

HEAVY MOVEMENT IN RESIDENCE PROPERTY

Purchasers of High-Class Inside Property Announce Their Intention of Erecting the Best Styles of Modern Homes at Once on Their Acquisitions.

Several Tracts Secured by Firms Who Will Improve With Up-to-Date Houses—Activity Is Also Marked in Purchases of Suburban Realty.

Marked activity in all classes of residence property during the last week presages prosperous conditions in the local market for the autumn month. While no sales of an unusual character were reported, many brokers were busy winding up former transactions and closing deals with recent purchasers.

In a large number of instances purchasers of inside residence property announce their intention of making immediate improvement, showing unbroken confidence in Portland as a city of homes.

Suburban properties are attracting the attention of small investors and brokers handling outside tracts report numerous sales. Many purchasers of this class of realty are giving contracts for homes supplying business with a large amount of small construction. A glance at Saturday's building page in The Journal will show that there are more cottages valued at from \$1,000 to \$2,000 under construction in Portland than at any previous time in the history of the city. These modest little cottages are springing up all over the east side, while in nearly every block indications are to be seen of work about to begin on a new dwelling.

High Class Improvements.

The largest purchase reported last week was that of nine lots on Overton street between Twenty-fifth and Twenty-sixth streets. The property was purchased by Frank L. Shull and Martin W. Hunt, secretary and superintendent of the Portland Flouring Mills, from the Goldsmith heirs at a price named as \$30,000. It is the plan of the purchasers to put the highest class of improvements on the property, making it among the most attractive residence spots in the city. The purchasers will each build a handsome private home on two of the lots and will later on improve the remainder of the property with attractive homes.

In addition to the Shull-Hunt purchase, unimproved property to the value of over \$60,000 has changed hands in the immediate vicinity in the past few days, all of which was acquired with a view to immediate improvement. Beno & Hallis have purchased five lots on Overton between Twenty-fifth and Twenty-sixth streets, just opposite the property purchased by Shull and Hunt. It is understood that Beno & Hallis represented other investors in the transaction and that all of the lots will be improved with high class residences at an early date.

One of the quarter blocks at Twenty-fourth and Pettygrove streets has been sold to Robt. L. Smith, a well known manufacturing company, and it is understood that he will immediately erect a \$10,000 dwelling on it, situate in the neighborhood of \$7,000 was the price paid for the property.

F. Van Duyn is another recent purchaser in that vicinity, he having taken over two 50-foot lots on Overton street, between Twenty-fifth and Twenty-sixth streets. These lots were also purchased with a view to immediate improvement, the purchaser having already announced his intention of putting up a modern home on the site.

Marion F. Dolph has taken title to a 50-foot lot on Quimby between Twenty-fourth and Twenty-fifth streets, with the intention of building on the property. On Northrup between Twenty-sixth and Twenty-seventh streets, F. E. Cooper has purchased a home site. The average price for which inside lots are selling in this district is \$3,000, while corner quarters bring from \$7,000 to \$10,000, and in some instances corners bring \$12,000.

Negotiations are understood to be under way for the sale of the Isalah Buckman tract. There are about 14 blocks in the tract, making something like 115 lots. The tract lies between East Ankeny, East Everett, East Twenty-fourth and East Twenty-eighth streets and is among the most desirable residence property on the east side. While no figure has been named as a basis for negotiation, it is understood that the price is not far from \$1,000 a lot.

W. H. Miller has closed a transaction with Mrs. Carrie L. Ross for the purchase of a house and lot at East Stark and East Twenty-seventh streets. The consideration named was \$6,000. Helen B. Leland has purchased from Amanda McHolland 12 and a fraction acre near Rose City Park for which \$2,500 was paid.

Out in the Suburbs.

In College Place addition, new University Park, Melchior Frutiger has purchased from G. A. Cobb a house and six lots for \$7,500.

John McCourt, United States district attorney, has purchased a residence at the southeast corner of East Thirtieth and Broadway streets. The property formerly belonged to John F. Kerrigan and was sold for \$5,000.

Mrs. Lillie McKenna has purchased from the Oak Park Land company a quarter block on Hancock street between East Second and East Seventh streets, paying for \$4,000.

Mary E. Parker has sold to Isabelle Collins a house and lot in Overlook, consideration \$3,100.

James Watson has purchased from Anna G. Mitchell a house and 31x100-foot lot on Everett street, between Twenty-fourth and Twenty-fifth streets, consideration \$5,100.

James H. Harris has sold to K. E. Sloan a 61x100-foot lot on Everett street, between Corbett and Lowell streets for \$6,000.

Mrs. Elele E. Willett has purchased from G. M. Smith a house and lot near Division street and Freeman avenue for \$4,200.

M. J. Delahunt has sold to George Broughton a house and lot on Fifteenth street between Tillamook and Thompson streets for \$7,500.

The erection of a \$2,000 cottage at the corner of East Thirty-second and East Flinders streets.

Delois Endicott and J. Viggers will build a \$2,000 two-story dwelling on the east side. Mr. Endicott's home is to go up on a lot at East Twentieth and Third streets, and that of Mr. Viggers will be erected on Greenwood street, between Clinton and Taggart.

William Doherty has taken out a permit for the erection of a modern one-and-a-half-story residence on East Forty-seventh street, between East Madison and East Siltco streets. The estimated cost of the structure is \$3,000.

Gilbert E. Johnson has let the contract for the erection of a \$2,000 cottage at the corner of Alder and Chapman streets.



Residence of R. J. Lewis.

HEAVY ADVANCE IN HEIGHTS LOTS

Property at High Altitude Keeps Pace With Elevation.

Portland is a city of beautiful homes and each and every section has its share, but for picturesque setting, cozy wooded nooks, artistic terraced heights, a high altitude and a pure and rarefied atmosphere Portland Heights and Council Crest park have advantages possessed by few spots offered to the builder of a beautiful home.

During the past two years values in this section have doubled and trebled and here is found a practical demonstration of the effect good improvements have on property values. Without exception the class of improvements on Portland Heights and Council Crest park have been of the highest order and there is today more wealth represented in this district than in twice the same area in any other part of Portland.

Three years ago lots on Portland Heights could be bought for from \$500 to \$700; 60 days ago \$15,000 was offered for a certain building site only 100x100 feet in size, and conservative real estate men predict that the same piece of property will bring \$25,000 inside of the next two years.

All the view property on the lower heights is now in strong hands and is controlled by men of large means, who have either already improved their property with handsome residences or who intend doing so at an early date.

The once fashionable Nob Hill district and that portion of the city lying north of Washington street and west of Park street is rapidly developing into apartment and hotel property and the occupants of the once stately mansions in this district have been forced to seek other locations on which to erect their more modern and luxurious homes.

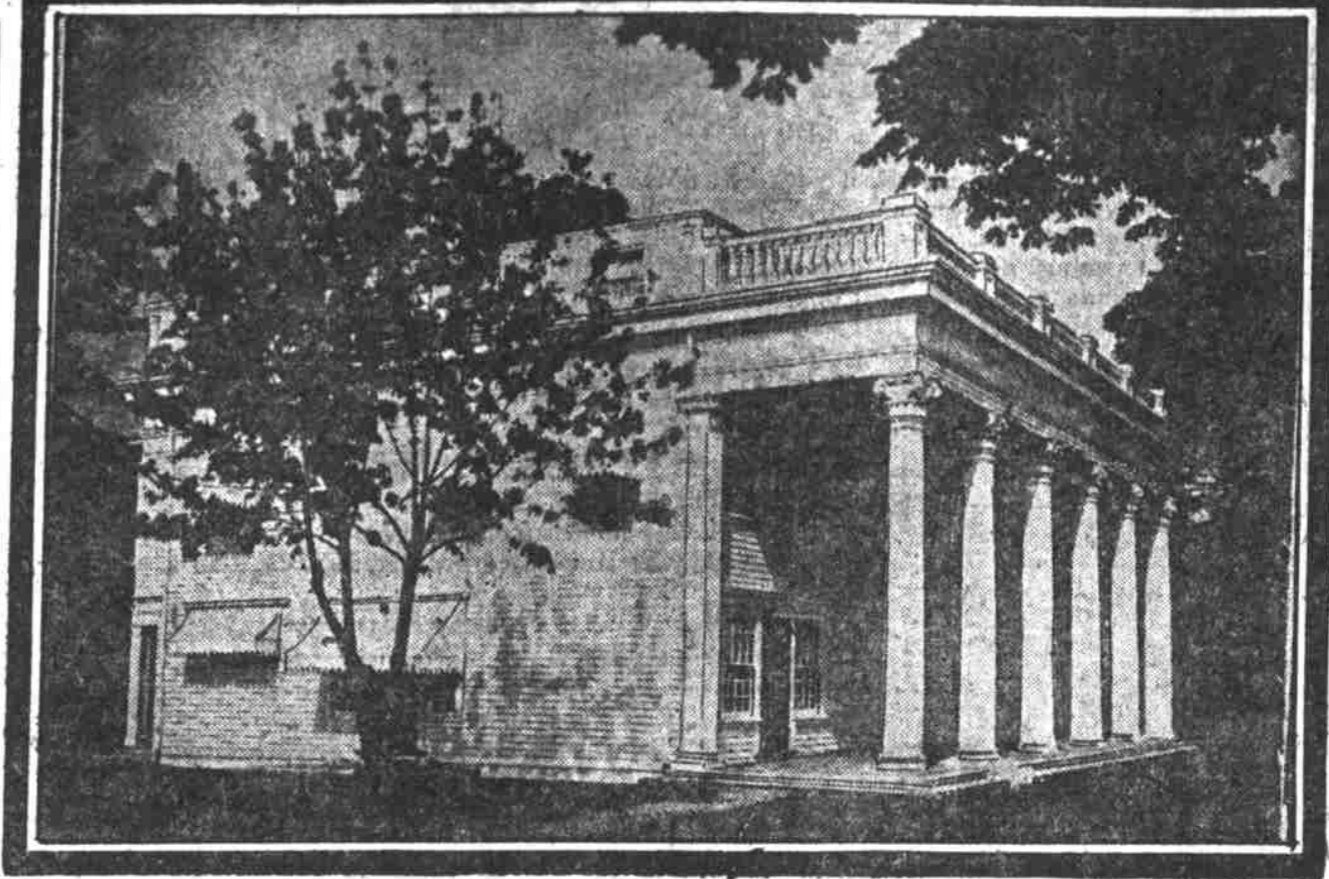
It is but natural that the trend of the heights, a property which was always attractive, but could not be utilized on account of its inaccessibility. Today, however, it is served by excellent car service. An eight-minute ride on the street car will bring you to the heights, and at your feet lies the city of Portland spread before you, rendered silent by distance, yet constantly moving onward in her struggle for the mastery of the Pacific.

Look the other way and admire the peaceful, restful sun-kissed Tualatin valley, its comfortable homes, green pastures and waving fields of yellow grain; away from the noise, the dust and hustle of the busy city life. Only the sound of the pines, the song of birds, and the cool, refreshing breeze, tempered by the warm Japan ocean current. Here you have a different climate, a different atmosphere. It is invigorating. It rests the tired brain. It soothes the excited nerves and at night brings refreshing sleep to the aching body and a bright eye and a rosy cheek with the dawn of another day.

Several of the best residences costing \$5,000 and upward have been erected on this tract and more are soon to follow. A prominent city official has predicted that the laying of water mains on this tract will be the touch of magic and that in three years this property would develop into the prettiest and most exclusive residence district in the city.

Good Fishing at Newport.

Advice has just been received that silverside and chinook salmon are being caught on trolis in Yaquina bay.



Honeyman Home.

LARGE TRACT TO BE IMPROVED WORK BEGUN ON FAMOUS CASTLE

Overton Street Soon to Profit by Heavy Purchase During the Past Week.

F. L. Shull and M. W. Hunt have within the past week purchased through the agency of Vanduyne & Walton, \$27,500 worth of property on Overton between Twenty-fifth street and Cornell road. This is practically all of the desirable unimproved property left in this high-class residence part of the city. Overton street is to be improved with hard surface pavement clear up to and connecting with the Cornell road, which will then be one of the most popular and attractive streets in the city. It will be the only street north of Lovejoy street that will reach the Cornell road and will possess advantages of ease of access and a charming unobstructed view unequalled.

It is the intention of both Mr. Shull and Mr. Hunt to build residences for themselves on some of the lots. While looking for a desirable site they became interested in the street and decided to invest in a large amount of property so as to insure nothing but desirable residences on the street. As soon as the street is improved they will put the remaining lots on the market at a reasonable advance over original cost under the same conditions that will bar all flats or apartments, thus insuring nothing but first-class homes which will make the property in demand by those wanting desirable surroundings.

Vanduyne & Walton have also sold on the same street a quarter block to J. J. Hawes.

Twenty Stone and Brick Dwellings Are to Be Erected at Once.

Excavating preliminary to the erection of 20 stone and brick dwellings is in progress at Kenton, the Swift townsite, near the packing plant site on the Peninsula. Upon the completion of the first installment of houses, work will begin on a large number of frame cottages, which are to be erected for the occupancy of the packing house employees. Several construction crews will be put to work building the houses as fast as the excavations are completed. Construction material of all kinds is being assembled on the ground in order that no delay will occur in completing the work. All of the concrete and brick dwellings are to be erected on one street, and these are to be as nearly fireproof as it is possible to make this class of buildings.

The Kenton Building & Contracting company, which has the contract for all the Kenton improvements, has given an order to a local mill for 500,000 feet of lumber which is now being hauled to the Kenton townsite, a large order for brick has been placed with a local selling agency, delivery to begin next week. The contractor estimates that within six months the new town of Kenton will be an established fact.

APARTMENT HOUSE OF CONCRETE

The first reinforced concrete apartment house to be erected on the east side is soon to be built at the southeast corner of Hancock and Stevens streets. The new structure is to be three stories high and will cover a site 15x100 feet. It will have a full concrete basement in which a modern heating plant will be installed. Architect R. B. Curry is preparing the plans for the proposed structure, which will cost when completed between \$25,000 and \$30,000.

BUYS TWO-ACRE TRACT ON CREST

Wm. S. Bridges closed a deal yesterday for the purchase of a two-acre tract on Council Crest, adjoining Council Crest park. The property formerly belonged to T. H. Bennett, who sold it to Mr. Bridges. It is understood that Mr. Bridges will utilize a portion of the tract as a site for a handsome new home, which he is contemplating erecting, and the remainder will be improved and put on the market as high-class residence sites.

COLONIAL HOUSE ON CORNELL ROAD

Architects Travis & Wilson have been commissioned by Dr. E. A. Marshall to prepare the plans for a 7-room, two-story residence to be erected on Johnson street near Cornell road. The building is to be Colonial in design and when completed will be one of the most attractive of the many handsome homes going up along Cornell road.



Ainsworth Home.

NEW APARTMENT ECLIPSES RECORD

Suites in Gotham's Latest Will Rent for \$500 Per Month.

Up to the present time the largest and finest apartment house in the world is on upper Broadway, New York, and belongs to William Waldorf Astor, but arrangements have just been perfected for the erection in New York of a building of this class that will far outdistance, both in size and cost, the Astor building, and that in all probability will mark the highest point reached in apartment house construction in this country for many years to come.

The projected building will occupy a 400-foot square block, fronting Broadway and Amsterdam avenue, will be 12 stories high and will cost about \$3,000,000. It will contain 125 apartments, the cheapest of which will command an annual rental of \$2,000, while several of the most sumptuous apartments will rent for \$500 a month.

Superb Equipment.

An electric plant equipped with devices not now in operation anywhere will supply heat and illumination. Each apartment will be supplied with a refrigerating plant, so that "table ice" can be manufactured for individual use. There will be no cold storage apparatus as it is commonly understood, but there will be a system of refrigeration, and a separate refrigerator for each apartment will contain quarters for not less than two servants. There will be four bath rooms in each apartment, and each suite of apartments will be provided with a separate room for storage. No innovation not introduced elsewhere.

The project takes in a tremendous scope in its general architectural features, as well as its individual plans. The first two stories will be of Indiana limestone. Ten floors will be of buff brick with terra cotta trimmings. The building will be 350 feet long, 200 feet wide and 150 feet high. The 400,000 square feet will be about double that of the Madison Square garden.

Spanish Courtyard.

The most striking feature of this great collection of houses will be the courtyard, fashioned partly after the Spanish patio, or the more elaborate Italian courtyard. The courtyard will consist of a double driveway from Eighty-sixth street. The courtyard itself is to be a rectangle of 250x100 feet, here will be a sidewalk dotted with entrances into the various apartments that abut on the open spaces. The courtyard will be paved with oaken blocks and a central lawn, which in the summer months will be used for various forms of entertainment.

The ground floor will have four apartments, especially equipped for the tenant who is a physician or a lawyer. The remainder of the ground floor space will be devoted to shops, a florist, a bank, a sub-courtyard, lighted by skylights and grates, and this subterranean depot will be used exclusively by tradesmen who come to the building to do their business. Elevators will carry the supplies from the sub-courtyard to the apartments above. The courtyard will be permitted to enter the main courtyard. That will be reserved exclusively for carriages and those who choose to come afoot, and enter the grand foyer. There will be an inclined driveway from Eighty-seventh street.

Mosquitoes Capture a Fort.

Seattle Cor. Los Angeles Times. Golf, tennis and croquet, with which the officers at Fort Lawton and their families are so fond of indulging, have been abandoned at the post. So have the afternoon baseball games. Now they are lifeless. The reason is mosquitoes. Formerly there were not half a dozen hours in the day when the links and the tennis courts were not thronged with players. Now they are lifeless. The reason is mosquitoes. The pests have always been numerous about the post, but this year they have appeared in myriads. Sentries and men on fatigue duty are compelled to wear gloves of netting about their heads, and gloves when at play. Lieutenant J. C. Leach, assistant surgeon, yesterday said the golf fever is so strong that he doesn't a mosquito hood and another day he will wear a netting cap. Now they are lifeless. The reason is mosquitoes. The pests have always been numerous about the post, but this year they have appeared in myriads. Sentries and men on fatigue duty are compelled to wear gloves of netting about their heads, and gloves when at play. Lieutenant J. C. Leach, assistant surgeon, yesterday said the golf fever is so strong that he doesn't a mosquito hood and another day he will wear a netting cap. Now they are lifeless. The reason is mosquitoes.

Mr. Curry says he is going to hand the best beef in Circle City, has cost much money by his dissolute habits, and has acquired a reputation known to all Alaska.

His real career began, however, after he and his brother struck Circle City and became the property of Mr. Curry, who is a wealthy mine owner there. At Circle City a man can pay higher prices for food than in almost any other spot in the mining city, and while a \$100 and side dishes are only eaten by millionaires. It was when Pierre Lognet, the Circle City hotel's French chef, forgot to put the strawberries in the safe that Teddy cut his first caper.

An order of strawberries and cream in Circle City costs about \$1.50, and there were about 20 small boxes of the berries stacked up when Teddy turned loose his appetite. They represented about \$30 worth of berries. He had then he consumed enough other delicacies to represent a small fortune. All this was paid for by Mr. Curry. This was Teddy's first capture.

The next time he got a chance Teddy raided the Arctic Inn, a fashionable hotel in the mining city, and stole a 15-pound ham worth \$17 and a lot of assorted meats worth \$20.

Mr. Curry began to realize that the bear was a costly asset. It had cost him \$100. But while the owner of Teddy was wondering what to do the latter had been in the city for some time. The store of a bankrupt Seattle merchant which had passed into the hands of a receiver, Teddy scrawled into the store by night and stayed there for two days. His last raid was an expensive one, and after settling it Mr. Curry chased his pet and took him to be dissected.

REALTY DEALER PLANS NEW IRVINGTON HOME

Charles W. Henry, junior member of Charles K. Henry & Co., has commissioned Architect Berndt to prepare the plans for a new home which Mr. Henry will build at once on a quarter-block at East Eleventh and Thompson streets, Irvington. The residence is to be two and a half stories high, will cover a ground space 49 by 53 feet, and will contain 10 rooms.

T. C. Green has let the contract for the erection of a two-story flat to be erected on Minnesota avenue, between Shaver and Mason streets. The building will cost about \$5,000, and will have four apartments.

S. C. Baker has let the contract for

the erection of a \$2,000 cottage at the corner of East Thirty-second and East Flinders streets.

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VITRIFIED BRICK BEST UNDER SEVEREST TESTS

Aprons of the pavement proposition which many cities, including Portland, are pushing over, may not be amiss to show the experience of other cities which will be of interest to our own city fathers who have the economy of civic affairs at heart, and who are anxious to see the citizens' money expended to the best advantage.

By comparing statistics of costs and the durability of the various pavements, it would appear that vitrified brick compares favorably with all other tried hard-surface pavements, and is destined to come into general use in metropolitan cities where there is very heavy traffic. The fact that vitrified brick is almost universally used in the most important street tracks where the pavement is generally put to the most severe test on account of the constant traffic of all kinds of vehicles crossing and recrossing, the sudden sharp turns made by heavily laden wagons which take to the track where the whole street is not paved, is possibly the best proof of the durability of this kind of pavement.

Vitrified brick, when properly made and laid, is practically indestructible, and costs nothing for repairs for 20 or 30 years.

Double vitrified brick was first used in 1855 in Columbus, Zanesville and Steubenville, Ohio. As its merits were investigated, its adoption became general, until now over 400 municipalities are using it for street paving purposes, and the city council passed an ordinance for paving 125 blocks with vitrified brick, requiring 11,000,000 of bricks. Buffalo, N. Y., has this pavement of Franklin street since 1883, requiring no repairs since. Madison, Ind., has vitrified brick pavement since 1882, which has not needed any repairs since, and it is said it will require none for 15 years to come. Indianapolis, Ind., has used this class of pavement for 14 years, and it has needed no repairs. The Municipal Journal and Engineer, published in New York, says: "The city engineers of New

all cities in the United States of over 100,000 population, blank asking for information concerning city paving, there were replies received from 431 cities that had used every class of pavement for the purpose, and that the sum total for brick was 2,052 miles, which was more than that of any two other classes of hard-surface pavements combined.

Streets in Seattle and Tacoma are paved with vitrified brick, and some in use over 15 years have required little or no repairs. Vitrified bricks are now manufactured on the Pacific coast, and some of these bricks are laid along the United Railway tracks on Stark street and on Belmont street, near Thirty-fifth street. W. J. Mitchell, manager of the Denny Renton Clay & Coal company, 224 Chamber of Commerce, says his company will build a factory in Portland for the manufacture of the best grade vitrified brick and building materials.

RESIDENCE TRACT IN SELLWOOD SOLD

E. J. Daly reports the sale of an "L" shaped lot 50 by 100 and 25 by 100, at the southeast corner of Williams avenue and Sellwood streets, consideration \$1,500.

Mr. Daly and associates have recently closed a deal for the purchase of a number of lots on Overton street between Twenty-fifth street and Cornell road. It is the intention of the new owners of this property to hard surface Overton street and make other improvements that will result in making it one of the handsomest residence streets in Portland.



Residence of E. W. Hendricks.