

HIGH-PRICED HOMES FIND READY MARKET

Recent Deals Indicative of Increasing Demand.

HEIGHTS ARE ATTRACTIVE

Residences Ranging From \$4000 to \$18,000 Reflect Scope of Recent Transactions.

An increasing demand for the higher priced and more substantial residence property of the city, and consequently a more healthy tone to the residence market, is indicated by recent sales made by Coe A. McKenna & Co.

This concern has sold within the last few days a total of 13 residences at prices aggregating more than \$80,000. Only one of these houses was sold for a price as low as \$4000. The remainder ranged between that figure and the top price of \$18,000.

Earlier in the season the principal demand in the city was for the lower priced bungalows and residence property. The fact that the demand for the higher priced homes is shown to be increasing is considered an encouraging feature and indicative of a greater interest in real estate.

Not only is there a tendency on the part of new arrivals in the city to purchase homes, but many old-time Portland residents are investing in the higher priced residences, according to George Mahoney, sales manager for Coe A. McKenna & Co. Mr. Mahoney declared that there is an unusual amount of inquiry in heights property of all kinds.

Another of the houses reported sold by the same company is the Portland heights residence at 737 Talbot road, which was sold by Charles B. Malarky to Caroline Benson Unander for \$14,000.

This residence has 10 rooms and two fireplaces. The interior arrangement is what is known as old English, with the beamed ceilings and similar finishing. The house has a shingled exterior. It is located close in and has a beautiful view of the city, river and mountains.

Other residences reported sold by Coe A. McKenna & Co. recently include the following: O. R. Miller to Carl H. Hagland, 729 East Seventeenth street North, \$4250.

W. H. Moore to Mrs. Lena Bann, 414 East Thirty-eighth street North, \$5000. H. J. Jackson to J. A. Bishop, 483 East Fifty-first street North, \$4200.

Mrs. J. W. Taylor to C. E. Wilson, 1063 Kodak avenue, \$4000. J. H. Gilbaugh to Albert Koch, 400 Hancock street, \$4500.

M. Barber to M. Baldwin, 224 Alberta street, \$3300. George R. Dunbar to E. E. Shank, 1544 Jordan street, \$4000.

E. C. Vahl to Ernest Defays, 942 East Thirtieth street North, \$4200. W. F. Merritt to M. M. Israel, 483 East Thirty-seventh street North, \$4200.

Julius Dorschke to Mrs. N. H. Duff, 1091 Thurman street, \$3750.

Allen-Wilden Bedding Company Gets Frame Structure.

The Allen-Wilden Bedding company purchased in recent days a one-story frame building at 65 North Union avenue which that company has been occupying.

The sale was negotiated by P. Parker of the Metzger Parker company.

The building involved in the deal covers 36x100 feet of space. The building company announced that it would make general improvements to the premises and would install additional machinery.

Mr. Parker also announced that the three-story brick building at 824 Williams avenue was sold by Seattle parties to Joseph Illk. This building has two store rooms below and the upper stories are occupied by apartment property. The purchase price was said to be in the neighborhood of \$10,000.

An increasing demand for small business property for purchase was reported by Mr. Parker.

\$100,000 BUILDING PLANNED Methodist Churches to Erect Settlement Center.

Plans are being prepared for the new \$100,000 building which is to be erected by the Methodist churches of the city at the northeast corner of Front and Caruthers streets for the housing of the Portland settlement center conducted by the Home Missionary societies of the Methodist churches.

The new building will be used to carry on the settlement work which has outgrown the present quarters of the Home Missionary society at 299 Caruthers street.

The proposed building will cover a ground space, 100x150 feet. The lower floor will house a large auditorium, gymnasium, domestic science laboratories and sewing rooms. Upper floors will be used for dormitories for girls. There will also be facilities for the clinic maintained by the settlement association.

The funds for the erection of the new building will be raised by popular subscription. It was announced that several thousand dollars have already been contributed.

RESIDENCE SALES SHOW INCREASING DEMAND FOR HIGHER PRICED HOMES.



Above—Colonial residence at 718 Kings Court sold by Robert Livingstone to Louis Gerlinger for \$18,000. Below—House at 737 Talbot road sold by Charles B. Malarky to Caroline Benson Unander for \$14,000. Both these sales were negotiated by Coe A. McKenna & Co.

COST TREND ILLUSTRATED

MODERN EAST MORELAND HOUSE UNDER OLD CHARGES.

Residence of R. C. Diebenkorn May Be Only \$6500 Instead of \$10,000 Two Years Ago.

An illustration of the trend toward lower building prices is had in the home now being built for R. C. Diebenkorn on the corner of Crystal Springs boulevard and Rex avenue, in Eastmoreland. Mr. Diebenkorn is one of the department managers for Oils, Wortman & King and his new home is located directly across from the Eastmoreland municipal golf links.

The building is a well-planned English type cottage of seven rooms with every convenience demanded by the home owner of today.

Two years or less ago this home would easily have cost \$10,000 to build. The plans have been prepared by DeYoung & Roald and the architect's estimates call for an expenditure of \$7000, though the indications are that \$6000 will be cut from that sum.

Many homes in the city not so complete or as large as the new Diebenkorn residence have sold during the last 18 months for 50 per cent more than his initial cost.

The building site faces southwest and is 75x100 feet in area. The home incorporates many ideas that seldom appear in a building of this size, incorporated from larger and more elaborate structures.

The low cost was only achieved by careful and painstaking supervision and by means of many changes in planning. For instance, some desirable wants were canceled to make the house as simple as possible.

Thus it was found necessary to lay oak floors downstairs and hemlock in the bedrooms.

The architects designed the house to fit its site. It will be 39 by 36 feet ground area and the finish is shingles, laid 15 inches to the weather and painted a gray. The roof will be a rich brown stain.

On the lower floor are a large reception hall, a living room, 12x22, a dining room 12x15, a breakfast room between the kitchen and dining room 7x10, a kitchen, large guest room and complete bathroom. The upper floor has the owners' room, 12x14, a bedroom 12x14, and a bathroom.

16 ONE-ACRE TRACTS SOLD Ascot Property, 7 Miles East of Portland, Is in Demand.

The sale of 16 one-acre tracts in what is known as Ascot acres, seven miles east of the business section of the city on the Base Line road, was reported last week by the firm of Boone-Clearwater which is handling the sale of that property.

It was announced that a number of residences will be erected on the property in the near future and that practically all purchasers are planning to build.

The property is cut by the Trout-dale electric line.

MORE HOUSES TO GO UP

ACTIVE BUILDING IN WILSHIRE TRACT PREDICTED.

Large Number of Homesites Sold in New Addition and Many Buyers Plan to Build.

A tremendous volume of building activity is predicted for Wilshire addition, a new tract adjoining Alameda on the east and Beaumont on the north, where the J. L. Hartman company has sold 63 building sites in the past three weeks.

A. H. Hickman, salesman for that company, announced that already ten purchasers of building sites have started the erection of homes.

Practically all purchasers, he said, are planning to build in the near future.

A number of the purchasers of home sites are declared to be ex-servicemen who plan to take advantage of state loans provided for in the bonus law.

Porter brothers, who own the tract, are grading the streets and putting the addition in shape. A huge caterpillar tractor is being used for pulling trees and stumps preliminary to grading work.

The city is preparing to lay water mains in the tract and this work will start in about a week, it was announced.

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REALTORS IN PARTNERSHIP J. O. Elrod and H. A. Dryer Open Gordon Building Offices.

J. O. Elrod and H. A. Dryer, Portland real estate men, have joined partnership under the firm name of Elrod & Dryer and have established headquarters in a suite of eight office rooms on the second floor of the Gordon building.

It was announced that an important part of the business of the new concern would be the handling of the diked lands of the Multnomah drainage district. They will also handle farm and timber lands and houses.

J. W. Crossley, formerly connected with the office of Frank L. McGuire, will have charge of the house department of the new firm. The sale of the Adams district lands will be in charge of C. H. Naylor.

NEW PACKING PLANT OPENED Carstens Company Finds Portland Great Distributing Center.

The new \$30,000 plant of the Carstens Packing company, 106 Front street, was opened last Thursday with a reception which was attended by local packers, butchers and business men generally.

This company recently purchased the three-story building occupied by the new plant and installed up-to-date coolers and other equipment.

Thomas Carstens of Tacoma, president of the company, was in charge of the opening.

CITY GETS CHAIN STORES

SKAGG CONCERN PURCHASES TWO LOCAL GROCERIES.

General Manager of Company Expects This City to Become Great Commercial Center.

The purchase of two grocery stores and the establishment of two others in different sections of the city featured the entrance into Portland last week of Skagg's United Stores, a concern which is operating a string of 40 grocery stores and meat markets between Portland and Salt Lake City.

M. B. Skagg, who is general manager of Skagg's United Stores for Oregon and Idaho, announced that the transaction meant that his concern already had an investment of \$40,000 in Portland.

This, he said, probably would be increased as the business of the concern prospered.

The stores taken over by Skagg's United Stores included the Freeman grocery at 249 Yamhill, formerly operated by M. Freeman, and the Java Coffee company at 291 Yamhill street.

In addition new stores were established by the same concern at 226 Yamhill street and at the corner of East Tenth and Commercial streets.

Mr. Skagg said that his firm had also established a store at Salem, Or. The district office for Oregon of the string of stores will be maintained in Portland in future, Mr. Skagg announced.

Mr. Skagg plans to make his home in this city and will keep in touch with the business of this section of the chain of stores from this city.

With this in view he purchased last week a residence at 915 Dunckley avenue.

Big REALTY TRADE CLOSED Big Garage Building in Albany Is Exchanged for Farm.

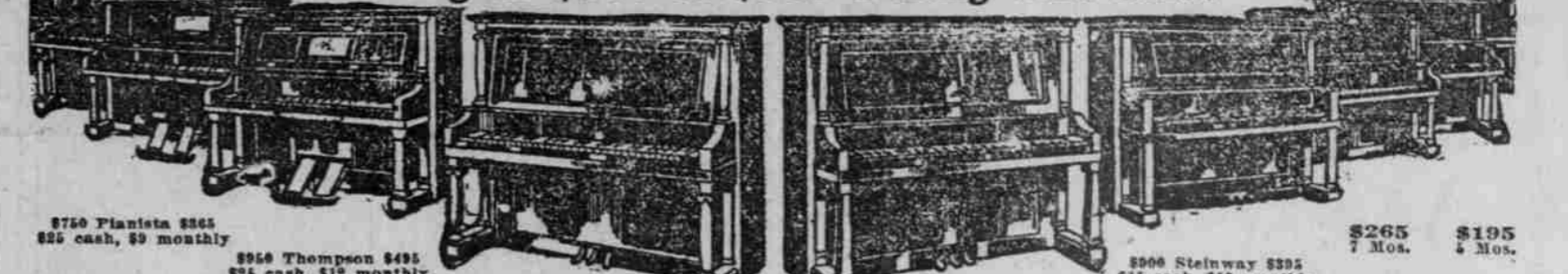
ALBANY, Or., July 16.—(Special.)—One of the largest real estate transactions reported in Linn county for some time was closed here Thursday when the big garage building erected about two years ago by C. H. Murphy at the corner of Second and Ellis streets in this city, and now occupied by the Murphy Motor company, was traded by Mr. Murphy for a 22-acre farm north of Lebanon, owned by Otis B. Keebler. Whatever cash consideration was involved in the deal was paid in cash.

The Murphy building is one of the best garage buildings in the state. The Keebler farm includes a well-developed prune orchard and one of the most modern farm residences in Oregon.

The deal will not change the business of the Murphy Motor company in any way, as it will continue to occupy the building.

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We are in better position than ever to render effective service in your buying at a Saving of \$157 to \$505 During This Sale!



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You can afford to pay \$15 cash, \$6, \$8 or \$10 monthly. You can, therefore, afford to buy now during this Readjustment Period Sale. Your old piano, organ or phonograph or city lot taken as first payment. Your boy or girl working can now save \$10 monthly and secure a musical education.

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CITY GETS CHAIN STORES

SKAGG CONCERN PURCHASES TWO LOCAL GROCERIES.

General Manager of Company Expects This City to Become Great Commercial Center.

NEW BRIDGE IS DEDICATED

Structure Over Snake River Cost About \$120,000.

BOISE Idaho, July 16.—(Special.)—Another bridge across the Snake river was dedicated this week. It is located four miles south of Hagerman on the Idaho-Pacific state highway.

The contract for the structure was let just a year ago and it was designed by the bridge department of the state bureau of highways. The cost was approximately \$120,000.

Governor Davis officially dedicated the bridge. With the governor at the time were Commissioner of Public Works Hall, Colonel D. P. Olson, director of highways, and Charles A. Kyle, bridge engineer of the state highway department.

Taxpayer Attends Masquerade Ball.

WASHINGTON, D. C.—Ex-Secretary Lansing said at a dinner: "Our taxes are too high. The only way to get them lowered is to protest against them strenuously. This is being done."

"I heard of a chap who went to a masquerade ball the other night in a costume, that excited a great deal of comment. He wore, in fact, a long-tailed shirt, socks and shoes—but no trousers."

"George," said his host rather severely, "what the dickens do you represent?—Venus preparing for the bath?"

"No," said George, complacently. "This is an original idea of my own. I represent a taxpayer."

OFFICIALS GET HOMES

WASHINGTON DEPARTMENTS TO MOVE INTO CAPITOL.

Treasurer to Have Quarters Where One of Finest Vaults in West Is Located.

OLYMPIA, Wash., July 16.—(Special.)—A meeting of the capitol committee, composed of Governor Hart, Treasurer Babcock and Land Commissioner Savidge, was held in the quarters of the governor Thursday afternoon, at which it was decided to ask the city of Olympia to improve Thirtieth and Fourteenth streets in order that there might be better access to the new capitol.

A resolution was also adopted for the cleaning up of the foundation begun under the Rogers administration, and which will be used for the foundation of the main building of the group, for which the plans are now being drawn by Wilder & White in New York city.

The old Stevens block, the site of the first home of the territorial government of Washington, Isaac I. Stevens, the house, still standing, is to be cleared off and the little yellow residence at the corner of Twelfth street, which Governor Stevens used as his office building, will be torn down.

It is believed that the tearing down of this building and the cleaning up of the old foundation presaged the facing of the old foundation with granite preparatory to asking the next session of the legislature to also have its main office on that floor, with additional quarters in the basement.

These moves will make way for the placing of the state traveling library in the old capitol, and this will save \$1200 a year, which would have been paid out in rent for that institution had the new buildings not been built. A like amount was saved when the department of public works was moved into the old capitol from the basement of the public library, where it had been housed for years.

Peasants Killing Bolsheviks.

REVAL, Esthonia.—The Moscow newspaper, Economic Life, asserts that during the month of May more than 200 employees of the bolshevik food department, making requisitions of food, etc., in the country, were killed by peasants or bandits.

22 Houses Now Under Construction

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NEW HOME IN EASTMORELAND ILLUSTRATES TREND IN BUILDING COSTS.



STRUCTURE IS BEING ERRECTED FOR R. C. DIEBENKORN AT \$3000 SAVING.