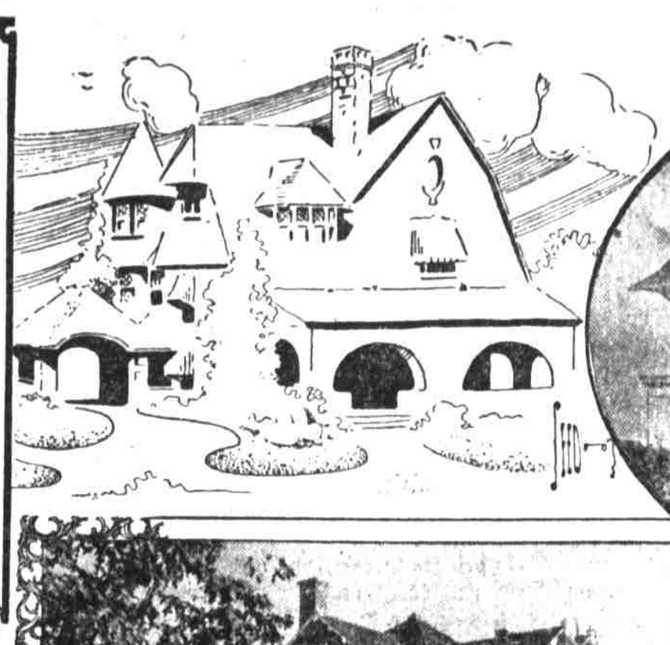
FALL REALTY ACTIVITY SHOWN IN STEADILY INCREASING SALES



F D GIBBS RESIDENCE IRVINGTON

WALTER M. COOK RESIDENCE IRVINGTON

IRVINGTON HOMES AS SEEN FROM IRVINGTON CLUB-HOUSE

STREET SCENE IN IRVINGTON

NOME MONEY BUYS PORTLAND SITE

Everett and Second Street Building Purchased by Ennos Bettencourt.

MANY RESIDENCES BOUGHT DURING WEEK

Daily Sales of Outlying Homes and Building Tracts Maintain High Average—Acreage Blocks Also Find Numerous Buyers.

The building at the corner of Everett and Second streets, now occupied by the Opera House laundry has been sold to Ennos Bettencourt of Nome, Alaska. The property belonged to Beno & Ballis and was sold through the agency of Meader & Sutherland. The price has not been given out, but it is known to be between $22,000 and $25,000. The purchaser, Mr. Bettencourt is a young man who has made a fortune in Alaska and is showing sound judgment in investing in Portland property. He is now in New York, but will soon return west and make his headquarters in Portland.

Meader & Sutherland have also sold 11 lots in Peck's addition, Hawthorne avenue and Forty-eighth streets, to ex-Senator J. L. Porter of Oregon City for $4,000. Senator Porter will immediately improve the entire holding with a neat class of dwellings.

West Park Tract Sold.

Another important sale closed up in the latter part of the week was that of the Heitkemper half lot on West Park street, between Stark and Burnside, which was purchased by a San Francisco investor for $16,000. A frame dwelling now occupies the lot, but it will probably be torn out in the near future and the lot improved with a brick business block. Business is rapidly spreading over that immediate section and as a result property values are steadily advancing.

The two-story frame, combination store and apartment building at the corner of Mildred avenue and Kindorf road on the Mount Scott carline has been sold to an out-of-town investor for $10,000. The property is a fine investment at that price, as it is now bringing in a revenue of $1,500 per annum.

The Portland Shipbuilding company has sold to E. J. Daly and W. B. Streeter a tract 150x100 feet back of the city dock at St. Johns for $8,500. The site is occupied by a corrugated iron building, suitable for a small manufacturing enterprise. Messrs Daly & Streeter are negotiating with the St. Johns Gas Light company for the sale of the above property as a site for the proposed new gas plant.

Residence Property Bought.

Charles H. Chick has purchased a 50-foot lot in Holladay Park addition. The property belonged to James E. Dolen and is located near and overlooks the river. The consideration was $8,000. The northeast corner of Rodney avenue and Tillamook street has been sold by E. L. Sanborn to Nels Evenson for $4,500. A two-story cottage occupies the site. Mr. Sanborn, who sold the above residence has purchased from Charles K. Henry & Son a lot in the new Thompson street-Irvington addition and will immediately build a handsome home there.

An important residence sale which has just been closed was the purchase by Seid Back of the George W. Larner residence located on Vaughn street, Willamette Heights, for $6,000. This is one of the most attractive homes in that portion of the city.

Mrs. Martha M. Taylor has just concluded the purchase of a $5,000 residence on East Harrison and East Eleventh streets. The property was sold by J. S. Foss.

East Side Activity.

Another $5,000 east side residence that was sold last week was that of Loren L. Glover, situated on East Irving, near East Twenty-eighth street, which was purchased and will be at once occupied by Eggert Nagle.

The Mount Hood Poultry farm, comprising a 14-acre tract east of Montavilla, has been purchased by Thomas Mathes for $6,000.

Mrs. Martha A. Smith has purchased from A. J. Lee a fractional lot and two-story dwelling on Halsey street, near Union avenue, consideration $3,850.

Isaac Aronson, the Washington street jeweler, has closed a deal with E. B. Holmes for the purchase of a house and lot on Broadway, between East Nineteenth and East Twentieth streets for $4,500.

Buy Acreage Tracts.

Two fair sized east side acreage tracts were sold during the past week, both bringing good prices. Four and a fraction acres on the Base Line road was sold for $7,549, or nearly $2,000 an acre. The property was purchased by H. Hirschberg from H. B. Pershin. The other was a 10-acre tract near Tremont postoffice, which was purchased by John H. Smith from James Collins for $7,250. The acreage yet to be had for sub-division and which is convenient to electric carlines is very scarce and is held at high figures. Holders of small tracts, close in, demand practically lot prices for their holdings.

The half block on the west side of Third street, between Arthur and Baker, South Portland, has been sold to Hyman Israel by Rosa H. Weber for $5,000.

Mrs. Fanny L. Montgomery has purchased the quarter block at the northwest corner of East Eighth and East Morrison streets for $17,000. The site is occupied by a two-story apartment house.

The King estate has sold to Louis P. Beno two lots on the south side of Lovejoy street between Twenty-first and Twenty-second streets for $6,000.

Rudolph Martin has purchased one of many attractive homes that have been built in Walnut Park in the past year. The residence belonged to Frank Munn and was sold for $5,000.

The 50-foot lot at the northeast corner of Whitaker and Corbett streets was purchased yesterday by Mrs. Susie Wildness and Mrs. Dora Pinard for $4,200. The lot is practically unimproved, a small one-story frame cottage occupying one end of it.

A large number of residence sites and residences of the cheaper class, have changed hands in the past week. The daily sales of this class of property have averaged over $50,000.

FURNISHED HOUSES IN BIG DEMAND

Scarcity of Such Property Is Putting Prices Up to a High Figure.

There has been an unprecedented demand in this city for furnished houses since the opening of the fall season, and as a result the rental for this class of property is very much higher than that demanded a year ago.

As an example of the increase in rents a four-room furnished flat that brought $30 a month last winter, readily commands $40 to $45 now, while an eight-room furnished residence, within 15 or 20 minutes' ride of the business center, is quickly taken at $60 to $75 per month. In the fashionable residence districts a number of handsomely furnished homes have been taken for the winter at a monthly rental of $100.

Then rental agencies that make a specialty of furnished homes report the demand largely in excess of the supply. One agent reporting that he was authorized by a wealthy easterner, who has recently come to Portland to live, to pay $150 a month for a ten-room furnished house, conveniently located.

This condition is accounted for by the fact that a large number of eastern people have come to Portland this fall with the intention of making it their home, but who are not yet ready to buy, and in the meantime are seeking furnished apartments.

CONTRACT LET FOR NURSES' HOME

The contract for the stone foundation for the nurses' home at St. Vincent's hospital has been let to contractor J. W. Gray. The main construction contract will be awarded early in the coming week.

The main structure will be of brick construction and three stories high. There are to be two wings, one 40 by 108 feet and the other 40 by 82 feet. An interesting feature of the completed structure will be the roof, which will be of asbestos slate.

GEORGE SILER LOSES CUSTODY OF CHILD

Chicago, Oct. 12.—George Siler, the famous referee today lost the custody of Rosie S. Siler, who he adopted from the McKinley Orphanage at San Francisco. The court ruled that the girl must remain with Mrs. Fred Bennett of Chicago with whom she has been living, until April, when habeas corpus possession can be secured by Siler and the case again be called to the court's attention.

QUARTER BLOCK ON EVERETT SOLD

Four-Story Brick Will Be Erected on Site Purchased.

DAMMIER COMPANY IS NOW THE OWNER

Southeast Corner of Alder and Chapman Sells at Heavy Advance Over Last Year—Other Important Purchases During Week.

Among the large purchases of business property closed during the past week, none is of more importance than the buy of the quarter-block at the northwest corner of Fourth and Everett streets by the Dammier Investment company, who will immediately improve the site by the erection of a four-story brick building. The property formerly belonged to C. L. Haynes and was sold for $46,200.

The quarter-block at the southeast corner of Alder and Chapman streets, which was reported sold to an out-of town investor was purchased by G. F. Johnson for $28,000. The sale was made by Chapin and Herlow. This proprety was bought less than a year ago by H. G. Colton from E. J. Daly and W. B. Streeter for $20,500. Mr. Colton netted nearly 40 per cent on his deal.

Messrs. Daly and Streeter, have just sold to Mrs. Hettie Templeton a 25 by 100 foot lot on the west side of Fourteenth street, between Glisan and Hoyt for $4,300. It is probable that a handsome flat will go up on this property in the near future.

J. W. Armstrong has purchased through the agency of Mall & Von Borstel the residence of R. C. Brook on East Twenty-ninth and Davis streets for $4,300.

BRICK BUILDING FOR THE STAR BREWERY

Plans for the three-story brick building of the Star Brewery, to be erected at First and Madison streets are being prepared by Architect Emil Schacht. The contract for its construction will be awarded November 1. The cost of the improvements will approximate $25,000.

Mr. Schacht announces that bids for the construction of the Page apartment house on upper Washington street will close October 12, also that bids for the construction of the eight-room residence for Mrs. Charles Crogster, on Willamette Heights will close October 17. The cost of the Page apartment house will approximate $12,000 and that of the Crogster house $6,000.

The contract for the erection of the bungalow on West Park street, between Columbia and Clay, has been awarded to L. A. Baker.

The Oklahoma State Federation of Labor at its recent meeting adopted a resolution in favor of woman suffrage and proposed to make this a test question in supporting candidates.

DEVELOPING NEW SECTION OF CITY

South Portland Heights Offers Fine Locations for Homes.

South Portland Heights, an extension to the south of Portland Heights, is rapidly coming into favor as a choice residence district. South Portland Heights comprises Green's and Sweeney's additions which were bought some months ago by L. A. Ralston. South of and adjoining this tract is the Capitol Hill addition, a fine residence tract overlooking the river, all of East Portland and a large portion of the west side. This entire heights country of South Portland is within easy reach of the business center of the city. It now has two means of quick communication with the city—the Fulton carline and the Fourth street line of the Southern Pacific, and in a short time the Willamette valley line will be operating its cars.

Lots in this section are now selling at very reasonable rates, but as the elevated lands around all large cities are eagerly sought for residence purposes, it is safe to say that in a few years these lots will be selling for fancy prices, probably bringing the figure now readily paid for sites on Portland Heights.

It would be difficult to conceive of a prettier location for private homes than the graceful slopes of South Portland Heights and Capitol Hill.

MODERN WAREHOUSE FOR C. O. PICK

Transfer Company to Have Up-to-Date Building in North Portland.

A modern, up-to-date warehouse for general storage purposes will be erected this fall and winter at the corner of Eighteenth and Pettygrove streets. The proposed improvement is to be built by the C. O. Pick Transfer company.

The building will cover a quarter-block and be three stories high. It will be of heavy mill construction, with rough cast exterior. A spur track from the North Pacific terminal yards will run through the building, thus permitting direct handling of goods without the necessity of an expensive truck haul.

The cost of the building will approximate $10,000. It is the intention of the builders to double its size in the early spring.

Metzger & Co., jewelers and opticians, 342 Washington street.

PORTLAND LEADS IN INVESTMENTS

Comparison With Los Angeles Shows Superiority of Oregon Metropolis.

DOWN TOWN TRACTS MUCH CHEAPER HERE

Record Price Paid for Business Sites in Both Places Gives Portland Decided Advantage as City of Excellent Property Offerings.

A few words of comparison at this time between Portland and Los Angeles, with especial reference to real estate values, is not out of place, in view of the fact that the top price for an inside lot in the heart of the Los Angeles retail district was paid in that city last week.

The parcel sold had a frontage of 61 feet on South Broadway between Fourth and Fifth streets, and was purchased by a Chicago capitalist for $325,000 spot cash. This was at the rate of about $5,400 the front foot, and is said to be about $1,000 less per foot than has heretofore been paid for inside holdings in the business district of the California city. Based upon the 50-per-cent difference usually figured between the value of inside and corner lots, it is safe to figure that the highest priced business site in Los Angeles is held at not less than $9,000 per front foot. Compare this with the highest-priced business site so far sold in Portland. The Olds & King corner at Fifth and Washington streets, which brought $3,500 a foot some six months ago. This is one of the three or four most valuable corners in Portland, while the Los Angeles lot which sold for $5,400 the foot will compare favorably in location with any inside parcel on Washington street, between Third and Seventh streets.

All of the foregoing goes strongly to prove that no city on the Pacific coast offers the same advantages for profitable investment in real estate as Portland does. We have not yet begun to appreciate the real value of business property in this city. In other coast cities with not half the resources that go to the making of a great city realty is selling at from one and one-half to two and one-half times what the same class of holdings is bringing here. As an illustration of this, take the quarter-block at the southeast corner of Second and Alder streets, which was sold less than one year ago for $115,000. That corner would have brought not less than $200,000 in Seattle, while $250,000 would have been considered cheap for a parcel similarly located in Los Angeles. A fuller comparison of the records of sales in Los Angeles, Seattle and Portland will show that the sales referred to are not isolated cases, but that practicaly every sale of inside property that has been made in Portland during the past two years, was made at a figure much below what the conditions warranted.

IRVINGTON ADDITION.

Old Racetrack Soon to Be Opened Up Into City Blocks.

Rountree & Diamond are opening up that portion of Irvington between Seventh and Fourteenth streets from a point 350 feet north of Brazee street to Klickitat street, comprising 400 lots. Petitions for street improvements are now being prepared, ordinances being passed at the last meeting of the city council. All streets will be graded and paved with either asphalt or bitulithic. It is expected that the engineering and grading work will be done this year and the paving next spring. All streets excepting Knott will be 60 feet wide with a 28-foot roadway, 6-foot cement walks two feet from the lot line and an 8-foot parking between the walks and curbs. The restrictions call for residences to cost at least $2,500 and they must be built 25 feet from the lot line. This new tract will be better known as the old race track. It is fine high land and will be a valuable acquisition to the residential section of the city.

Eyes fitted to glasses $1, at Metzger's.

PROPERTY VALUES ARE LOW HERE

Immense Development in Portland Would Boom Prices Elsewhere.

The expression, "The result of a natural growth," so often applied to the advance of real estate values in different sections of the country is peculiarly applicable to the increase in property values in Portland and vicinity. The gains made in the past two years and which are being recorded every day in Portland realty are in no manner due to a speculation or boom condition, but are a direct result of the growth of the city. In fact, it is but fair to say that property values have not grown as the city has grown, have nothing like kept up with the growth of the city.

It is one of the unaccountable things about Portland, especially to strangers, that the people here don't seem to realize what a splendid, magnificent city they have. Outside investors are quick to see and realize the possibilities of Portland, and are continually investing in Portland real estate.

Buyers From Out of Town.

Within the past week half a dozen parcels of inside property have been taken over by out-of-town buyers, and it is known that negotiations are in progress for the purchase of other pieces, which will probably be closed up in a short time.

Seattle, San Francisco and Los Angeles have furnished a good part of the money that has been invested in Portland realty since the early part of 1906. Capitalists from those cities came here and promptly realized that our values were too low, and the result was that many thousands of dollars were withdrawn from those cities and invested here. Judging from the sales reported during the past week, residents of these same cities, as well as elsewhere, are of the opinion that Portland values have not as yet caught up with the commerce and population of the city.

Just as a hint to Portland property-holders and others with idle money in bank, consider what has happened here in the past two years in the way of general building development and increase in property values, and then think of what is certain to happen along the same lines when the north bank road begins operating trains into this city, when the O. R. & N. completes its Puget sound extension, when the road connecting the rich and prosperous Tillamook country with Portland is in operation and when the Swift Packing plant is in operation. All of these things will be accomplished facts within 18 months.

If Seattle or Los Angeles could look forward to the completion of such immense development projects as these, there would be no end to the huge building projects that would be started, while property values in those cities would advance by leaps and bounds.

Portland realty purchased with just ordinary judgment is sure to net big returns, whether it be business locations or in the residential districts. The ordinary investor in residence property does not have to go over two miles from the business center to find investments that reap for him quick, sure and large returns. Business property here is still cheap. Attractive investments can be found in factory sites. In fact, conservative men of excellent judgment are of the opinion, and are backing this opinion with money, that any property within four miles of the center of the city at the present prices is an absolutely safe investment.

SHERIFF STEVENS SUED ON MORTGAGE

Sheriff R. L. Stevens is named as defendant in a suit by Henry Melton, who claims that he has a mortgage on $1,500 worth of merchandise attached by the sheriff in the case of J. C. Simonson against J. C. Davis and others. The property in dispute comprises the stock and fixtures of the M. F. Cash Grocery company of 334 Third street.

E. L. Melton, a brother of Henry Melton, and W. A. Fenstermacher, were partners in the grocery business, and Henry Melton says he lent $1,500 on the stock. Default has been made in the payment, he says, and he alleges that the sheriff unlawfully took possession on September 26. He asks to be placed in possession of the goods and for $260 damages.

EYES CENTERED ON IRVINGTON

Residence Section Is Enjoying Remarkable and Steady Growth.

IMPROVEMENTS MARK EVERY SECTION

Street Work and Laying of Cement Walks Chief Features in Beautifying Efforts Which Are Being Carried Out by Residents.

Probably there is no other residential district in Portland that is just now attracting the attention that is being bestowed upon Irvington. Scores of prospective home buyers may be seen daily looking over the district, selecting a site for a future home and incidentally admiring the hundreds of handsome and oftentimes palatial residences that are going up in all parts of the district. While the demand for Irvington property has been steady for the past several years, it is only within the past few months that the demand has been noticeably active. One of the impelling reasons that has made property in Irvington so much sought after by the more prosperous classes, is the enormous amount of street and sidewalk work that is under way and being planned for that district.

Many Improvements Planned.

Within the next 12 or 18 months at the outside every street in Irvington and the various Irvington additions will have a hard surface pavement, and every sidewalk, from end to end, will be laid with cement. There is a comprehensive and well directed movement on foot to bring about these vast improvements in the shortest practicable time.

The extensive improvements under way in the Irvington investment company's addition north of Thompson street has brought about a heavy buying movement of lots in that tract. Although it was not the intention of this company to improve their property north of Knott street for some months yet, the big demand for building sites there made it necessary to proceed at once with the improvement of the whole territory as far north as Fremont street, and extending east as far as East Twenty-fourth street. All the highways from Thompson to Knott streets are to be hard surfaced at once, while those north of Knott will have to be cleared and graded before this work is done.

Streets Given Attention.

Ben Lombard is doing a large amount of street improvement work in his two additions on Broadway, Schuyler and Hancock streets. Arrangements are being made to have the streetcar lines, that traverse Irvington, extended so as to take in the new territories that are being rapidly filled up with homes. It is altogether probable that the old Irvington line and the Broadway line will be extended far to the east within the next year. It is definitely announced that a new carline will be laid on East Twenty-second street as far north as Stanton street as soon as the necessary street grading has been completed.

Every effort is being made to maintain the entire Irvington territory as a strictly residence district. All lots are sold with such restrictions as will prevent the encroachment of business of any kind or character, thus assuring that a number of the most suitable corners will not contain small family grocery stores and be ruined for residence purposes, as have been a number of Portland's earlier home-building centers.

FOUR SERIES FLAT TO GO UP ON PARK STREET

Mrs. P. L. Schmeer Will Erect Seven-Room Series at a Cost of $12,000.

Plans have just been completed by Architect Richard Martin for a four-series flat to be erected for Mrs. P. L. Schmeer on Park street between Hall and Harrison. Each flat will contain seven rooms, and will be equipped in a thoroughly up-to-date manner. $12,000 is the estimated cost of the building.

Mrs. C. F. Harrington has had plans prepared for a $5,000 bungalow to be built at Piedmont. The contract will be let October 12.

C. H. Taffllinger will erect a seven-room bungalow in Hansen's addition. The structure will rest on a concrete foundation and will be finished in rough cast.

The Church Organ Workers' union of Boston has received permission of the international organization to continue its strike for 18 more weeks. The rule of the piano, organ and musical instrument workers' union is that after a strike has been on for 10 weeks its continuance depends upon a referendum approval.