A FLOOD OF INQUIRIES SHOW A RISING MARKET

The Heaviest Buyers Appear to Claim Apartment House Sites

Transfers of realty filed for record last week amounted to $520,000, the largest weekly total of the year. Practically this entire sum represented transactions of comparatively recent date, the amount representing old deals, just being closed up, being much smaller than usual.

Realty brokers almost without exception report a better demand for property and more buying than at any time in the past 18 months. One agent made the statement that he had more inquiry for income-producing property during the past six days, than for the previous six weeks, and had closed a number of good sales. For months past, fully 80 per cent of the movement in real estate has been in east side residence property, but the record will show that last week more than half the total represents transactions in west side apartment house and residence property.

Every indication points to an active market during the fall and winter months. Building operations are on a larger scale than at any former time in the history of the city, money is more readily obtainable, both for building purposes and part payment on realty purchases, and labor is more generally employed than at any time since October of last year.

Quarter-block Sold.

The quarter-block at the northwest corner of Taylor and Eleventh street, occupied by the old Portland Academy building and two dwellings, has been sold by the Ladd Estate company to Edwin Caswell for $30,000. The property was purchased as an investment.

Another $30,000 transaction in city property reported last week is the quarter block at the southwest corner of Eleventh and Yamhill streets, which was purchased by William Reidt from Roswell B. Lawson. Mr. Reidt recently sold to a California capitalist a valuable piece of Union avenue property.

A 25-foot lot on the west side of Front street, between Ash and Pine, was recently purchased by C. C. Vaughn from W. M. Martzall for $14,000, and immediately resold by Mr. Vaughn to D. C. Henny at an advance of $14,000.

A $27,000 Deal.

Mr. Martzall has also sold a lot on Eleventh street, between Flanders and Everett. This property was purchased by B. L. Parrish for $27,000.

Three irregular shaped lots at the northwest corner of Twenty-sixth and Thurman streets were recently purchased by Edwin Shainwald. The property belonged to Morris Kuhner, who sold it for $12,000.

A house and lot at the northwest corner of East Washington and East Twentieth streets, together with a fractional parcel in the same block, has been purchased by H. T. Hudson from H. G. Sahlstrom for $7,000. New and valuable improvements are on the property.

Albert L. McLeod has recently purchased from Charles G. Keers an improved 50-foot lot on Weidler street, between East Twenty-second and East Twenty-fourth street, paying for the property $6,000.

E. C. M. Young has sold to James Gleason a house and lot at the southwest corner of East Fourteenth and Weidler streets, consideration, $6,000.

Louis Goldsmith has sold I. Vanduyn 100 feet fronting on Overton street, between Twenty-sixth and Twenty-seventh streets for $6,000.

House on East Salmon Sold.

L. O. Ralston closed a deal last week with A. H. Birrell for the purchase of a house and lot on the northwest corner of East Salmon and East Fifteenth streets, for which $5,500 was paid.

Another $5,500 sale, closed in the last few days, was the irrigular plat at the corner of Jackson and Lownsdale streets, purchased by William Newbauer from Mary W. Gaston.

Fred P. Baumgartner has sold to Eminger Stewart a house and lot on East Morrison and Belmont streets for $5,000.

Almeda Ferris has purchased the residence property of O. W. Handsaker, located on Thurman street, Portland Heights, consideration, $5,000.

Ralph R. Ruffner has sold his new residence on East Tenth street, between Hancock and Schuyler, to Charles Blakely for $4,500.

Cornell Road Lot Bought.

The Security Savings and Trust company has purchased from H. E. Noble a house and lot at the intersection of Everett street and Cornell road for $7,000.

Ellis G. Hughes has purchased from John P. Sharkey an improved piece of property at the corner of Mississippi avenue and Knott streets, lower Albina, consideration, $4,000.

Charles M. Meredith has purchased a 50-foot lot on Twenty-first street, between Glisan and Hoyt. The property formerly belonged to Catherine O'Flanagan, who sold it for $4,200.

Block 6 and two lots in block 63, Feurer's addition, have been purchased by Julius M. Heilbron from E. O. Spitzner for $4,100.

Mrs. Helen A. Young has purchased from George H. Ribbecke a fractional lot, near Market and Chapman streets, Portland Heights; consideration, $4,000.

Block 20 in Portsmouth addition has been sold to H. W. Joster by Emily Curtis for $2,000.

J. W. McKenzie has sold to the Oak Park Land company, a house and lot on Hancock street, between East Sixteenth and East Seventeenth streets, for $4,400.

South Portland Quarter Sold.

An improved quarter-block at the intersection of Water and Porter streets, south Portland, has been purchased by J. J. Seaton from Julia L. Hammond for $3,350.

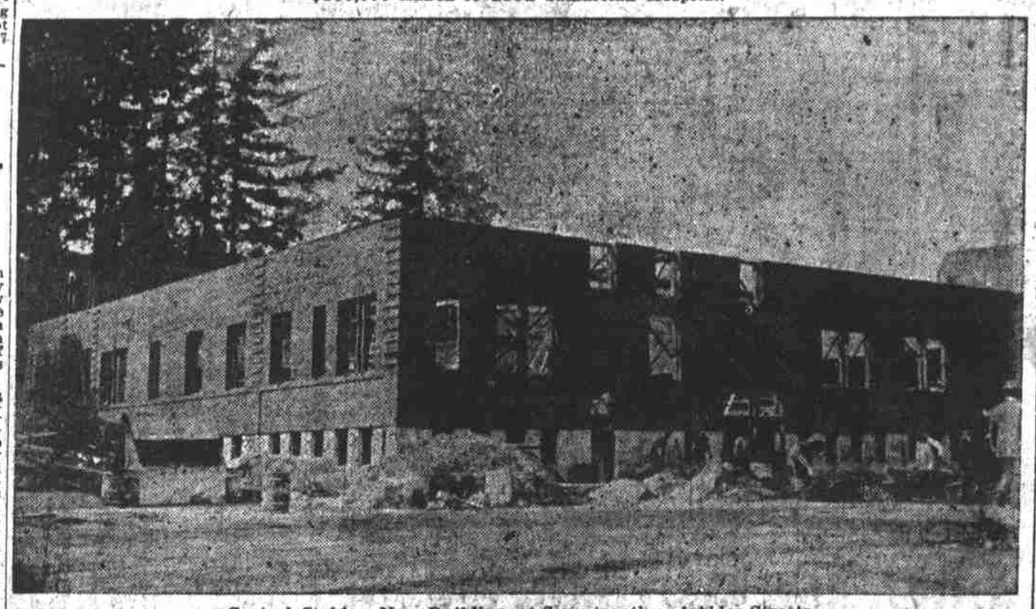
Five acres in section 19, township 1 north, range 2 east, has been sold to Otto E. Panzer by C. H. Meussdorffer for $4,500.

Mrs. Frances A. Jackson has purchased from the Merchant's Savings & Trust company a house and lot on Thurman street, Willamette Heights, paying for it $5,000.

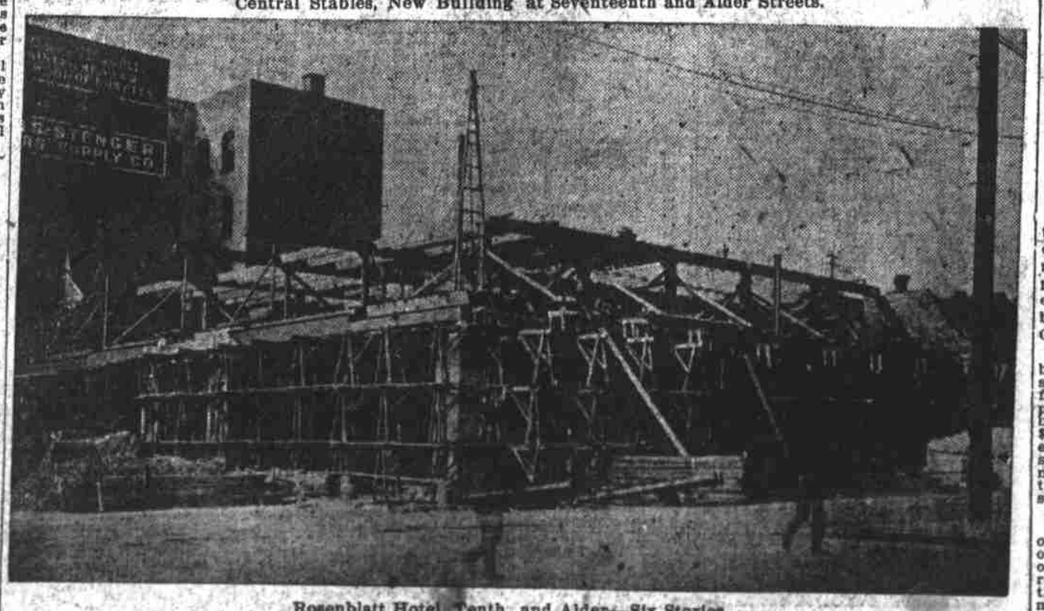
The Holcomb Realty company has closed a deal with James E. Redmond for 40 acres in section 31, township 1 north, range 3 east, for a consideration of $10,000.

A 17-room dwelling on the north side of Flanders street, between Twentieth and Twenty-first streets, has been purchased by George Nettle, a Leaburg (Wash.) logger, for $13,000. The lot has a front of 68 feet, narrowing to 27 feet on the rear.

$100,000 Annex to Good Samaritan Hospital.



Central Stables, New Building at Seventeenth and Alder Streets.



Rosenblatt Hotel, Tenth and Alder—Six Stories.

CHINESE AS NEIGHBORS UNWELCOME ON COAST

A threatened oriental invasion of the exclusive residence districts in a number of Pacific coast cities has stirred up a commotion of no small dimensions among the elect of Spokane, Los Angeles and Honolulu.

Portland's wealthy Asiatic dwellers have not so far manifested a disposition to establish homes among the palatial mansions on King's Heights or the beautiful hills around Vista avenue, nor yet in the scarcely less pretentious districts of Nob Hill and Irvington. In fact the majority of those orientals in Portland who have amassed fortunes seem content, as are their less fortunate countrymen, to live with their families in the dingy old brick buildings in Chinatown.

Spokane has a wealthy resident in the person of T. A. Yok, a former subject of Tsi Ann, who has purchased a lot in an exclusive residence district peopled by some of the wealthiest residents of the Falls City, and announces that he intends building a home on the site which will rival for magnificence and sumptuousness of those of his prospective neighbors.

Down near Los Angeles is another slant-eyed individual of many dollars who has recently shocked the aristocratic residents of Pasadena by filing with the building inspector the plans for a $50,000 residence. The published report says that this rich Chinaman has a large and flourishing family which he proposes to install in his new home situated in the midst of a score of the finest private residences in southern California, nearly all of which are owned by retired eastern men of great wealth who spend their winters in California.

The residents of the Makiki district, the fashionable residential section of Honolulu, are up in arms against encroachment of their section by the prosperous Japanese of the islands, who have recently acquired much property on several of the city's most beautiful residential streets and who are beginning to build cheap Japanese tenements and boarding-houses on their property. To make the matter worse the Japanese usually adopt a cheap and ugly style of architecture that is an affront to the most ordinary homes of white men. Meetings have been called by the indignant residents to protest against issuing building permits for the erection of these buildings, although the building inspector declares that he is powerless in the matter and that the Japs will be allowed to go on with their building enterprises.

It is not probable that Portland will suffer much if any annoyance because of encroachment of this character by the oriental residents, for the reason that nearly all over the city purchasers of lots are forbidden in the original transfers of title to sell to orientals.

ORGANIZED EFFORT WILL KEEP PORTLAND IN LEAD

By Fred Muller, Secretary of the Board of Trade.

At this time when the business interests of Portland are considering seriously the question of "How can Portland's commercial supremacy be best preserved and what needs to be done to put to the most effective use the vast and varied opportunities which this city and state offer?" one is inclined to look for the proper connecting link between desire and practical execution.

Publicity such as carried on by the commercial bodies in the past has unquestionably left its earmarks when we reflect upon what has been accomplished, yet conceding this much, the strenuous competition of the present day demands more. Our expansion does not so much depend upon the assistance we receive from the outside but upon the ready cooperation and the energy we are willing to put into the fight ourselves.

If everyone is satisfied to have the other man take the chestnuts out of the fire, a whole lot of energy will be consumed without tangible results. Organized united effort is the first prerequisite. The near close of this business year offers an opportune time for a definite step in this direction.

While the different business interests have different methods to advance their own commercial development, in the end every effort crystallizes in the same desire to produce results and profit to one's self. The manager of a large business gathers his forces about him and after mapping out a policy every employe gets right down to business because he knows he has to make good. Does not a city occupy a similar position, and is not every business man expected to make good?

The accomplishment of results can be greatly stimulated by co-operation. If competitors in one or the other branch of trade were given the opportunity to meet say once or twice a month to talk their affairs over and adjust existing drawbacks in a compromising spirit, would not ultimately every individual business enterprise profit thereby? Could not the man who always tries to kick over the traces be shown the folly of his way? We are all willing to admit in theory the tangibility of the above. Is it feasible in practice?

Most assuredly it is, but it means hard work and intelligent, persevering effort through one influential, loyally supported, organization.

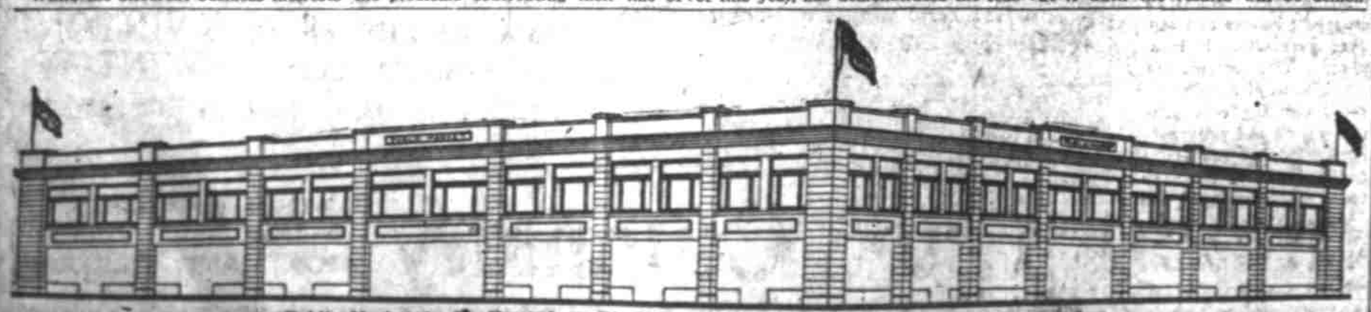
Divide the different business interests into departments in charge of representative committees; to these committees should be left the solution of the problems confronting their line of business. Such departments, however, should be part and parcel of one integral body and in all matters affecting public policy or involving general business principles, or in matters dealing with the community effort, towards trade expansion, they should work together through a board of directors, representing in its make-up the different business interests of Portland.

The Board of Trade of Portland, since its reorganization the beginning of this year, has demonstrated the feasibility of effective department work, and its commercial functions have drawn to its members, from all over the Pacific northwest and as far down as San Francisco, just because these people realize the ultimate successful working of this plan.

This same effort which has been made by the board of trade with a few branches of our business, can be extended all along the line. All that is necessary is the desire to do it and keep at it until the results will be demonstrated by the increased commercial prosperity of Portland.

The fundamental basis of the Board of Trade's work is, without desire to pry into the personal affairs of the business community, to regulate commercial conditions to the best advantage of all; to adjust abuses and to assist in the trade expansion of the city. Every business man should be given an opportunity to assist in this work and nobody should be discouraged, even though his citizenship does not extend over a period of 20 years or more.

The man who comes from other sections of the United States with a determination to do his best for his adopted home and is backed by past experience, can be counted on as just as loyal as the man who went across the plain before the railroads opened up this great and beautiful state to man's ingenuity, brain and brawn.



Public Market to Be Erected on Block Bounded by Fifth, Sixth, Glisan and Hoyt Streets.

FOURTEENTH STREET ROOMING HOUSE SOLD

E. J. Daly reports the sale of a lot 25x100 feet on the west side of Fourteenth street, between Washington and Alder streets, for $18,500. There is a 12-room frame building on this lot which is used as a rooming-house.

Its vegetable perfume is only one of the virtues of Satin skin powder. 25c.

CONCRETE BRIDGES PART OF BOULEVARD SYSTEM

Concrete bridges to cost over $4,000,000 is a part of the grand boulevard system which the voters of Los Angeles county have recently authorized established at a cost estimated to reach $8,000,000.

Putting into effect this mandate of the electorate, the county court of Los Angeles county has laid out a system of macadam boulevards over which every section of the county may be reached. The streams and arroyos are to be bridged with concrete arches that are intended to outlive if possible the roadways.

In order to get concrete bridges a small minority of the residents of Los Angeles had to wage a long and bitter fight. At first it was proposed to build all the bridges necessary of wood and steel at a cost of considerably less than $2,000,000. When a few of the most daring taxpayers announced that it would pay to put in concrete at more than twice the original contemplated cost, the proposition was met with a storm of objections. But so well were the partisans of concrete fortified with facts and arguments that before the election authorizing the bond issue was held all but a few of the noisiest objectors had ceased to fight the plan.

Four bridges are now provided for. Of these the Buena Vista street bridge is the most important. For the four bridges $650,000 has been set aside. From the standpoint of construction the Buena Vista street bridge is to be imposing. Between abutments it will have a length of 925 feet and will be supported by seven solid concrete arches. Of these two over the river are 199 feet long and one at the west end is 95 feet. The remaining four are 104 feet each. Together with the approaches, the total length of the viaduct is 1,366 feet.

While this is the longest of the proposed bridges, there are several others for which plans are being drawn of almost equal length.

It is the boast of the engineering department of Los Angeles county that when the present comprehensive road and bridge building program is carried out no other county in the United States will be as well equipped with durable highways.

NEW YORK LAND-OWNERS FEAR HIGH TAXATION

How to protect New York city property-owners from financial ruin on account of excessive taxation is a subject that is puzzling the wits of the owners, big and little, of real estate on Manhattan island. From year to year the assessment valuation and the tax rate have been increased to meet the ever-growing demands of the city government, until during the present year the land-holders of that city have paid into the city treasurer by way of taxation over $100,000,000.

Hundred Million Only Half.

This enormous sum is scarcely half of the money that real estate owners in New York are forced to put up every year at the behest of the municipal authorities, since a similar sum is required to pay for street improvements, sewer extension, street widening, acquiring additional terminals for bridge approaches and the scores of other ways that a city council can devise for spending the tax-payers' money.

For the purpose of exercising a wholesome influence over municipal expenditures and at the same time check the growing tendency to over-taxation, a congress of property-owners and real estate brokers is to be organized in New York.

It is proposed to invite representatives from all the large cities in the United States to join the organization, thereby making the movement to divorce real estate from politics and politicians nation wide.

The prime movers in the organization take the position that too often powerful political combinations have usurped the rights of property-owners and put through or held up public improvements that were not in the interest of the people, and that they have exerted too great an influence over public expenditures and assessment of taxes. The New York real estate men propose to organize to correct these abuses and for the purpose of having the property-owners themselves direct what improvements are needed and how much shall be paid for them.

Other cities have already taken up New York's lead. The Taxpayers' league, of Lincoln, Neb., is considering the idea of taking up a similar work as is being done in New York.

Never Asked for Statement.

In New York the need of the proposed congress is described from the standpoint of the large real estate operator by Robert E. Simon, who is vice-president of the Henry Morgenthau company. He says:

"It is with much interest that I have followed the campaign to awaken property-owners of this city to the necessity of organizing for the purpose of regulating the tax rate and scrutinizing and correcting the budget.

Never was the saying 'in union there is strength,' more applicable. The city of New York is but a large corporation of which the citizens are the stockholders and the board of estimate and apportionment the board of directors. The income of this corporation from taxation last year was about $130,000,000, of which over $1000,000,000 was contributed by real estate owners. Yet they have never bestirred themselves for an intelligent statement, nor have they interested themselves in the expenditures.

"Real estate owners and the city at large are the sufferers. The cure, in my opinion, is an organization in which every property owner and business man and resident should be a member. At the head of this organization should be competent men who receive ample salaries to give their undivided attention to the interests of the taxpayers and who should be directly responsible for the results.

Big Fund for Association.

"It is estimated that there are alone upward of 105,000 tenement houses in Greater New York. If each owner were to contribute but $1 a year such an organization would have an income of over $105,000. It is needless to prove that the cost per taxpayer would be unfelt. Yet it is hard to estimate the many millions which could be saved, or directed to proper expenditures, through an organization with competent leaders which such a sum would make possible.

"Every sewer built, every pavement put down, every franchise granted, directly affects the tax rate, and, thereby, the property owner and the tenant.

"Why need the citizens sit by and see Jerome avenue torn up continuously, as it has been during the past ten or twelve years, or see enormous sums expended annually for widening streets or acquiring additional terminal facilities for bridges?

"The taxpayers, if properly organized and represented, would see, inasmuch as they must pay all bills eventually, that each improvement is as complete, allowing for the growth of the city, as is possible to make it. The result would be either a decided reduction in the tax rate or far better and many more improvements for the same amount of money.

"Why not have a great organization in which all will be represented? The congress started by the Allied Real Estate Interests is a step in the right direction and should be encouraged."

GREAT MARKET IS THEIR PLAN

Block on North Sixth to Be Occupied by Big Cold Storage Building.

Recognizing Portland's need of an up-to-date, commodious market place, a company of local capitalists and business men have been formed for the purpose of meeting this requirement by the erection of such a building on the block bounded by Fifth, Sixth, Hoyt and Glisan streets.

A 20-year lease has been taken on this block, with a purchase option clause inserted, and arrangements have been perfected for beginning the erection of the proposed building not later than November 1. The building will cost about $100,000, and $50,000 additional will be expended in the installation of a cold-storage plant in the basement of the main structure. The building is to be two stories high and of fireproof construction.

Site an Accessible One.

The site selected has the advantage of being more accessible in the matter of streetcar facilities than almost any other site that could be selected, since residents living in nearly all sections of the city will be able to reach the new market without change.

That portion of the building devoted to market purposes will be fashioned after the best markets in the large eastern cities, especial attention being paid to the sanitary and lighting features.

A large portion of the building, comprising about 800,000 cubic feet of space, will be devoted to cold storage. This space will be divided into compartments of varying dimensions to meet different needs, and these compartments will be so fitted as to provide all degrees of refrigeration from zero up.

It is the purpose of the owners of the market building to make arrangements whereby the various railroad companies entering the city will deliver refrigerator cars directly into the building, so that goods may be handled without the loss due to change in temperature, which is usual in handling cold storage products.

Unexcelled Cold Storage.

The cold storage facilities will be greater than those provided in any other building of this character in the Pacific northwest, and will be ample for taking care of perishable products to the value of many thousands of dollars.

All the funds necessary for putting up the market building have been subscribed by the stockholders of the company, thus insuring that the work of construction will begin at the announced time.

The Italian government is experimenting with small fish found in Barbadoes waters, which are said to feed on the larvae of small insects which spread malaria, in an effort to prevent the disease.

BIG APARTMENT HOUSE IS SOLD

Four Deals of William Reidt Aggregate Fifty Thousand Dollars.

Within the past few days William Reidt, the well known local capitalist, has concluded the purchase of four parcels of Portland realty aggregating in value about $50,000. The most important transaction of Mr. Reidt was the purchase of a quarter block at the southwest corner of Seventeenth and Yamhill streets for $30,000. This property formerly belonged to the Lamson estate, and is occupied by a 60-room apartment house and a residence.

Mr. Reidt also purchased a quarter block at Sixth and Wasco streets from the Oregon Real Estate company, on which he will immediately erect an apartment house containing 12 apartments.

At Union and Killingsworth avenues he purchased a quarter block and will at once improve it by the erection of a two-story concrete building, the lower floor to be used for mercantile purposes and the upper story arranged for a rooming house.

The last of Mr. Reidt's purchases is a lot, occupied by two houses, at the corner of Union avenue and Surnam street.

SALES OF ONE FIRM FOR PAST WEEK

Mall & Von Borstel reports the following sales for the past week:

House and lot, No. 1135 Thurman, for the Merchants National bank to C. H. Jackson; consideration, $5,000.

House and lot, No. 731 Savier, for C. H. Jackson to Mrs. Hannah Cairns; consideration, $4,500.

A lot on Broadway, between East Twenty-ninth and East Thirtieth, for the Mercantile Trust & Investment company to Mrs. A. Normandine.

A lot adjoining the above for the same company to Miss Bessie L. Eichelberger.

A lot for the Hawthorne estate on East Davis, near East Thirty-first street, to Mrs. Rose Allison.

A lot for Frank Bode in Hawthorne First addition to Chester A. Great.

ON SALE MONDAY

Women's and Misses' $20.00 and $25.00 Tailored Suits at $12.75.

A great sale Monday of New Fall Suits in plain colors and stripes—several very latest styles—regular $20.00 and $25.00 values, at $12.75 each. Don't overlook this greatest suit sale of the season. Alterations free. McAllen & McDonnel, Third and Morrison.