

EAST SIDE IS BUILDING UP WITH REMARKABLE RAPIDITY



TYPE OF FLATS GOING UP AT 16TH AND MONTGOMERY STS.



RESIDENCE OF NELSON HARMER 14TH NEAR MONTGOMERY STS.



RESIDENCE OF NELSON WALKER 14TH & MONTGOMERY ST.



MEDICAL DENTAL OFFICE BUILDING NEARING COMPLETION AT ALDER AND PARK STS.



RESIDENCE OF D.B. ARBUTTLE 14TH AND HARRISON STS.

BRISK DEALING IN REAL ESTATE

CAREFUL BUYERS LIKE CLUB PLAN

Feature of Closing Summer Market Was Trading in Residence Holdings.

Settling Up of Tracts Along O. W. P. Lines Proves Success of Scheme.

HOME BUYERS ACTIVE IN EVERY SECTION

Transactions Recorded Last Week Made Splendid Showing Although Most Sales Were Below \$10,000 Mark.

Quite a formidable list of real estate transactions were brought to a close last week, all with one or two exceptions, however, were below the \$10,000 class, and nearly all represented purchases of residence property.

Throughout the entire summer, just closed, the feature of the market has been the phenomenal movement in residence property. Now and then, during that period, there was a week when large sales of business property would be reported, but it is safe to say that 90 per cent of the business, since June 1, was purchased made by home buyers or those contemplating making improvements of a residential character.

East Side Easy Leader. As was to be expected, the bulk of this activity has been on the east side. The whole east side district, included within the city limits, is spreading and building up with a rapidity that cannot be appreciated until it is seen.

It was formerly a popular theory in come and remain in home of the workman. For a number of years after the uniting of East Portland with Portland proper, large areas of the district east of the Willamette were subdivided, put on the market and sold out to purchasers of moderate means or to laborers. The result was that the territory was largely built up with small one and two-story cottages. As the property occupied by this class of laborers rapidly increased in value, many of these small houses were torn out and the land improved with a suburban class of residences.

Much of the property, originally occupied by these small homes has now become business property, particularly in upper Alton and along Union and Grand avenues. Hundreds of men who bought cheap east side lots 15 and 20 years ago and improved them with small cottage homes have been made independent by the fortunate investment; many of these have sold out, bought and built in a cheaper district, and have enough money left to insure comfort in their old age.

Irvington Is Popular. For several years, Irvington has been popular as a place of residence for the well-to-do west side business man. A large number of handsome homes, some of them sumptuous in their appointments, have gone up in the Irvington district within the past two years. The natural result has been that choice building sites on Halsey, Irvington, Broadway, Tillamook and other Irvington streets, have risen in value, until they now command prices equal to those in the most desirable strictly residence property west of Twenty-third street on this side of the river.

Howthorne avenue east of East Twenty-third street is another east side district where values have greatly advanced from suburban lot prices to \$20 and even \$25 a front foot.

Walnut Park Development. Walnut Park is another district that has developed into a high-class residential center within the past year. Property in that vicinity has secured large advances, and a large number of costly and commodious homes have been erected there.

On the west side, the city has spread back to the hills on the west and south-west and is now climbing over them. The residential property in the extreme western part of the city, the territory west of Twenty-sixth street, has grown greatly in value, since the movement began in that direction two or three years ago. It is still looked upon as being cheap, considering its nearness to the business center. Sales in this district have been numerous during the past few months, while building is more active there than in any other residence district on the west side.

The demand for South Portland residence property has been continuous and active all summer. Prices there have not advanced as rapidly as in other parts of the city, with the result that investors have been busy picking up the choice locations in that district.

CHURCH SOCIETY BUYS GOOD QUARTER BLOCK

The City Church Extension society of the Methodist Episcopal church has purchased a quarter block at the northwest corner of Sawyer and Twentieth streets as a site for a new church building which will be erected there within the next few months. The property belonged to P. L. Willis and was sold for \$4,500. The church extension society sold its church property on Twenty-third street, near Irving, some months ago for a very satisfactory price.

PENINSULA PROPERTY BRINGS GOOD PRICE

Joseph P. Menth has purchased a quarter block occupied by a two-story residence at the northwest corner of Walker and Van Houten streets, College Place, for \$7,500. The property belonged to George A. Cobb and is located on the lower peninsula, near University Park. Mr. Menth sold seven improved lots in the same vicinity to George A. Cobb.

FIRE DEPARTMENT HAS BEEN GREATLY IMPROVED

Great strides are being made by the Portland fire department this year and the city's fire-fighting apparatus which has been added to extensively will be augmented even more before the first of the year. The year in Portland now 21 fire stations and by the end of the year there will be 24. Many of these stations are double, housing both engine and hose companies in active service now, with four more to be installed as soon as accommodations for them can be arranged. These include 11 engine companies, four truck companies five hose companies, four chemical companies and the fire-bomb. One new truck and three new engines companies will be installed this fall. A new fireboat has also been provided for, the plans calling for a three-pump boat of 9,000 gallons capacity. The fireboat George H. Williams has a capacity of 6,000 gallons. In all, the department has 201 men, including the chief and his three assistants. There are 219 call boxes and 33 more are being installed. In addition to these improvements the city is installing a new short-time alarm system, which will enable an alarm to be sent in in one fourth the time that it now takes. A new double switch-board and other improvements in the fire-alarm telegraph are also being placed in the headquarters in the city hall.

ATTORNEY H. M. CAKE BUYS BRUNE HOME

Attorney H. M. Cake has purchased the Brune residence containing seven rooms and occupying a quarter block at the northeast corner of East 19th and Hancock streets, for \$8,500. This is one of the most attractive homes in that part of Irvington, and will be occupied by Mr. Cake and family at an early date. Howard Galloway and associates have sold to Martin Saitter all of block 15, Highland, except lots 1 and 2, for \$4,250. The property is in a delightful residence district and is rapidly filling up with a substantial class of dwellings. It has a frontage on Going street, Prescott, East 8th and East 9th streets.

HE SPENT THE AFTERNOON

From Town and Country. Cowes, somehow or other, retains its exclusive attitude and resolutely sets its face against the cheap tripper who runs over by the two-shilling boats from Southampton or Portsmouth. The elect keep to the Castle end of the little town, and the trippers stand open mouthed in a circle watching them from early morning until night, though there is perhaps less supervision there than in any other public place in the world. The Castle, which is the clubhouse, is not guarded by even a single Cerberus and it is apparently open to any one to enter the sacred portals. It is a fact that a certain holiday maker—a wool carder from Lancashire—actually spent a whole day on the veranda of the place and caused much amusement among the yachtsmen by his quaint drollery and caustic criticism of the vessels. He was merely taken for an eccentric country member, and he in turn thought he was enjoying the hospitality of a splendid "pub". President John Mitchell of the United Mine Workers of America and President Samuel Gompers of the American Federation of Labor have been invited to speak at the annual meeting of the Maryland State Federation of Labor in Cumberland, September 16.

TRIANGULAR BLOCK BOUGHT BY FERNALD

The small triangular block at the intersection of Meade and Corbett streets, South Portland, has been sold to Chester B. Fernald by Thomas E. Edwards, for \$4,500. The property is known as block "T" in Caruthers' addition, and is unimproved. It has a frontage of 200 feet on each of three streets, and is a valuable holding. One block west of the above property, at the southwest corner of Meade and Water streets, Mrs. Josie D. Farish purchased an improved quarter block from Catherine Sabel for \$4,000.

SOCKEYES FAIL TO LOOK AT FISHERS

Season Not Promising and Toilers of the Sea Are Suffering Reaction. New Westminster, Sept. 7.—The absolute failure of the sockeye salmon fishing season will without doubt be felt on the Pacific coast from Alaska to Mexico. The fact that over 5,000 men employed in this industry in British Columbia and in the Puget sound have failed to make expenses when they expected to come out at the end of the season with from \$500 to \$2,000 each as the reward for their continuous work during the past few months, will without doubt have far-reaching and harmful effect. In many ways, however, it will be beneficial to the other industries of Canada and the United States as the fishermen who have failed to make good during the months of July and August will now be compelled to seek other employment during the winter months instead of being able to rest at ease and do little during the interval between the fishing season just closed and the opening of next year's season. The fact that the fishermen have absolutely no money on which to subsist for the

ETTA HOLBROOK BUYS BLAINE R. SMITH LOT

Mrs. Etta C. Holbrook has purchased the Blaine R. Smith property situated on East Tenth, between Halsey and Clakamas streets. The lot has a frontage of 60 feet and is occupied by a small dwelling. Holmes & Sweeney report the sale of four lots in the Irvington district. Mrs. Clara L. Sanders purchased three lots there at \$1,000 each, and H. F. Weaver took an inside lot on East Nineteenth street, between Brazee and Thompson, consideration \$1,200.

SHREWD INVESTOR MAKES GOOD DEAL

The house and lot at the southwest corner of Fifteenth street, as extended, and Margaret street has been purchased by Andrew Smith and associates from Mary Nelmes. The consideration involved was \$6,100. This property is situated in a district that has been improved with several handsome residences and flats during the past few months. A \$20,000 apartment house is projected for the same neighborhood by a local capitalist.

STREET GRADE WORK AT BAYOCEAN PARK

Potter-Chapin Realty Company Pushing Improvements Rapidly.

The Potter-Chapin Realty company, owners of Bayocean Park on Tillamook bay, have installed a donkey engine, such as is used in logging camps, and are using it in street grade work at Bayocean Park. It is an innovation in street grading which has heretofore been done entirely with teams and scrapers, that promises to be a success.

Street grading and general electric work will go on at Bayocean Park during the coming fall and winter. Quarters have been erected for the men, and a gasoline launch has been purchased, which will be used in transporting supplies from Bay City to the park.

VANCOUVER PROPERTY FOR ANOTHER PLANT

Representing local buyers, W. B. Stroeter and E. J. Daly have just closed a deal for a valuable strip of Vancouver water frontage. The consideration was \$25,000 and it is expected the purchasers will use the property as a site for a large manufacturing plant. A class of property in the vicinity of Portland has made such remarkable advances in value in the past two years as Columbia river frontages, especially in the true water front in and around Vancouver. Two years ago it would have been difficult to sell this class of property for \$25,000.

EFFICIENT POLICE FORCE INSURES CITIZENS' SAFETY

No municipality in the United States can boast of a more efficient police department than Portland. Although a seaport and terminal point for four great transcontinental railway systems, the 45 square miles comprising the Rose City are so effectively policed that crime is infrequent and evildoers are always quickly caught. With the additions granted by the city council in the last budget, the department now consists of 130 men, assigned as follows: A chief, 4 captains, 1 patrol sergeant, 1 humane officer, 1 truant officer, 1 detective for the Boys and Girls Aid society, 7 detectives, 1 deputy armorer, 2 detective sergeants, 3 patrol-wagon drivers, 1 clerk to the chief, 1 clerk in the bureau of criminal investigation, 1 statistician, 3 jailers, 3 deskmen and 99 patrolmen. The patrolmen are divided into three reliefs—24 on the day, 24 on the first night, and 24 on the second night relief. Eight of the patrolmen are assigned to the mounted squad on the day relief and cover the suburban districts. A patrol wagon and complete police alarm telegraph system, with call-boxes located at convenient points, are among the up-to-date equipments of the department. Owing to the unparalleled growth of the city, plans are now being drawn for a new headquarters building and city prison, and a substitution is to be established on the east side of the river. The growth of the police department has kept pace with the rapid growth of the city, as in 1900, with a population of 100,000, the force consisted of about 60 men, while this year with 200,000 people the number of police guardians has been increased to 130, giving one officer to every 1,538 of population. In the meantime the fishermen are practically destitute. This is particularly true of Indians who brought their squaws down from the interior and camped close to the canneries. If it had been a good year the Indians would have made money on the run while the squaws would have found employment in the canneries.

ARE OPPOSED TO NEW ORDINANCE

Architects and Contractors Want Shepherd Building Ordinance Amended.

Discontentment with Portland's new building ordinance, limiting the height of certain classes of buildings, is becoming very general. Architects, contractors, prospective house builders and realty brokers are all working against Ex-Councilman Shepherd's pet measure, which to get through the council, he labored so long, earnestly and diligently.

WOULD BUILD BRICK OVER FOUR STORIES

Believe Restriction on Height of Brick Buildings Should Be Limited to Business District—Say Requirement Keeps Capital Away.

As passed and finally signed by the mayor, this ordinance limits the height of brick and of mill-constructed buildings to four stories, reinforced concrete to 12 stories, but puts no limit to the height of steel frame structures. The provision in the law that is causing the agitation for its repeal is the clause limiting the height of brick and of mill-constructed buildings. A prominent real estate dealer, who has been successful in locating a number of large enterprises in Portland, says that he is seriously hampered in his efforts to induce outside people to come here and establish in large business undertakings because of this provision in the Shepherd building ordinance. One of San Francisco's big jobbing houses was just upon the point of closing a deal for a valuable downtown business site, when it learned that mill-constructed buildings are limited to four stories in Portland. The negotiations were called off by the San Francisco people, who announced that a much higher building than four stories would be required for their business, and that anything else than a mill-constructed building is too expensive in construction. The suggestion has been made that the Shepherd law be made to apply to a single district in the business center, what might be called the office building and hotel district—and that outside of that circumscribed area a brick and mill-constructed buildings eight stories high be allowed. By some such arrangement as is here suggested, the large areas that have in the last year or two become business property, will be allowed to grow and develop and not be held back by the stringent provisions of the Shepherd law. Several of the prominent architects and builders of the city, while refusing to be quoted, are emphatic in their disapproval of the more drastic provisions of the ordinance. What San Francisco Did. Those opposing the measure and who are demanding its repeal point to the recent action of the San Francisco city council, which made radical changes in the building laws of that city, among other things repealing the ordinance limiting the height of new buildings to one and one-half times the width of the street on which they front. There is a widespread movement among builders, contractors and architects to bring about the repeal of the objectionable features in the Shepherd building law. H. W. Monnates purchased within the past few days, an undivided one-fourth interest in the half-block fronting the west side of Sixth street, between Gless and Hoyt; \$4,600 was paid for the interest. The site is improved with several small houses of but little value. The building trades of San Francisco are discussing a proposition to settle upon a scale of wages for three years.