

MANY LARGE REAL ESTATE DEALS WERE CONSUMMATED DURING THE PAST WEEK

Riverfront Property Showing Sudden Activity and Sales Are Reported.

RESIDENCE PROPERTY IS IN GOOD DEMAND

Good Progress Made During Week on Big Buildings Being Constructed in Business District—Many Residences Being Built.

Several large realty deals were closed during the week, the notable ones being those which called for the transfer of the quarter block now occupied by Wells, Fargo & Co., at Fourth and Yamhill streets and the riverfront property at East Stark street.

The purchase of the Wells, Fargo & Co. location by T. Scott Brooks and H. W. Goode attracted the most attention. For quite a long time Mr. Brooks is said to have had his eye on this corner, as it was one of the very few in the business part of the city that was open for sale. The negotiations for its purchase have been under way for some time and the price paid, \$85,000, is not considered out of the way, in view of what other downtown corners are held at by the present owners.

The sale by William M. Ladd to Robert J. Bulkley of a block and more of riverfront property is the first movement of property along the waterfront for several months, at least as near the heart of the city as this is. While this wharf frontage is on the east side of the river it is very choice, as it is close to one of the coming warehouse districts of the city. Considering the fact that this transfer includes an entire city block and six adjacent lots, the price, \$75,000, paid for it, is regarded by real estate men as very favorable, either as an investment or a speculation.

Is the business district, that is the retail part of Portland, going to travel north and south instead of east and west, is a question that many real estate men are asking? Recent developments tend to show that trade is taking to the side streets and this is largely due to the fact that the own-



Home of Mrs. R. Enback, Park and Jackson Streets.

of Seventh and Washington streets was altered and three small stores placed on Seventh street the three were rented without any trouble and leases secured at prices very attractive to the owners.

Store Property in Demand. That store property in the business district is in demand is evident from the fact that a vacant location cannot be found anywhere near the retail section and whenever a lease expires there are usually several applicants for the property. This has been strikingly illustrated in the past week. One concern by reason of some changes, did not need all the space it was occupying and decided to relinquish a part of its store. No sooner was this intention known than there were three applicants for it, and each applicant was willing to pay an increase over the original lease.

Another illustration of the demand for business property is shown in the construction of the Swetland building at Fifth and Washington streets. The first floor is to be occupied before the rest of the building is completed. Carpenters are now at work putting in the partitions and before

building are going up rapidly, considering the fact that the contractors are experiencing slow delivery of lining bricks. Practically three stories are now filled in and if prompt arrival of material is enjoyed about one story a week of this building will be finished. The site of the Corbett building at Fifth and Morrison street is ready for the excavators and they will probably start work during the coming week. The Gearin building at Thirteenth and Washington streets is now above the second floor and satisfactory progress is being made on it, as is also being done on the Swetland and Buchanan buildings at Fifth and Washington streets.

New Bank Building. President Newhall, of the East Side bank, announces that his bank will build a new home and expects to occupy it by January 1. It will be erected on the site of the old bank at East Alder street and Grand avenue and will cost about \$15,000, occupying a lot 50x50 feet. On the first floor will be the bank and two stories and the upper floor will be used for offices. Plans for the structure will be drawn by W. R. Stokes & Co.

California capital continues to look for investments in Portland real estate, the capitalists of that state regarding the values in this city with great favor. The latest purchase by Californians is the southeast corner of First and Stark streets, which has been sold by E. S. Jackson and Joseph M. Healy for \$48,000. The names of the California purchasers are withheld until the deed is recorded. This property is located in what promises to become the heart of the wholesale district. It is opposite Ladd & Wilson's bank. On it is a small two-story brick building.

Property on Portland Heights continues to find buyers and there are few choice locations offered, but there will be quite a number when the Council Crest addition is opened. The engineers platting this addition have finished their survey and are now staking out the lots, and this work will probably be finished by the time of the opening of the road about September 1. Another deal in Portland Heights realty is announced by a local operator, who has sold two acres on the heights for \$8,000 to a local capitalist. An option has been

CEMENT FIND MAY CHANGE MARKET

Contractors Watching Outcome of Work Now Being Done on Bear River.

COST OF CONSTRUCTION MAY BE MUCH REDUCED

Portland Man Buys Land and Is Now on It Accompanied by Several Cement Experts to Estimate Value and Possibilities of the Deposit.

Contractors and other men who have to buy or use concrete in any form are closely watching the outcome of the work now being done on Bear river, Willapa harbor, by W. A. Winaboro of Portland, who has bought a large tract of land there and is now on the ground accompanied by a number of cement experts.

The ground had already been tested before it was purchased by Winaboro, and now further experiments are being made. He has engaged experts to determine the quality of the immense deposits and also of its extent.

Winaboro discovered the land near Napa, California, upon which the plant of the Standard Cement company, the largest on the coast, is now in operation. Early last month he bought the land on which the plant is located, and has also bought three other tracts of ground adjoining the Isakson property.

When Winaboro's plant is put into operation near Willapa harbor it will mean, the promoters say, a tremendous saving on the price of concrete in Portland.

Will Reduce Cost. The cost of some pieces of concrete work will be greatly reduced and Portland can build large structures of material mined in her own territory. Property owners who must soon lay concrete sidewalks—and there are thousands of these—will be able to make these permanent improvements at a much lower cost than formerly.

Now that the ordinance allowing the erection of reinforced concrete buildings has passed the city council it has been announced that a number of these modern structures will soon be erected.

One eight-story building of this type is already under construction. It is reported on good authority that the present line of the Ilwaco Railway & Navigation company from Nabotsa to Ilwaco will be extended around Baker's bay from Ilwaco to Knappaon, the nearest deep-water port at which thousands of big craft can be loaded. It is understood that an order by this road for narrow gauge ties has been changed to standard gauge ties within the last few days. This means that the present narrow gauge line will be changed to the regular width.

Keasimann May Own It. This line is said to be owned by the Harriman system and is the only railway holding the right to lay tracks across the government reservation at Seaside Head, where Fort Columbia is situated.

The plan is to mine the cement on Bear river and ship it over the I. R. & N. to Knappaon. When the north bank road down the Columbia below Goble, construction of which is now assured, is in operation the cement can be brought to Portland by rail as well as water.

As 245,000 barrels of cement were imported into Portland for the fiscal year ending June 30, it can be seen what a tremendous market there is for this material here.

Auction Sales

Monday's Sale

Comprises a fine assortment of parlor chairs and rockers, couches, etc. Also a large lot of modern furniture, including a parlor organ, piano, dining-room effects, extension tables, chairs, dishes, etc. Bedding, including iron beds, dressers, toiletware, bedding, drophead sewing machines, steel and gas ranges, book shelves, carpets, rug and matting, kitchen utensils, NEW GRANITEWARE, etc.

Tuesday's Sale

In Storage Warehouse, 812 Front Street, Corner Salmon, at 10 a. m.

Sale Extraordinary

To satisfy lawful claims, we are instructed to sell at PUBLIC AUCTION certain pieces of ANTIQUE MAHOOGANY furniture, a number of modern pieces of oak and walnut furniture; also one piece of BRONZE STATUARY, numerous pieces of costly CUT GLASS, elegant HAVILAND CHINA dinner set, FRENCH BISQUE ornaments and bric-a-brac, fine vases, wine glasses and other glassware. THE ANTIQUE FURNITURE comprises very old bedstead, with fruit cluster carvings; also center table with marble top and rich carvings, one mahogany stand, etc. THE EXTRAVAGANT FURNITURE comprises mahogany bedroom suite, cost \$100; large bric-a-brac cabinet, compartment bookcase to match; magnificent chifoniers, four-piece parlor set in mahogany frame; mahogany writing table and center stand; mahogany sideboard with marble slab. The walnut furniture comprises massive wardrobe, hall tree, etc. The oak pieces are large hall tree, ladies' dresser and commode, sideboard, combination bookcase, china cabinet. All have heavy beveled French plate mirrors. In addition to this list, we will sell many useful furnishings, including marble clock, white curled hair mattresses, eiderdown comfortables and bedding, carpets, pictures, kitchen equipments, etc.

NOTE—intending purchasers can view the contents of this sale Monday by applying at salesroom, 208 First street, J. T. WILSON, auctioneer.

Wednesday's Sale

At Salesroom, 208 First Street, at 10 a. m. Furniture, Carpets, Stoves, a Fine Assortment of House Furnishings and Other Valuable Merchandise.

Thursday's Sale

On the Premises, 835 Cole Street, at 10 a. m. Reached by Sellwood Car.

An account of departure and by instructions from I. R. Smith, we will sell at auction the contents of his new five-room cottage, comprising parlor rockers and chairs, extra fine velvet couch, Brussels carpets, bamboo furniture, books, table and chairs, bed, bedroom set, springs and mattresses, carpets, lawn hose, laundry equipments, cook stove, etc.

Friday's Sale

At Salesroom, 208 First Street, at 10 a. m.

PARLOR FURNITURE, LIBRARY AND DINING-ROOM FURNITURE, BEDROOM and kitchen furniture, carpets, stoves and a varied assortment of other useful effects.

NOTE—We want \$10,000 worth of second-hand furnishings. We pay cash for anything you wish to sell.

J. T. WILSON, Auctioneer.

AUCTIONS

Geo. Baker & Co.

On Tuesday Next

At 254 Alder street, we are instructed to sell elegant oak and dining-room furniture, genuine leather library furnishings, set of new American Encyclopedia in 16 volumes, complete, bound in leather; first-class carpets, Axminster rugs, all-brass beds, hair and felt mattresses, BIRDSEYE MAPLE dressers, gun, folding bed, iron beds, steel range, etc.

Sale at 10 o'clock.

On Thursday Next

Our regular sale of consignments of household furniture, etc. at BAKER'S AUCTION HOUSE, Alder and PARK sts. Sale at 10 o'clock.

BAKER & SON, Auctioneers.

Portland Auction Rooms

A. SCHUBACH, Prop.

Compulsory Auction Sale

Tomorrow, 2 p. m.

WE SELL A GRAND PIANO, BRAND NEW, COST \$100; NEW OAK PEDESTAL EXTENSION TABLES, PIER GLASS MIRROR, MARBLE TOP, SIDEBOARD, CHINA CABINETS, MODERN DESIGNS, ACORN RANGES, leather upholstered couches, bed lounge, new folding go-carts and baby buggy, oak bedroom set, parlor iron beds, Y. Y. springs, floss mattresses and a full line of general household furnishings. This is a mortgage sale and everything must be sold tomorrow.

Sale 2 p. m.

C. L. FORD, Auctioneer.

Auction Sales

Wednesday and Friday, 2 p. m., at 211 First Street.

Everything in the household line from the garret to the kitchen. You will always find some excellent pieces of furniture sold at auction at 211 First street. C. L. FORD, Auctioneer.

DEMOCRATS MEET AT WALLA WALLA HOTEL

(Special Dispatch to The Journal.) Walla Walla, Wash., Aug. 1.—The Democratic county central committee met at the Decora hotel this afternoon and set September 17 for the county primaries and September 20 for the county convention. The delegates were apportioned on the basis of one for every 125 votes cast for George Turner two years ago. There will be 128 delegates in the county convention, each precinct in the county being allowed one delegate at large.

Creston

You make an investment and at the same time enjoy all the elements of a speculation. Remember our prices are very low, considering the improvements we are making.

Many Advantages

Are offered to purchasers of lots in Creston, among them quick and frequent car service to the city, an abundance of good streets, graded streets, sidewalks and the most magnificent view of any tract on the Mount Scott car line.

It Is Safe to Predict

That this tract will have more choice homes within the next 12 months than any other subdivision in this district, and present prices will surely advance to two or three times present figures.

Go and See for Yourself

Before they are all sold; our agent is on the ground and will deal liberally with you. Take Mount Scott car at First and Alder streets, get off at Creston; it's only 15 minutes' ride.

Western Oregon Trust Co.

801 SEASIDE ST. A. COWPERTWAIT, AGENT.

A Bunch of Good BUYS

- \$3000 For a well-built, modern, 7-room house on East 12th st. (East Ankeny car line); \$500 cash and balance on terms to suit the purchaser.
\$2600 For a beautiful little cottage and a full lot in Irvington.
\$2500 For an 8-room house and fine grounds in Sunnyside.
\$2500 For a choice lot on York st. The new warehouse district.
\$2000 For a strictly modern 8-room house on East 18th st. (Waverly-Richmond car line).
\$1400 For a choice lot on Thurman street.
\$1800 For three choice lots on East 17th street (East Ankeny car line).

HARTMAN & THOMPSON

CHAMBER OF COMMERCE.

SEASIDE AND LONG BEACH PROPERTIES

For Sale by Chas. K. Henry

SEASIDE

Finely built, well furnished, modern cottage, city water, electric lights, fine large tract of ground, one of the most desirable places at Seaside.

Seaside Building Site

Beautiful residence site fronting on the Necanicum river, 78 feet wide and 165 feet in length from the road to the river; very attractive and a bargain.

Long Beach Building Sites

Several fine lots facing on the ocean front at Seaside. These lots can be had at \$120 per lot. Similar front lots at Seaside are selling from \$500 to \$1000 per lot.

Oceanside Lots

Front lots facing on the ocean or on the railroad track at Oceanside, very desirable and cheap. Anybody wanting good Seaside property, call upon

Chas. K. Henry, 273 Stark St., City

Montavilla Lots

Montavilla is now in the city of Portland. Has Bull Run water and is one of the most desirable residence sections, with excellent car service.

We have just secured a block of 15 lots in this lovely suburb within easy walking distance of the car line. We can sell these at \$100 a lot.

\$10 CASH AND \$5 A MONTH Better make your selections at once.

HARTMAN & THOMPSON

CHAMBER OF COMMERCE.

FIRST STREET

25x100, with 2-story frame building, on First street, near Washington—\$15,000. 50x100, with 3-story brick, on First street, only \$28,000.

Burnside Street

Corner, 50x100, on Burnside and 11th streets—\$30,000; terms.

The Healy Investment Co.

210-214 Abington, 100% Trade St.

On Weidler Street

Three of the choicest corners on this street in Holladay's addition are now on the market. Being built. This is the best buy in the city at the price. It is more than certain from present indications that the Northern and Great Northern will have their separate passenger stations on the block between 11th and 12th, Hoyt and Irving streets. Property in this vicinity is sure to advance rapidly and the quarter block I offer is a bargain. First-come first served.

HARTMAN & THOMPSON

CHAMBER OF COMMERCE.

TO INVESTORS

I offer quarter block on Gilliam, near where the new passenger depot of the Hill system is being built. This is the best buy in the city at the price. It is more than certain from present indications that the Northern and Great Northern will have their separate passenger stations on the block between 11th and 12th, Hoyt and Irving streets. Property in this vicinity is sure to advance rapidly and the quarter block I offer is a bargain. First-come first served.



Lucretia Street Shows How Portland Is Being Built. All the Houses in This Picture Have Been Built by Individuals Within a Year.

ers of Washington street property have run their prices up so high for purchase or leasing purposes, that people looking for locations will not consider them. Already a number of firms who have held locations on Washington street or on Morrison street have gone to the side streets and others, it is predicted, will follow in another year.

The announcement that Judge W. D. Fenton is to build a large steel-framed mercantile building on his recent purchase on Seventh street just north of Oak, is regarded as an indication that he feels that Seventh street is going to become as much a retail district as Fifth street is at present and as Sixth street is rapidly becoming. That Seventh street is to be a store district is indicated in the fact that Tull & Gibbs are to have a store at one end of what promises to be the retail section of this thoroughfare and it is said that Judge Fenton's idea is to have locate in his proposed building a large furniture or household store, and if this is accomplished there will be stores of the same character at either end of this new retail district.

Yeon to Build.

John B. Yeon, who owns the corner of Seventh and Stark streets, it is said is very much impressed with the idea of making Seventh street a retail district and he may build on the property he now owns, which at present is occupied by a lot of unsightly ramshackle buildings, which are an eye-sore.

This corner would make a nice site for several attractive stores. That such places are needed is evident from the fact that when the corner

at the end of another week the stores on the first floor will have assumed shape. There will be three stores facing Fifth street and three on Washington street. It is reported that all have already been leased, or there are applicants for them. To protect pedestrians along the streets a heavy canopy is now being built over the sidewalk above the second floor, which will catch any bricks or building material that may fall from the upper stories while they are under construction. The names of the first floor tenants have not been given out.

Weather Conditions Favorable. Weather conditions remain most favorable for building operations. The last of the iron girders for the failing building at Fifth and Alder streets was placed yesterday. That the erection was evident early in the week, when the big derrick and booms were removed. Only small pieces are now to be placed. The erection of this building has been remarkably rapid in view of certain difficulties that had to be overcome.

The work of putting in the concrete floors is going ahead. The floor for the first story is in and the forms for the next two stories have been placed in position. The columns for the first floor have received their encasement of concrete and the forms are now being put around the columns of the upper floors.

At the Lewis building of reinforced concrete on Fourth street near Washington, the first floor has been laid and the forms set and partly filled for the second story floor and the girders and columns.

The walls of the Wells, Fargo & Co.

John F. Murphy of Lewiston, Idaho, has sold through Henkle & Harrison a lot on Mill street between Sixth and Seventh to Augusta Keisendall, formerly of San Francisco, for \$4,500. Mrs. Keisendall, it is stated, will build a modern two-story flat on the property.

L. K. Wagner has sold to Conrad Yost three lots in Stratford Sydney addition for \$4,000.

The sale of the Bailey block, a brick building on Union avenue between East Oak and Pine streets, for \$10,000, is announced by Buchtel & Kerns. The name of the purchaser is withheld for the present.

Will Build Fine Home. Mrs. Helen Cardwell, who a few months ago purchased several fine lots on the crest of Portland Heights, near Ravensview drive, it is announced, will erect a fine home on the property. Plans for the house are now being drawn by Bennes, Hendricks & Tobey. It will cost about \$8,000.

The London and San Francisco bank has sold to Howard G. Thompson a half interest in lot S, block 21, East Portland, located at East First and Washington streets. The consideration announced is nominal.

Architect Richard Martin Jr. has finished drawing the plans for the Masonic temple at West Park and Yamhill streets. No date has yet been set for closing the bids for the construction of the new building.

W. L. Morgan, the architect, has been commissioned to draw plans for an attractive eight-room house, which will be built by Miss Crawford at Eleventh and College streets, at the foot of Portland Heights.

paid on the property but the names of the parties interested are withheld until the deal is closed.

Ex-United States Senator George McBride is to become a resident of the Heights. He has purchased, through D. E. Keasey & Co., the quarter block at the corner of Chapman and Myrtle streets and he will erect on it a handsome home.

The largest recent sale of acreage is announced by the Continental company, which has sold for State Treasurer-elect George A. Steel a farm of 338 acres along the Oregon City trolley road. The property has been purchased by a local speculator who will divide it into small tracts and place it on the market. Many reports of the Continental company reports the sale of several smaller acreage tracts during the past week and says that the outlook for the early autumn sales is better than any previous year.

To Manufacturers and Wholesalers: I have for sale modern building, well built, with full basement, covering 52x100, on a good corner, centrally located, desirable in every way. Any firm wanting a fine building for immediate use should inspect this. It is a bargain. CHAS. K. HENRY, 273 Stark st., city.

Parrish, Watkins & Co. Established 1878.

REAL ESTATE INSURANCE REFUND AND LOAN AGENTS, 909 ALDER STREET.