

# SIGHTS DRA ARTMENT-HOUSES EACH BUYERS WANT

## SUBURBAN LOTS ARE IN DEMAND AGAIN

Purchases of apartment house sites in the upper Washington street district and the acquisition of several suburban acreage tracts available for subdivision were the principal features of the local realty market during the month just closing to a close. Not less than half a dozen new apartment house sites, located on either side of Washington street, west of Twentieth, have been acquired by investors since September 1, and in very many cases the new buildings are already under way. As a result of this movement, a large number of handsome new apartments, representing an expenditure of over \$200,000, will be completed and ready for occupancy along upper Washington street, within the next six months.

The demand for this class of living apartments has greatly increased in the last year or two, and as the returns from such investments is entirely satisfactory, capital is coming forward to supply the demand.

**Suburban Lots Selling Again.**  
On account of the pronounced revival of the sale of lots in suburban real-estate circles, the capitalists have been quietly picking up choice tracts of acreage that will soon come into demand for suburban purchases. In the vicinity of Rose City Park and in the district east of Montavilla several pieces of acreage have been taken over recently. On the lower peninsula, purchases of small tracts have been reported in the past week or so, and along the Salem electric line several sales of lots character of property have been recently made.

An active demand for residence sites in the high priced districts is also a feature of recent realty activity in Irvington and Holladay Park has been unusually active of late, while a number of sales in the Hawthorne Park addition have been reported. Also in the district west of Twenty-fourth street along Northrup, Pettygrove and Marshall streets, much valuable property has changed hands in the past few days.

**New Record Set.**  
The highest price yet recorded for a 60x100 foot lot on Flinders street between Seventeenth and Twenty-first streets, during the past week, when Charles Dierke sold to a Wallingford valley capitalist, the above site for \$14,000.

This is at the rate of a little over \$200 a foot, and is probably more than has ever been paid for property in that district.

Another recent sale of property in that district was the 60x100 foot lot adjoining on the north the Spencer Apartment-house, at the northwest corner of King and Wayne streets, which was sold by William Robb to the Hanover Building company for \$10,000.

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**Baseline Road Tract Sold.**  
James H. Airey has purchased from H. R. Eastfield, 10-acre tract on the Baseline road, east of Montavilla—consideration, \$3,500.

Miss Helen A. Young has purchased from John Ecklund a house and lot at the northwest corner of Crosby and Broadway streets, in Irving's Harbor View addition, for \$2,000.

The house and lot at the southeast corner of Schuyler and East Nineteenth streets, Irvington, has been purchased by North J. Edwards from J. F. Danes for \$6,000.

Block "F" in Fulton addition, has been purchased by J. H. Montgomery from Alexander Kelsal for \$5,500.

E. P. Northrup has sold to Mrs. Agnes Nibley a handsome residence occupying a 40-foot lot on East Eleventh street, between Tillamook and Thompson streets for \$4,500.

**Old School Property Sold.**  
The east half of block 13, facing Shorn street, between Missouri and Minnesota avenues, has been purchased by M. E. Thompson and associates for \$5,000. The property formerly belonged to the city school district.

The property at the northeast corner of East Sixth and Prescott streets has been purchased by John Twoby from H. B. Taylor for \$4,250.

W. C. Alvord sold five lots in Irvington during the past week. Mrs. Sarah E. Bradley purchased two lots in block 197 for a consideration of \$3,000; John F. Mantua, two lots in block 90, consideration, \$3,000; and one lot to Mrs. Matilda Akin in block 107 for \$1,250.

Gillis G. Hughes has sold to Mrs. Minnie W. Wasserman a quarter-block on East Sixteenth street, between Thompson and Brazer streets for \$2,600.

E. W. Gaughan has sold to Harriet M. Laringer a house and lot on East Thirty-fourth street, between Alder and Morrison streets, consideration, \$3,600.

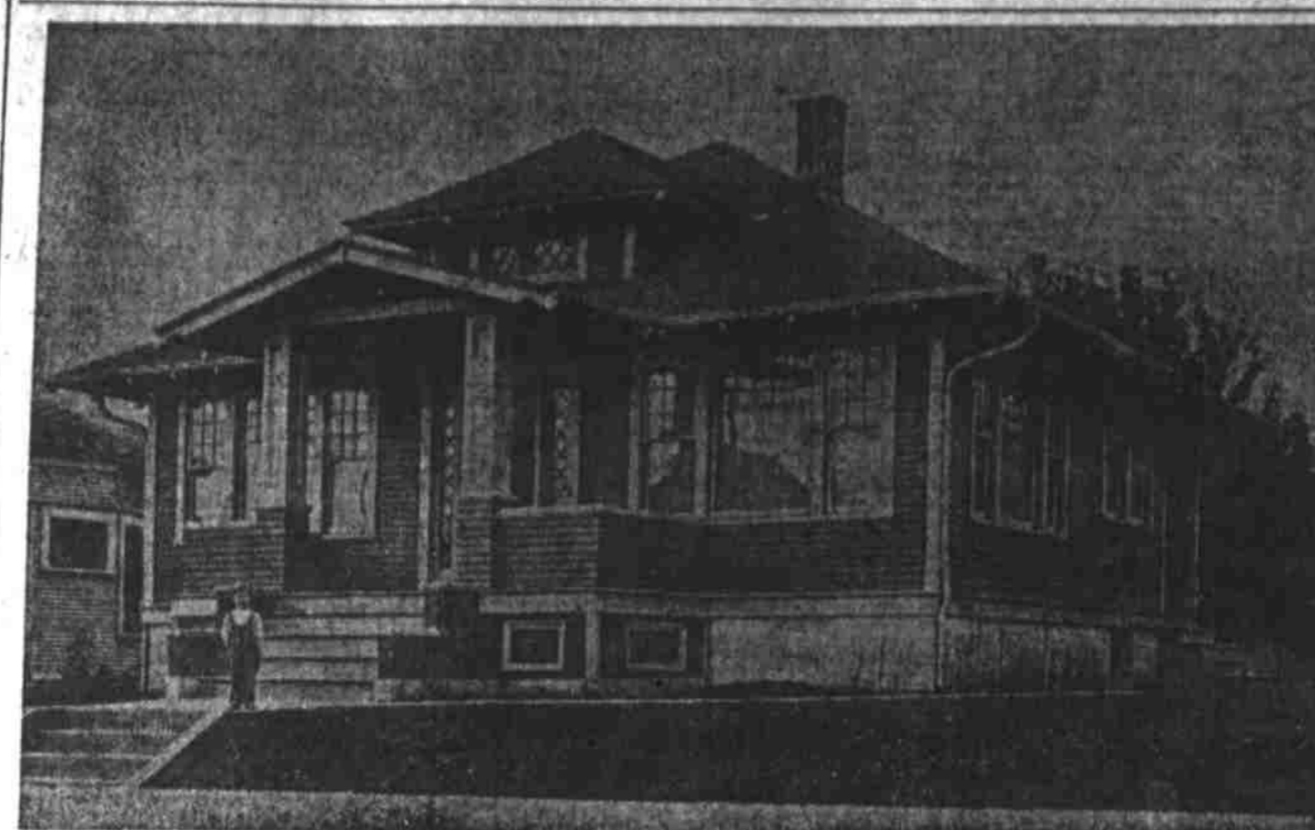
Twelve lots in the Simons Land company's addition, University Park, has been purchased by Frank W. Osborn and Harry F. Bell for \$3,500.

G. A. Cobb has purchased from William Ryan a house and lot at the northeast corner of Magnolia and East Eighth streets, Woodlawn, consideration, \$3,000.

Creed T. Evans has sold to Emerson Gould a house and three lots in Montavilla for \$3,000.

A. J. Cobb has purchased from J. B. Orlin a quarter block on the northeast corner of East Twelfth and Schuyler streets, Holladay Park, for a consideration of \$3,500.

William L. Wayne has purchased from Adam Yost a house and lot on Mallory avenue, near Fremont street, for \$3,500.



Residence of A. F. Gras, 504 Alberta Street.



Residence of Mrs. D. Schade, East Sixth and Hassalo Street.



New Dwellings Belonging to F. H. Wagoner, East Seventh and Wasco Streets.

## The Disappearing Slumber-Frame Latest Wrinkle in Apartment Houses.

The very newest thing in apartment house construction is the disappearing bed. This most necessary piece of furniture, which vanishes at the touch of a button or spring, is the product of the demand for furnished apartments close in and at rentals which do not eat large holes into the ordinary salary and income. The bed itself is mounted on rollers and by a press-the-button arrangement in the mantelpiece of a drawing room can be pulled from out a hole in the wall, when needed and pushed back into its niche when the drawing-room is not to be used for bedroom purposes.

These beds are especially constructed in two sections, the lower sections swinging on hinges or springs, which raise and reveal a space large enough to contain a bed. The floor of the room adjoining is therefore two or three feet above the level of the drawing-room and the room itself is usually a bath room or a toilet.

When the beds are specially constructed and form an item in the construction of the building. By their use three rooms are made of the ordinary four-room apartment and the housewife is in a hurry and hasn't time to make the bed, it can be pushed out of sight and the room is ready for use.

Disappearing beds are an innovation in hotel and apartment-house construction and are coming to be very popular in buildings which occupy a plan worth almost its area in sheet gold.

## New Record For Agricultural Acreage in This State Made.

A new record price was paid for Hood River orchard land last week, and the sale also probably establishes a new record price for agricultural land in Oregon. The sale was of a 10-acre tract set in 7-year-old Newtown Pippins and Spitzenberg trees all bearing heavily, which was purchased by Frank S. Deem, late of Illinois, for \$1,600 an acre. The tract was a part of the 80-acre orchard of the valley on the line of the Mount Hood railway, which is considered the finest apple orchard in the state. The price paid for this tract exceeds the highest price heretofore paid for similar land by \$200 an acre. It is estimated that the 80-acre tract will net the owner \$400 an acre, or 25 per cent of the purchase price.

## PERKINS HOTEL TO BE LARGER

C. C. Hinds, a wealthy resident of Texas, who has recently established his residence in Portland, has purchased an interest in the Perkins hotel company, and will hereafter be actively interested in the management of the company.

The hotel company has under consideration the plan to enlarge the hotel, either by the addition of more stories, or by building an annex. Just which of these plans of enlargement will be adopted has not been determined, but it is probable that the building will be made higher, as this seems to offer the best solution. Architects are now engaged in working out a plan for erecting a steel frame upon the existing walls.

## NORTH ALBINA HAS NEW STORE BUILDING

Contractor C. L. Wellington has just completed at the corner of Kingswood avenue and Kirby street a two-story store and flat building at a cost of \$15,000. The building has two store rooms on the ground floor and two living apartments upstairs, and is considered one of the most substantial structures of its kind in North Albina.

## ECKLUND HOUSE BOUGHT BY WOMAN

Hurmason & Jeffery report an active demand for the better class of East Side residence property. They have just completed the sale of John Ecklund's residence on Larabee street, between DuPont and Dixon streets. The property was purchased by Mrs. E. A. Young of Oak Point, Wash., who paid \$3,000 for the holding.

## THREE MEN BOUGHT JOHN KIERMAN HOME

The John Kierman home place, at Sixteenth and Morrison streets which was sold some weeks ago by E. J. Daly for \$40,000, has been purchased by Edgar B. Piper, J. N. Schinner and Dan J. Malarkey, the price being \$32,500. The Kierman place comprises a quarter block on the Morrison street from the Concordia club. Among numerous other sites, this place has been suggested as a suitable site for the new club house of the Arlington club.

## CITY AND COUNTY PROPERTIES SOLD

Devlin and Firebaugh report the sale of lot 7, block 15, Allyn Home addition, from Adam Yost to W. L. Ellis, improved with a 7 room house; consideration, \$10,000. The report also includes the sale of a 320 acre Polk county farm from C. S. Craton to Adam Yost, consideration \$6,000; also a 10 acre improved tract in Hood River valley from W. L. Ellis to C. S. Craton, consideration \$6,000.

## SPOKANE MAN BUYS IN TUALATIN VALLEY

A. B. Burns, a former resident of Spokane, has purchased a 10-acre farm in the Tualatin valley, from E. D. Mitchell, which is being improved for the stock farm, and is in a high state of cultivation. Burns also reported the sale of a residence on Seventh street, between Montgomery and Mill, this property was purchased by J. C. Germain for \$12,000. This firm also sold 15 lots in one body, located on the Mount Hood railway, for \$14,500. The property is improved with three new dwellings.

## Wall Street Had Its "Political Scare"

Wall Street had its "political scare" in fact, the result will be satisfactory to our business interests. The only difference is that while Wall Street thought that it could afford during the summer months to take matters easy, it feels now that the election is nearer at hand than it would care to admit. The uncertainty of the situation is only a second-hand affair.

## ALL NORTHWEST WILL COME TO PORTLAND'S NEW STOCKYARDS

By O. M. Plummer, Secretary Portland Union Stockyards, in Chamber of Commerce Bulletin.

The present stockyards date from 1856, when Mr. Rathburn and "Col." C. P. Hall operated a few pens, about three in number. Shortly afterward the yards covered an acre.

L. Burke took over the yards in about 1891, and operated them until 1897, at which time he covered two acres. Mr. Burke sold his interests the beginning of 1897 and for the past 12 years they have been under practically the same management and at this time cover about three acres.

The ground on which the yards are now located is 1200 feet long and 600 feet wide. North Bank road, which necessitated their removal, and later the same year to acres were secured adjoining the packing house location on the peninsula where new yards are now in the course of construction, at a cost of something over \$200,000.

The new yards will be built after the plans of the St. Joseph, Mo., yards, considered the most satisfactorily arranged ones in the country. It is thought these yards can be completed by March 1, 1909, in time to take care of the heavy spring rush.

An exchange building will be erected to take care of the stockyards' force and the present and future commission firms. In this building will also be located the stockyards bank, which will begin business on the opening of the yards.

A hotel will be erected to take care of the shippers, buyers and others who will make their headquarters there.

The floors throughout the yards will be concrete, shaped up to resemble brick, thus furnishing good foothold for stock; a complete sewerage and water system will be installed; Bull Run water will be available for the stock and a large capacity tank filled from the Columbia for fire protection and sanitary purposes will be erected.

The yards will be connected with the packing houses by viaducts, insuring quick and safe handling of stock. Tracks connecting the yards and packing houses with the main lines of all the railroads will be operated by the combined interests, with their own private equipment, thus furnishing immediate service to both arriving and departing stock and packing house products.

With the O. R. & N. and Southern Pacific drawing from Oregon, California, Idaho and Wyoming, and the North Bank road drawing from practically all of Washington, northern Idaho and Montana, it is assured that the new yards will be the distributing point for the entire northwest.

Buyers for the large packing houses in Portland, Seattle and Tacoma will retire from the country and get their supplies direct from the yards, which will cut out needless expense.

What the location of packing houses and stockyards will do for Portland is best shown by results obtained in various eastern cities under same conditions.

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In 1897 they were reorganized; three large packing houses located there, which have been very much enlarged since, and are making additions and extensions every year.

In the year 1897, first of reorganization, receipts were 7,756 cars of livestock; in 1907 it had increased to 44,127, nearly eightfold. Below we show increase by years.

Bank clearings have increased five times, from \$50,044,169, in 1896, to \$275,401,782 in 1907; post office receipts nearly doubled; and assessed valuations increased more than 100 per cent; population has also increased 100 per cent, and it is pretty generally conceded that the most of this growth dates from the starting of the livestock market.

The disbursements to the stock growers of the northwest for stock alone should exceed \$20,000,000 in the first year, nearly all of which will be handled by the bankers of Portland.

Few people in Portland realize the immense importance of this industry to the city, and to the whole northwest, regardless of state lines.

Large and small stockmen and farmers should cooperate with the packing houses and stockyards by keeping more of their breeding stuff, particularly in the matter of heavy breeds, of which packers are forced to buy away from home. With the great possibilities of this country for diversified farming, all this should be changed and the northwest be in a position to sell hog products instead of buying.

## MORMONS GET EAST SIDE CHURCH

The church property of the United Evangelical church, on the southeast corner of East Tenth and East Sherman streets was sold last week to a representative of the Mormon church, and will hereafter be used as a place of worship by the Mormon sect.

Price paid for the property, including the parsonage and church, was \$5,500, the title being taken in the name of Alexander Nibley, who acted as the representative of the local Mormon denomination.

The United Evangelical denomination has purchased a lot on East Sixteenth street, just off Hawthorne avenue, on which a \$10,000 church will be erected, as soon as the preliminary arrangements can be made.

The decision to begin immediate work on forming such an organization resulted from a conference between General Hamilton and Colonel E. M. Weaver, chief of division of militia affairs of the United States war department, from Washington.

The war department is anxious for Washington, Oregon and California to organize the Columbia river will be left to Oregon to man.

The need for this new branch of the service is found in the fact that the war department has provided less than one half the number of regulars for one manning detail of the coast artillery. It requires 400 men for this work and the regulars assigned to that duty number but 200. It is deemed of vast importance that a reserve force be organized by each coast state which can be immediately detailed to the batteries in the event of a conflict.

## PROTECTION FOR PACIFIC COAST

### Government Anxious for Reserve Artillery in Slope States.

(Special Dispatch to The Journal.) Olympia, Wash., Sept. 26.—Steps will be taken immediately by Adjutant-General Orin Hamilton toward organizing four new militia companies of 68 to 111 men each, to be known as the coast artillery reserve.

In addition thereto the next legislature will be asked to make provision for mustering in and equipping eight additional companies making a total next year of 12 companies in what is to be a new branch of the organized militia.

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## INSURANCE FEATURES ADDED BY BAY CITY LOT SELLERS

For liberal treatment of purchasers of lots on the installment plan, the owners of an addition on San Francisco bay have a long lead over all other owners of additions to Pacific coast cities. The offer they make is so tempting that the wonder is that anybody with enough money to make the initial payment could refuse to buy a lot. Here is the proposition that is made to prospective lot buyers:

"Any time after you have purchased a lot at the City of Bay Point and something should happen preventing you from keeping up your payments—

we will take care of your interests. Should you at any time be in distress, we will refund all the money you have paid in on the return of your contract, should you become sick you need not pay until you are able. Should you become disabled, we will give you a deed for your lot without further payment or refund all the moneys you paid us. Should you die, we will give a free and clear deed to your heirs or heirs, including all moneys you have paid to us, with interest added."

A proposition, as liberal as this made by the owners of an addition to any one of Portland's suburbs would very likely result in cleaning out the tract in record-breaking time.

## BALL KILLED SWALLOW.

Some Odd Experiences With Birds and Animals on the Field. From Tit Bits.

The other day an amusing incident occurred at Roswell when a hare dashed in among the players. J. T. Hearns, who was about to bowl, tried to hit the hare instead of the opposite wicket.

A. N. Hornby threw his hat at the animal, but it was too sharp for him and ran to cover-point. Hornby, Spooner and Frank Harry made desperate efforts to secure a hare pie, but in vain. The hare escaped from all the players.

Tom Hearns, the uncle of J. T. Hearns, was more successful than his nephew a good many years ago, when he bowled a very wide ball at a pigeon covered. One of the players, thinking which flew across the balling ground, during the Middlesex vs. Nottingham match, did not eat the result of his marksmanship. He had the pigeon stuffed, and exhibited in 1897.

## FORM A POOL TO BUY RAILS

### Bull Pool Said to Have Been Organized to Take Low Priced Stocks.

(Heart News by Longest Lead Wire.) New York, Sept. 26.—There were few important developments in the course of the short session of the stock market today, but the most conspicuous of these clearly confirmed the statement made in this column today that important developments are pending in the financing if not the actual control of the Rock Island and the St. Louis & San Francisco railroads.

There was no definite announcement regarding the financing of the Rock Island and the St. Louis & San Francisco. It was universally accepted in the street that the two companies will not in the future be in need of money to take care of their small pressing obligations. It is not so much the amount of the financing that has been arranged, for as it is the fact that possible receiver proceedings have been eliminated from the situation, cheers the Wall street district.

In spite of the small reaction that took place in the latter part of the session, caused by the desire to take profits, there was a general feeling of optimism in the field financial district. At no time did the volume of trading reach large proportions, but at no time during the session did there appear to be anything like serious pressure to sell stocks.

There was an interesting report to the effect that a bull pool has been organized by a group of prominent operators, headed by Daniel G. Reid, for the purpose of acquiring a line of low priced railroad and individual stocks. But the man who would quite naturally be employed in the operations of such a pool was conspicuous by his absence.

For the low priced issues, such as Rock Island, Erie and Southern railroad in the decline of the market, the situation was regarded as of large significance. A line of low priced stocks are understood to have gone into the undertaking have steadily held aloof from the market operations for a long time. The ground was not out of the future was too greatly obscured by politics and the uncertain business conditions to make operations safe.

## TO GET PUBLIC IN IS NOW THE DESIRE OF STOCK SELLERS

(Dated Press Leased Wire.) New York, Sept. 26.—The various phases through which this week's security dealings have passed are again more readily explained by conditions inside than conditions outside the market.

The violent fall which culminated on Tuesday was the natural and inevitable sequel to the unwholesome speculative operations which began in the latter part of August and the first fortnight of September. It was very evident that prices had been forced up, and that the outside trade situation warranted.

The great body of investors were keenly alive to the truth. But the idea of "bull" manipulators appeared to be that the spectacle of rapidly rising prices, combined with the fact that the outside speculative public to resist, and that buyers of this class would finally run in and make a market on which the insiders could unload.

These calculations, it is now plain, went very far astray. The leaders of the "bull" party were not prepared to work upon the reiterations of the price advance, but they were not prepared to succeed in attracting a certain following among professionals of the market. The "bull" party was not prepared to work upon the reiterations of the price advance, but they were not prepared to succeed in attracting a certain following among professionals of the market.

Confidence is strong. Confidence is felt as strongly as ever the stock exchange was confronted by our business interests. The only difference is that while Wall street thought that it could afford during the summer months to take matters easy, it feels now that the election is nearer at hand than it would care to admit. The uncertainty of the situation is only a second-hand affair.

The check to the violent upswing of the stock exchange was conferred by the view of all conservative people that the market will be getting dangerously far ahead of actual improvements in outside trade. There is no doubt about the drift in general business being upward. The stock exchange was fairly made a fortnight ago that security prices were rushing forward at a pace wholly out of keeping with the very slow gains in industrial lines. Comparison of the broad nature, such as railway earnings and bank clearings, are steadily getting better.