

REAL ESTATE NEWS

The most sensational advances in realty last week occurred about the center of railway operations, the new and old terminal grounds being the high of interest. One quarter block well known to dealers went begging at \$20,000 only a brief time ago, and there was confidence among the informed that it could be purchased for \$17,000 or \$18,000 cash. It has already jumped to \$20,000, and seems to be soaring, all as a result of the prospective work of the Northern Pacific.

This is but an instance, yet serves to illustrate the general condition of affairs. Realty in the north central district, especially close to the prospective site of the Northern Pacific and the present terminal grounds, has been rising. Operations have been taken right and left. So many are suspected of working for the railway interests, and so many others have been getting opinions on speculation, that the real interest in some quarters has become difficult to designate. There have also been two or three movements looking to establishment of institutions adjacent to the terminal grounds, of course contingent upon railway development, but entirely independent of it. These have been confused with the buying by the railway company.

Outside property, the residence districts of the suburbs and immediately beyond the pale of retail and wholesale business, began to feel the property influence this week. It has been cause for complaint in some quarters that the realty of the outside sections was not responding to the general movement. Business property has climbed rapidly, and still has a strong upward tendency. This distinctive movement was explained on the basis that suburban districts had their flurry earlier, and that business was now advancing to meet the growth of population. This theory would not contemplate a movement in residence sections for some time, but contrary to any such solution, there is already considerable excitement in the popular additions. The buying there is being spectacular in the exchange of title to business property as single lots and houses are usually purchased, and the consideration for each is not large. But it is apparent that suburban and more central residence property is in demand, not only by home builders but by men who are willing to speculate. Several outsiders are eager to put money into residence sections. Some contemplate holding until there is an advance, while others would build cottages or flats for rent. This flurry has not taken the proportions of the movement of inside holdings yet, but is in evidence, and is confidently expected to grow rapidly. The price of business property has been advancing with such strides that there must be an increase in that of residence sections to maintain the proper balance.

As a result of the visit of thousands to the fair this year many persons have been induced to make their homes in Portland. Some of these seek a congenial community and want to be in a city where advance of property value insures returns upon their investments. The demand for home property by this class is greater than was expected, and is only just being realized, as such buyers want time to adjust their affairs at home before moving. Many others have been induced to buy here for the business opportunities offered. These are taking outside property, usually in the suburbs, and either building or buying homes already up. With the immense improvement assured the city they feel sure that they will find broad opportunities for employment. They want elbow room and buy where from two to five lots may be secured.

Everything points to a rush for home property, which will make the suburbs livelier than ever before in Portland's history. The opportunity to purchase out beautiful homes within corporate limits and the territory contiguous are unrivaled. Fashionable districts are springing up on both sides of the river and the styles of architecture in each are distinctive. Eminences look upon the river or broader vistas where beauty of landscape is unsurpassed. Level tracts for the less ambitious and more neighborly are numerous. Clubhouses are spreading to the more genteel suburban districts, making themselves cities unto themselves. Suburban life in Portland is made metropolitan by reason of the fact that students of population movements believe that the strong upbuilding elements at work in

this city are just influencing the suburbs, and that another year will see wonderful transformations.

"Why your leading citizens do not enlist themselves immediately in a skyscraper building project is more than I can understand," remarked J. O. Rountree, yesterday. Mr. Rountree was engaged in the realty business of San Francisco for a long time, and makes deductions partly upon the basis of experience there.

"I remember when the big Mills building was erected," he continued. "It seemed a big venture. At that time Montgomery street was lined with low office buildings, without elevators, poorly lighted and ventilated. Next in the most slovenly manner, and yet they were filled with professional tenants. Just as soon as the Mills building was finished, it was crowded to the doors with the most desirable tenant class of the city. Professional men flocked to it, taking larger quarters than they were wont to occupy and fitting up offices in splendid style."

"The influence of one good building on the city was made apparent then. All of the old office buildings began renovating, installing elevators, painting and giving better service in the effort to hold their trade. Immediately thereafter the other big buildings were planned. The Mills building was so popular that it could not be competed with except by large, new structures. Many old buildings went down. The Mills building gave San Francisco the greatest building impetus it had ever received and caused the erection of some of the prettiest office structures of the west."

Portland has some good office buildings now, but there is a strong demand for more and larger ones. If a building of about 20 stories was put up, fitted with all modern conveniences, and giving professional men an opportunity to congregate in neighborly fashion, the inducements to occupy it would be strong. The same tendency that filled the Mills building upon its completion would work here. The larger a building is, the more desirable it becomes as an office center—this applying up to certain limits, of course. A skyscraper here would be filled at once, and if well constructed and well managed would be a big investment."

"Has the Northern Pacific crossed Twelfth street to the west, or come beyond Hoyt to the south?" is a common question. It is well known that the railway company's interests have absorbed almost everything between Hoyt, Front, Twelfth and Ninth, and there are several rumors that other options are being taken beyond this line.

A deal reported yesterday seems to confirm the rumor that the company is setting farther out into the city. William Reidt, who has been credited with buying for the railway interests, purchased the north half of the block bounded by Fourteenth, Fifteenth and Irving streets, for \$13,000. Mr. Reidt did not care to state for whom he had been acting in the purchase, but it was believed that he had bought for the company establishing terminal grounds.

If the railway company has extended its holdings west of Twelfth, speculation as to the ultimate western boundary becomes a popular subject. People are anxious to know what will be finally chosen for terminal accommodations, and in what manner the buildings and tracts will be arranged. There is equally an inquiry into the prospective condition of streets in the vicinity affected. If the company used the tract it secures for terminal property exclusively, there would be no need for streets, as the public could not traverse the grounds except according to the lines of company buildings, and the present dedicated streets would become useless.

A report was circulated yesterday that C. K. Henry had sold to outside capital three lots at the southeast corner of Seventh and Gilsan streets for a consideration which could not be learned. This is the Western hotel property and would command a good figure. The location is good and it is known that the owner was holding the tract and holding much higher of late than property in that district sold for a few months ago. Particulars of the deal will develop quickly.

Mr. Henry at the same time consummated the deal for the streetcar tract diagonally across from the Western hotel property. Frank K. Kernan was the purchaser of this property.

L. Winkelbeck, a prominent lumberman and capitalist of Hartford City, Indiana, has been making a number of investments on the east side of late through the Dunn-Lawrence company. The present week Mr. Winkelbeck has taken up several residence properties on the peninsula and last week bought seven more. His interests are promised to be on even a larger scale as he has great faith in the future of Portland residence property and is confident that there will be a boom in outside districts. Before investing here Mr. Winkelbeck made a tour of the entire Pacific coast looking at properties in the big cities, but concluded that Portland had the only real buy open and is putting his surplus in here.

Goldsmith & Co. yesterday completed two deals for two quarter blocks both of which are to be improved at an early date. The most important was of a quarter block on Eleventh and Flinders, the consideration for this property being \$25,000. The purchaser is a local capitalist whose name is withheld, but the report is circulated that a warehouse will be built here in the near future.

The same firm also sold the quarter block on the northeast corner of Twenty-first and Marshall to J. E. Hennessy, the wholesale produce merchant. Work will be commenced immediately upon four residences for this tract, the buildings to be modern and slightly, and before the end of the year they will be ready for occupancy.

Louis Salomon has sold a lot 25 by 100 feet on Eleventh street between Stark and Washington, the consideration named in the deed being \$8,000. R. L. Gillespie is named as the vendor and J. R. Holzman as the purchaser. This lot is close to Stark street and has a house on it. It is across Eleventh from the Russell & Birch tract, which was bought from W. Pfunder. No new building is contemplated.

M. E. Marshall has commenced work on three flats which are to be built on Second street near Hall, each to cost \$2,500. The property will be made neat residences, to be finished within three months.

The temple for the Women of Woodcraft at Tenth and Taylor, which was to be finished by the early part of January, is being rushed as rapidly as Tenino sandstone arrives. If deliveries are prompt there will be no delay.

WALLACE ADDITION

This slightly tract just placed on the market. Lots 50x120; all front east.

Fine Residences, Good Water Supply

Take Mount Tabor car to Larsen avenue; walk three blocks north to Mass Lane road. Lots 40x100 and upward. Enthusiasts to suit.

THE SIGHTLIEST SUBURB of Portland, lots 50x100 feet, with alley in rear; EXCELLENT WATER SUPPLY. Take either Mount Scott or Woodstock car Sunday afternoon and view this addition of comfortable homes. Man on the ground. Lots \$100 to \$175.

\$5 Down and \$5 a Month

A. H. BIRRELL
McKay Bldg., corner Third and Stark.

T. J. HAMMER
616 COMMERCIAL BLDG.

Cozy 5-room cottage, on East Main, near 4th st., lot 50x100, nicely fenced. Price \$350—\$400 down, balance \$15 monthly.

T. J. HAMMER
616 COMMERCIAL BLDG.

A good piece of west side property, bringing \$1,500 in yearly rentals (which is low), of which \$800 can run off in cash. This will pay in the clear 20 per cent on the \$8,000 investment, with the increase in value. Owner wants quick money.

Warehouse Sites

On Thirteenth street; sidetrack; any size. Will buy ground and build for tenants on long lease.

R. M. WILBUR
306 MCKAY BLDG.

For Speculation

20x200 on Union and Hawthorne avenues with seven houses.

V. SCHMID
109 GRAND AVE.

R. M. WILBUR
306 MCKAY BUILDING.

Has for sale a large number of real estate properties, paying from 6 to 12 per cent.

Real Estate Owners

Who wish to sell, please call on me or call up Main 2550.

R. M. WILBUR
306 MCKAY BUILDING.

Rich Man's Home—Poor Man's Price Attention! Home-seekers! Attention!

\$1,400—Newly completed modern home on the Vernon car line; 6 blocks from the Highland school; terms to suit purchaser. Photo and owner can be seen 191 Morrison street. Phone Main 2910.

ACREAGE

We are selling tracts of land on the O. W. & P. E. line, just east of Sellwood, or \$150 per acre, on monthly installments. Call at our office for plans, etc.

KRAFF & MACKAY,
Room 3, Chamber of Commerce.

The real estate agent who seeks to keep up with the times knows that the way to place his properties before the greatest number of possible purchasers is through Journal realty ads

A FEW FACTS ABOUT

Vernon

It is the highest level on the peninsula.

From it one can see over all of East and West Portland, the valleys of both rivers and Vancouver City and Barracks.

It is by far the best home site now on the market at popular prices.

The immense enterprises now forming on the peninsula waterfronts make

VERNON A Sure Thing

Take a Vernon car. Go out today. To see will be to know.

The lots are from \$90 to \$400, sold on easy payments.

Ask about our new and unique club plan. It is different and greatly to your interest.

An agent on the ground. Get into the path of progress.

Moore Investment Co. OWNERS

151 1/2 Sixth St. Phone Main 18.

\$11,000
100x100, 12th st., near Flinders, \$65 per month rent; will greatly increase.

\$13,000
50x100, Park st., near Morrison; \$75 rents; sure increase.

\$14,000
100x100, 10th st., corner, south of Gilsan, \$85 rents; \$700 street improvements just completed.

\$40,000
50x100, Fifth st.; rents \$295; pays 7 1/2 per cent net.

E. J. DALY
222 Falling Building.

LOOK!
CHOICE LOTS IN

EVELYN

\$115
At 10c a Day

This rapidly growing suburb is on the Mt. Hood line—2 1/2 miles ride from business center. So fine; abundance of pure water; blocks have alleys.

Best investment in real estate until you have visited EVELYN.

B. ALFORDSON
OFFICE—EVELYN STATION.

J. W. OGILBEE

Room 11, 145 1/2 First Street.

\$950
Choice lot, 20x100 feet, with 5-room house in Stephens' Addition; lot worth the money; must be sold quick.

\$1800
Two lots, 100x100 feet, with good 5-room house, near Powell and East 17th st.; good terms.

\$200
Choice lots, 50 x 100 feet, in Cloverdale Extension.

\$350
And up—Good building lots, 50x100 feet, in Tibbets Homestead.

HOW IS THIS?

50x100, with 3-story brick, centrally located on West Side; income \$175 month; \$22,500.

The Healy Investment Co.
210-214 Abington, 106 1/2 Third St.

GEO. W. GORDON
DESIGNER AND BUILDER,
308 4th St.
HOUSES BUILT ON INSTALLMENT GET PRICES

Mortgage Loans 5%, Upwards. Real Estate—City and Farm. Insurance in All Lines.

A. H. BIRRELL
308-3 McKay Bldg., Third and Stark Sts.

The Shaw-Fear Company

245 1/2 Stark Street

Has the largest list of any dealer in the state of substantial farm properties and at fair and reasonable prices. No property is taken unless it can be offered at its market value. Abstracts are required of all owners; insuring to purchasers perfect titles. Money can be furnished in part payment when wanted.

Call or send for list. We have choice acreage tracts on car line and river where values are constantly on the increase. These tracts can be sold on reasonable terms with a fair payment down.

We have also business and residence properties in best locations and most desirable building sites.

SOLD SEVEN PLACES LAST WEEK

Out quite a slice out of our list of bargains. You have the public so offer. While looking for bargains you should not overlook these:

\$2500—Very handsome, stylish, strictly modern, up-to-date 3-room residence; swell locality, close in, west side.

\$4500—One of the best 160-acre farms in the state; 2 1/2 miles Eastman electric cars; 70 acres in cultivation; 60 acres good timber, balance oak timber and pasture; choice fruit, living water. A genuine snap.

\$2500—Nice 20-acre place, south slope Portland Heights; 3 1/2 miles business center city.

\$2300—Very nicely improved 135-acre farm; 80 acres cultivated; balance oak timber and pasture; good buildings, rich soil; 7 miles Sheridan, Yamhill county, Oregon.

\$1500—Nice, new and stylish 5-room cottage, on East Taylor street, Sunnyside.

\$ 800—Very excellent acre and a quarter lot, with small cottage, choice variety fruit, berries and flowers; a dandy for the money; close to cars, Oak Grove.

\$ 700—5-acre place, on gravelled street, 3 blocks electric cars, Oak Grove. Remember there is no 15,000 residence or any other improvements on this. It's a very excellent piece of land.

\$ 675—50x100, with small cottage, close to cars, Oak Grove.

FOR SHAPES APPLY TO

THE DUNN-LAWRENCE CO.
140 1/2 FIRST STREET.

Like the Klondike Days

The rush to the free homestead lands of Western Canada

The only country in the world where homesteads of prairie lands are to be had free. In a genial and healthy climate; where the finest wheatfields of modern times can now be seen; where 150,000,000 bushels of wheat is the crop of the present year.

Ready the settler that gets there first. For full particulars apply at room 3, Chamber of Commerce, Portland, Or.

SEE FIRLAND

The beautiful suburb you hear so much about, where lots are sold for \$120 (\$3 down and \$5 per month), and homes are built and sold at rent rates. Water mains through tract, streets graded, smallest lot 50x100 feet, best electric cars on coast pass through. FIRLAND every 15 minutes, so fare to any part of city.

GEO. W. BROWN
303 Fallin Bldg. Phone Main 5125.
Open Evenings.
ROBERT A. TAYLOR,
Office, Firland Station.

HOUSES! FOR SALE! HOUSES!

Persons desiring new, seven or eight room, well built houses, close in on the east side and very reasonable in price, either for a home or for investment, should call upon

C. K. HENRY
273 Stark St.

Safe Investment

Houses are in heavy demand at University Park. Prices are advancing. Employment for laborers and mechanics is abundant. It is the hot residence portion of the whole peninsula. It has the Columbia University, Portland public schools, Bull Run water, electric lights, electric streetcars, elegant homes, liquor prohibition, mills, factories and shops, in short, everything necessary to build a great city. There will be a great city between the rivers and University Park will be its business and social center. Prices of lots \$100 and upwards, on easy installments. Take the St. Johns car and stop off at University Park. Seeing will convince you. You have been reading advertisements of University Park and notice the advance from month to month. How much higher will you let these prices go before you buy? Francis I. McKenna, 606 Commercial Block and University Park Station.

New Additions

Bingham's
On the Fulton car line and Mount Adams road, and directly opposite the Oregon Furniture Manufacturing Co.'s plant. All lots 50x100 feet. Prices \$350 to \$500.

Madras
On the O. W. & P. Co.'s line, near Stewart's Station. Lots \$100 to \$125.

Overton Park Acres
We have subdivided Tract "C" into acre lots and can sell them away down. Take the O. W. & P. Co.'s car to Ansell or Stewart's. Prices \$450 to \$600. Terms to suit.

Wakefield, Fries & Co.

Phone Main 14. 229 First Street.

BARGAINS

FOR SALE—Ten acres of cleared land and fenced, 3/4 mile west of Montaville car line. Price \$120. Also 24 acres of excellent farming land on Johnson creek, in the oil and gas belt, only \$50 per acre. Inquire

J. L. Wells & Co.
250 Alder Street.

HOUSES! FOR SALE! HOUSES!

Persons desiring new, seven or eight room, well built houses, close in on the east side and very reasonable in price, either for a home or for investment, should call upon

C. K. HENRY
273 Stark St.

5 and 10-Acre Tracts

Best soil—no gravel—most beautiful location, on county road and close to Oregon Water Power Co. Ry.; five miles from here.

V. Schmid, E. Renfer
109 Grand Avenue, East Side

ST. JOHNS, OREGON

Here is a few of the bargains still left as investments.

1 1/2 acres, that will make 50 per cent by plating and selling in lots.

A good 6-room cottage and 100x125 feet of ground, will rent for \$27 and can be had for \$2,500; terms.

A 4-acre orchard, 3 blocks from center of town.

Lots close to Railway company's grounds at reasonable prices.

SEE W. H. KENNEDY,
Office where the car stops at St. Johns.

Holladay's Addition

For Sale—A new 5-room cottage, all conveniences, full cement basement, steam driven, and better than anything in the city, fully improved, a very desirable location, convenient to two trolley lines, has the modern, complete, water, sewer, drainage, electric, fire and gas connections; ready September 15. Lots sold on advantageous terms to homebuilders.

The Oregon Real Estate Co.
24 1/2 Third St., Room 4.

PARRISH, WATKINS & CO.

Established 1899

REAL ESTATE

ESTABLISHED 1899

250 Alder Street

COLONEL SCHENCK PASSES AWAY

Commander of the Forts at Mouth of the Columbia Dead of Cancer of Stomach.

SERVED AS VOLUNTEER THROUGH CIVIL WAR

Funeral Held Sunday at Fort Stevens and Remains Will Be Shipped to Washington for Interment at Arlington.

(Special Dispatch to The Journal.)
Fort Stevens, Wash., Sept. 16.—Lieutenant-Colonel A. D. Schenck, commanding the forts at the mouth of the Columbia, died early this morning of cancer of the stomach, after a long illness. He was 62 years of age.

Colonel Schenck had been a sufferer from cancer for several years, and two years ago was operated upon in Chicago by Dr. Murphy, the famous physician. At that time Dr. Murphy told him he could live only one year.

Last evening Colonel Schenck was removed to the post hospital, where Dr. J. A. Fulton, Astoria and Major Egan, Surgeon, U. S. A., held a consultation with the subject, but determined upon another operation. As the colonel was then dying the operation was not performed. Death came at 4 o'clock.

The deceased was a native of Ohio, and when President Lincoln called for volunteers he responded, becoming a member of Company F, First Ohio Infantry. He reenlisted in the Second Ohio and served with distinction throughout the war. He then entered West Point, and was commissioned second lieutenant in 1867.

In 1893 he was elevated to the rank held at the time of his death. Mrs. Schenck and two daughters survive him.

A military funeral will be held at Fort Stevens tomorrow and the body shipped to Washington, where he will be buried in Arlington cemetery.

SPOKANE CREMATORY REPORTS WERE PADDED

(Special Dispatch to The Journal.)
Spokane, Wash., Sept. 16.—The management of the city crematory is likely to be thoroughly investigated under the new city charter. For some time citizens have doubted the authenticity of Superintendent Tatro's reports regarding the burning of garbage at the plant. A quiet investigation, revealed the fact that the report was padded, the amount of garbage being swelled by many tons daily in the effort to make a fine record for the city.

Financial dishonesty is not charged against Tatro. Because the crematory was believed to be a subject of the investigation of the grand jury, Tatro wished to make an unparalleled record. It is stated at the city hall that he is in danger of losing his official head.

John Kiger, George Brown and Fred Henney, caught shooting Chinese pheasants out of season by Game Wardens Thomas Howe and J. W. Wilson, appeared in Justice Holgate's court this morning and paid the minimum fine, \$15 each.

BREAKS PROHIBITION LAW, CAN'T GET BOND

(Special Dispatch to The Journal.)
Corvallis, Or., Sept. 17.—Merwin McMalnes was brought back from McMinnville yesterday by Deputy Sheriff Wells, on the local option law in the Corvallis Local Athletic club. He was unable to give bond and is still in jail. His bond on several charges amounts to \$2,000.

John Kiger, George Brown and Fred Henney, caught shooting Chinese pheasants out of season by Game Wardens Thomas Howe and J. W. Wilson, appeared in Justice Holgate's court this morning and paid the minimum fine, \$15 each.

Round Trip Daily to Astoria.

Excursion steamer Telegraph makes round trips daily (except Fridays) Departs from Alder street dock 7:25 a. m. From Astoria 5 p. m. Arriving Portland 8:30 p. m. Sundays leaves Portland 8 a. m. Arrives Portland 10 a. m.

Low Excursion Rates East.
On September 18, 17, the Great Northern railway will sell excursion tickets to Chicago and return for \$71.50; St. Louis and return, \$67.50; St. Paul, Minneapolis and Duluth and return, \$69; tickets good for going passage for 10 days; final return limit, 30 days; good going via Great Northern railway, returning same or any direct route, stopovers allowed going and returning. For tickets and additional information call on or address E. Dickson, C. P. and T. A. Great Northern Bldg., 17 1/2 Third Street, Portland.