM LOOMS

### QUESTION OF USING NEW SPAN NOT YET SETTLED.

## If Streetcars Are Routed Over Burnside Bridge Further Traffic Congestion Is Feared.

The probability that all traffic now using the old Steel bridge will be thrown on Burnside bridge after August 5 is causing much concern on the East Side, especially among residents on East Burnside street and toward the northward. If the old Burnside bridge is operated on the new railroad bridge, even if the other traffic cannot, it would tend to prevent the overloading of Burnside bridge, which is already carrying double the traffic it was designed to carry. It would relieve the situation, but the streetcar company has no entrance to the new railway cars and must use all its Alhambra cars over the Burnside or Morrison bridges.

The City Council has not given the streetcar company a permit to connect its tracks with the new railroad bridge. If the old Burnside bridge will be opened it is rapidly approaching.

"If the people of the East Side realized what this situation means to them," said a resident of Burnside street, "they would certainly be doing something to prevent an intolerable situation. The streetcar company will, of course, send its Alhambra cars over the Burnside bridge, as it pays a lump sum rental, and not over the Morrison bridge, where it pays according to the number of cars, and hence Burnside bridge will be further overloaded."

"This situation may continue until the Broadway bridge is completed, which will be at least a year hence, and during that time the Burnside bridge will be open to traffic after August 5."

## LYLE SOIL MOST PRODUCTIVE

### White Fruit Trees Are Bearing Berries Grow in Abundance.

LYLE, WASH., July 20.—(Special)—That land on which young fruit trees are growing is so profitable is shown by the experience of many ranchers around Lyle. Gooseberries, currants and garden truck of all description are being grown, while the trees are coming to a bearing age.

Mr. Morginson this season has picked five tons of gooseberries and a large crop of currants, which sold at profitable prices and is virtually clear profit. Mr. Read, of Happy Hollow, has 2 1/2 acres of currants, which raised 400 bushels, from which he realized over \$700. He also raised 150 bushels of a half of gooseberries, making in all over \$1100. From four acres upon which young apple trees are growing, the cultivation is being made in the benefit rather than a detriment to the orchards.

## KENILWORTH MAKES PROGRESS

### Movement Under Way to Pave All Streets in District.

In Kenilworth plans are being formed to pave the entire district with hard-surface material. Sewers have been laid, all the streets graded and cement sidewalks laid, and conditions are now ready for paving.

The Portland Railway, Light & Power Company has laid double tracks on Gladstone avenue on a branch of the city completed a modern engine house on Francis avenue and East Thirty-third street, but without paved streets apparatus will be almost useless. The engine house cost \$18,000 and is one of the best built in the city. A chemical combination fire engine will be installed this Fall. Improvements are being made in the Kenilworth Park, where a reinforced concrete comb building is to be built.

## Gearhart Is Active.

There has been considerable activity at Gearhart the past week. Mrs. Robert A. Gearhart has had her home improved with cottage recently completed. Among the purchasers of lots were J. E. Weirlein, Ivan Humason, Mark W. Gill, A. H. Miller, and George E. Brown. Dr. Calvin S. White, T. H. Edwards. All these buyers are planning to erect summer homes this year. The Gearhart Company has built a large house worth \$10,000 and plans to erect other cottages this Fall.