

# WISDOM IN VALUATION OF INSIDE BUSINESS PROPERTY

## LARGEST SALE OF WEEK MADE ON WASHINGTON

One of the most effective and tangible evidences of the confidence of business men and capitalists in the early return of good times was the purchase last Friday by T. Scott Brooke of the quarter-block at the southwest corner of Twelfth and Washington streets for \$135,000. This corner is practically unimproved and the price paid for it represents the value of the naked lot.

Mr. Brooke is already heavily interested in Washington street property and is in a position to properly gauge values in that district, and while the figure paid by him for this corner is considerably above the price asked for upper Washington street corners, it is not too high, considering the general advance in values all over the city and the extensive improvements that have been made in the business district above Seventeenth street in two years' time.

**Contract for Big Hotel.**  
Another transaction of the past week which is of far-reaching importance in Portland, was the letting of the contract by Theodore E. Wilcox for the erection of the nine-story annex to the Imperial hotel. When completed, this will be one of the finest buildings on the Pacific coast and will cost not far from \$300,000.

The so-called annex to the hotel is in reality to become the Imperial. The main entrance will be on Seventh street, while the present Imperial will become the annex. This arrangement will be of immeasurable benefit to Stark street and Seventh street property and will add to the value of realty on those streets for several blocks from the site of the Wilcox structure.

At another realty sale of more than ordinary interest was that of the quarter-block at the northeast corner of Ninth and Davis streets. This property is known as the cement foundation corner, and was sold by J. A. Sheffield, representing the receiver of the Oregon Trust & Savings bank, for \$27,500. While the name of the purchaser was not made public, it is believed to have been taken over by Crane & Co., either for the use of the company, or for a Minneapolis capitalist.

**Suburban Property Moving.**  
In outside and suburban realty the movement during the past week has been quite as heavy as for any like period since the beginning of the reaction from the dullness of last summer. Lots in Irvington and Holladay additions are especially active, several sales of choice residence sites in the district having changed hands during the week. In the Piedmont and Walnut Park district the demand keeps up, while in the west side, while not so active, yet many choice residence lots changed hands, especially in the dis-

trict west of Twenty-fourth street and in the Willamette Heights addition. In the outlying residence districts activity in all phases could be desired. The activity among the wage-earners and office men seem all possessed of a determination to own their homes, instead of depositing in savings banks to be loaned to others, which fully explains the largest home building movement that Portland has ever known.

**Some Other Sales.**  
Considerably more than half the new building going on in Portland at this time is what might be called workingmen's homes that is, cottages worth less than \$1,500. Nowhere in the United States are wage-earners any better off than in this city, and the very best evidence of it is the unusually large number of workingmen's homes going up.

The Dampier Investment company closed a deal last week for the property at the southwest corner of East Thompson and East Seventy-sixth streets, Montavilla. The property formerly belonged to W. F. Schuller and was sold for \$16,000. County Clerk P. B. Fields has sold an improved holding at the southeast corner of East Nineteenth and Welder streets to Mrs. Minnie Winters for \$8,000.

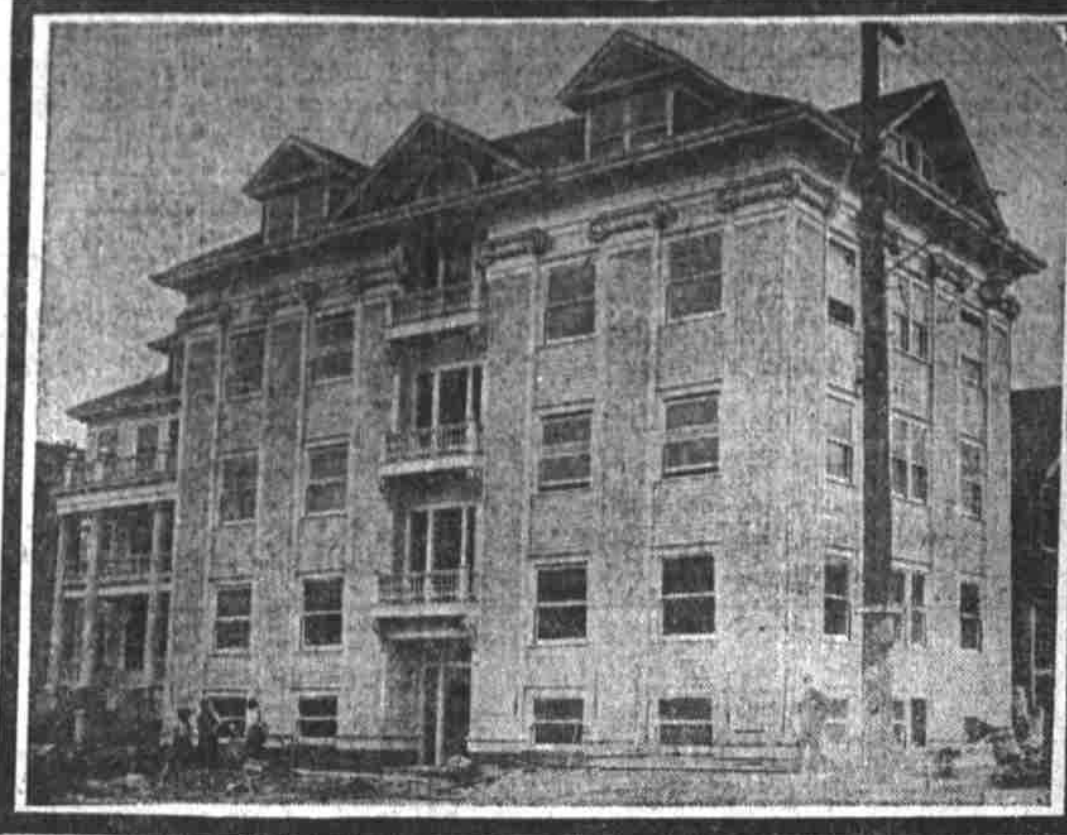
William L. Wood has purchased from Verex Brothers 10 lots in Council Crest Park. Total consideration, \$6,000. Joseph Parkes has sold to Fox & Co., a half dozen lots in Electric Heights addition for \$6,250.

W. P. Sline and associates have purchased from Percy H. Smith, four lots in Willamette Heights addition for \$5,000. William C. Van Glahn has purchased from P. Rosenstein an improved quarter-block in City View Park for \$4,000. Samuel B. Sigel has purchased from Harry L. Hamblet tracts 10 and 11, in Fairport; consideration, \$4,000.

Robert T. Osborne has purchased from E. M. McCowen a house and lot at the southeast corner of East Main and East Thirty-first streets for \$4,200. Louis Goldsmith has sold to A. A. Levy a 60-foot lot in the southeast corner of Twenty-fifth and Overton streets for \$4,500.

Mrs. Mary A. Creighton has purchased from the Ladd estate two lots on Ladd street near Hawthorne avenue, for \$3,500. E. B. Wood has purchased from B. H. Grant a house and lot on East Thirtieth street between Tillamook and Thompson streets; consideration, \$3,500. Fred Mark has purchased a house and lot at the northwest corner of Thompson and Forty-third streets, Rossmore, for \$3,200.

N. W. Quatermas has sold to H. M. Abbett a house and lot on the northwest corner of Maryland and Killingsworth avenues; consideration, \$2,750. W. C. Alvord has sold to Thomas Mutt a quarter-block at the northwest corner of Thompson and East Twelfth streets for \$3,000.



Morgan Apartments, Twenty-first and Kearney Streets.

## CRANBERRIES PAY \$825 PER ACRE

Coos County Man Thinks His Crop One of the Most Lucrative in Section.

North Bend, Or., Oct. 10.—R. R. Pinkerton of North Bend was in North Bend this week completing preparations to market his crop of cranberries which will be one of the most lucrative crops ever produced in Coos county. He stated that his cranberry ranch would yield about 300 bushels per acre and as the prevailing price is about \$2.75 per bushel, he will derive about \$825 per acre.

The cranberries are among the finest ever seen in this section and are said to be superior to the famous Cape Cod cranberries, being larger and of even a better flavor. Mr. Pinkerton came to Coos bay from the coast, where he had considerable experience in cranberry growing. He says that the marsh land in this section is better than in the rest as the crop here is free from the dangers and pests that cause grief for the growers in Massachusetts. Here, he believes, the cranberry crop is practically certain.

Mr. Pinkerton says that the yield from the cranberries will be better after the fields have been cultivated a few more seasons and thinks that 400 bushels per acre is a conservative estimate on the possible yield. Cranberries have sold as high as \$4 per bushel here, it is said, so that cranberry growing offers such great inducements that there is bound to be a rapid development of the industry in this section.

## PURCHASE HOME SITE IN IRVINGTON

F. M. Gray, who purchased a quarter-block at Sixteenth and Wasco streets in the Holladay addition during the week, is to build a home which will cost him between \$10,000 and \$12,500. The house is to be two stories, frame, and will have all modern conveniences. Work on the dwelling will begin as soon as possible during the winter or early in the spring. Mr. Gray bought the property from Larabee brothers, paying \$6,000 for the quarter-block.

## ANTI-PICKETING DECISION MODIFIED

Chicago, Oct. 10.—The sweeping injunction against picketing recently handed down by Federal Judge Sanborn in the Allis-Chalmers moulder case was sustained by the United States circuit court of appeals today. The decision sustains the former ruling, with a slight amendment. The new ruling makes the injunction read that strikers "shall not picket, persuade or coax workmen from entering the employ of the company in an intimidating or threatening manner."

## LYNN SHOE STRIKE TO GO TO A FINISH

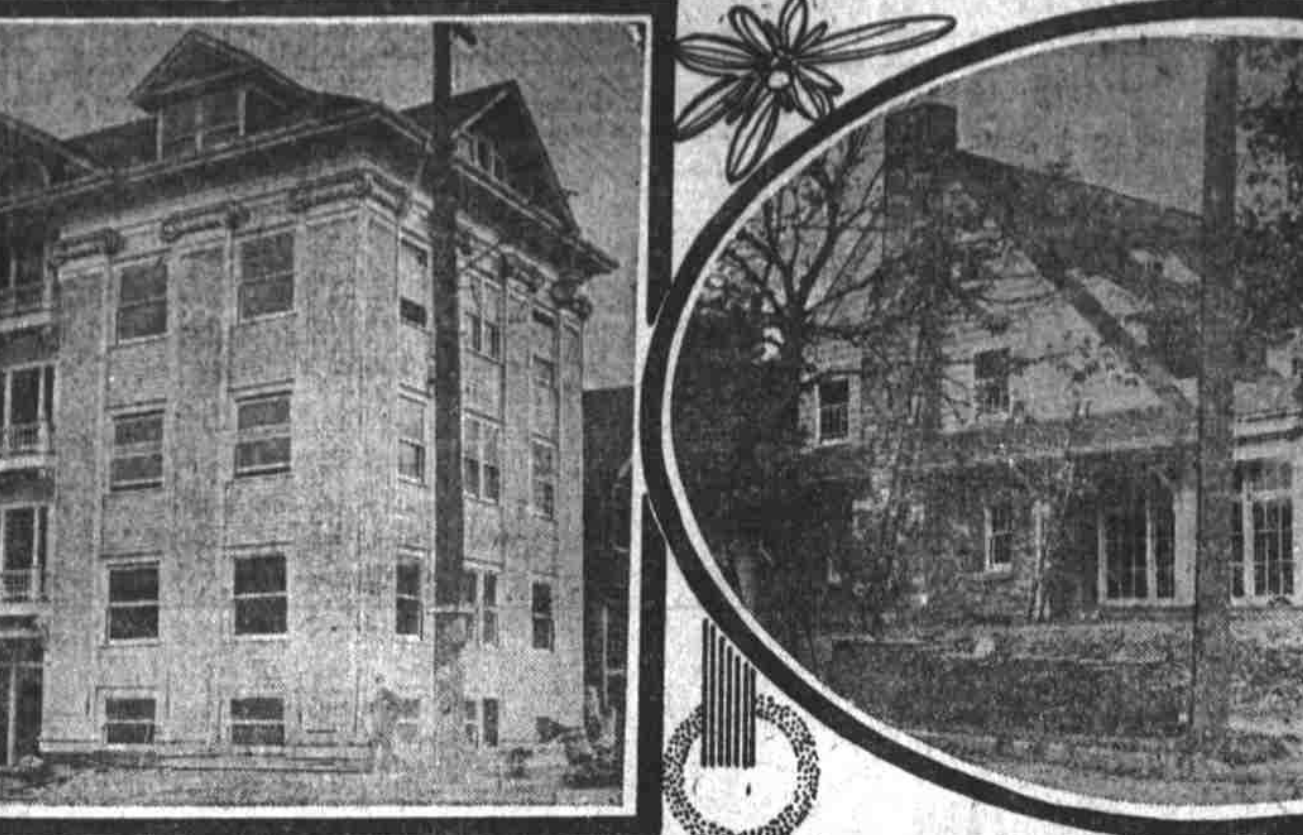
(United Press Leased Wire.)  
Lynn, Mass., Oct. 10.—The shoe industry of this city will be tied up for an indefinite time as a result of the determination of the manufacturers to fight out their differences with their men. Joseph Gaunt, head of the factory concerned in a strike affecting 20,000 shoeworkers, issued a statement today after a conference with other employers, refusing to submit the matter to arbitration.

## Increase Coming Soon.

In a letter, James E. Desebaugh, the editor of the American Lumberman, says: "It is a self-evident fact that prices are from 20 to 25 per cent less on all building materials in the west and south, at least, than they will be in a month or two from now, when the election is over and our troubles are pretty much behind us."

One of two New York contractors goes as far as to say that the general increase in prices of building materials exceeds 25 per cent. George V. Votchkina, secretary of the Illinois lumber dealers' association, said recently: "Candidly, I look upon the present depressed condition of the lumber business as but the prelude to an era of prices higher than has ever been known to prevail."

Domestic Portland cement, according to contractors, can be bought in Chicago 25 per cent cheaper than in 1907, and in New York about 30 per cent. Barrett & Co., New York, say: "Hardware for plumbing purposes is



Residence of J. F. Simpson, Twenty-first and Northrup.

## WISE MEN BUILDING WHILE PRICE IS DOWN

A Four-Thousand Dollar House Built Last Year Would Cost but Three Thousand Now, and Cheaper Residences Are Proportionately Lower.

"Conditions were never so favorable to home building as now," is the conclusion reached by Walter A. Ayer in an article in the current number of Country Life, which was prepared after exhaustive and painstaking investigation. Mr. Ayer pursued his investigations in all parts of the country, and hence his conclusion is not based upon mere guesswork or hearsay, but is substantiated by first-class evidence and ample facts and figures that will drive away all doubt from the minds of prospective home builders.

Mr. Ayer says that the saving over last year is not less than 10 per cent, and in some localities, under especially favorable conditions, it is as high as 30 and even 40 per cent. "For the majority of the readers of this article it would not be unreasonable to look for a saving of 20 or 25 per cent. In other words, the man who built a \$4,000 house in the summer of 1907 might reasonably expect to duplicate the same building now for \$3,000."

**Material Lower in Price.**  
"The facts which justify this statement have been obtained, both directly and indirectly, from all parts of the country—from architects, real estate men, builders, contractors and dealers in and manufacturers of building materials. The American Lumberman, an important Chicago trade journal, which has been conducting a 'build now' campaign and which has investigated the subject from all possible standpoints, says: 'In many instances the price of building materials is 25 per cent below the schedule of prices in effect in 1907. In many instances they are below the 1905 and 1906 prices. In some districts prices have not receded materially. In others nominally the same prices are being asked particularly for small lots of stock. However, where the dealer is asked to figure on a large bill, ordinarily he is willing to make a lump price materially lower than that for which the same goods could have been furnished last year.'

**Increase Coming Soon.**  
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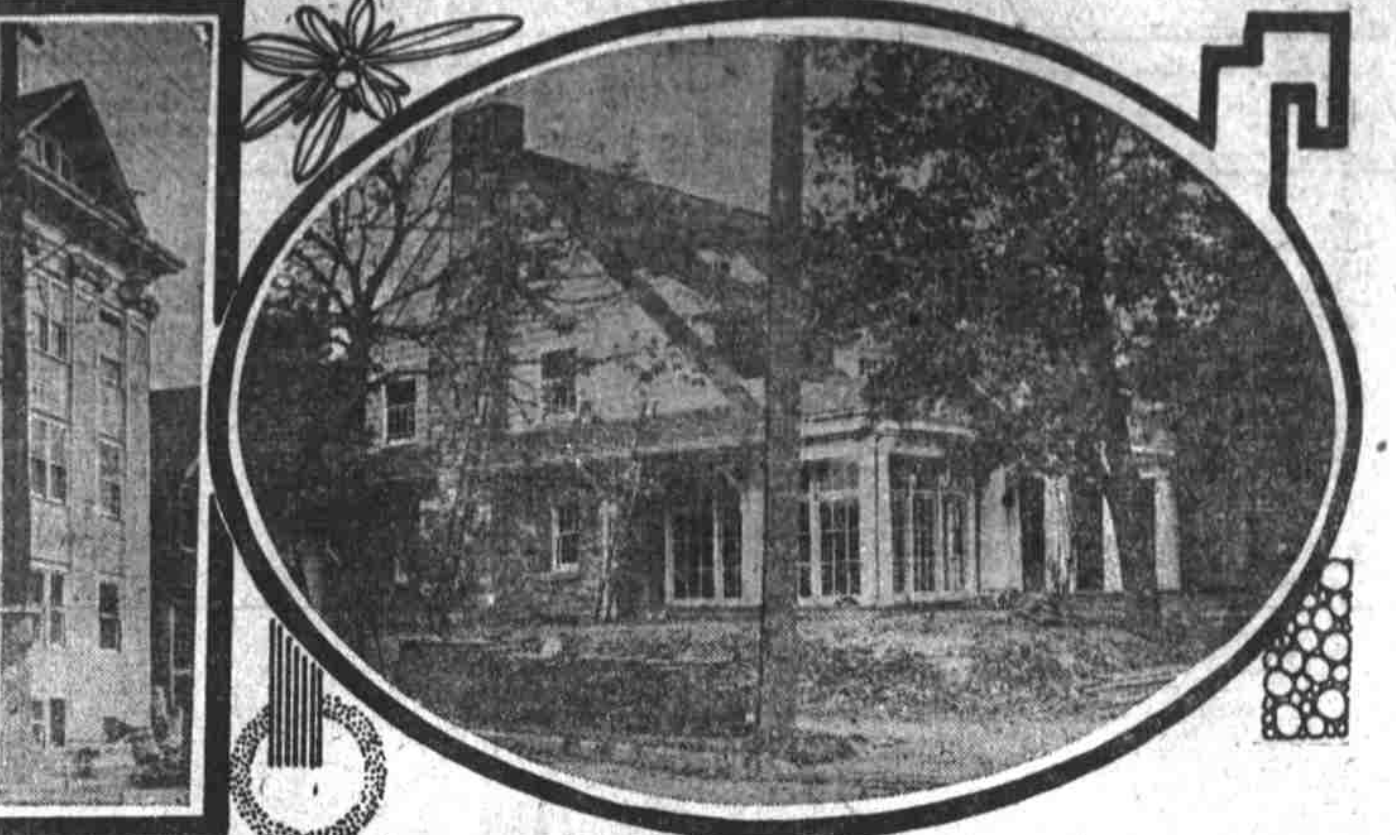
possibly 20 per cent cheaper than it was a year ago at this time. It is not cheaper, however, than it was three years ago.

Prices for roofing slate, according to the Genuine Bangor Slate company, Easton, Pa., are from 5 to 10 per cent lower than last year, according to the grade and size wanted.

**Can Get Money Now.**  
Many people—perhaps most people—do not pay the full price for their houses. They prefer to build a better house than could be had for their available cash. So they borrow on mortgage, which experience has shown to be a not unwise thing to do. But during the last year money has been tight, and has been hard to borrow on mortgage, and that is one reason why there has been so little building.

The market is easing up perceptibly, particularly the mortgage loan market. It is no longer difficult to get money on a first class mortgage on a new home. This situation makes the present the best time to build. As it becomes easier and easier to get money, there will be more and more general building undertaken by railroads and big corporations, as well as individuals, and then up will go the price again and the golden opportunity will have passed. The present situation is strictly in favor of the home builder.

By way of showing the big reductions that have been made in the prices of all classes of building materials and in labor from that of two years ago, the following table, compiled by the San Francisco Call, of prices in that city, is given:



Residence of J. A. Veness, Twentieth and Johnson Streets.

## GOES RIGHT ON SHOVELING COAL

When He Gets His \$10,000 Legacy He Will Buy Real Estate.

(United Press Leased Wire.)  
Williamsport, Pa., Oct. 10.—John Quackenbush Packard, nephew of John Q. Packard, the Millionaire, who died at Santa Cruz, Cal., last week, leaving an estate of \$20,000,000, is shoveling coal today in the boilers of the Stuempeff Brick Works, where he has been employed at \$1.50 a day for a year. He was informed the other day that he had fallen heir to \$10,000 of his uncle's estate, and calmly went to work again shoveling coal. He declared that he had expected some money but not so much.

"I am going to go right on working," he said, "and when I get the money I shall invest it in real estate." Packard was informed of his legacy by the foreman of the brick works, who had read it in a newspaper.

Plans are under way for establishing a high-class military school at Delaura Beach, the company having donated 20 acres as a site. Extending from Astoria to the ocean and running through the Delaura Beach property, is a plank automobile road. Over this road is the only way that automobiles can reach the hard sand beach on the Oregon coast. This stretch of beach road is 16 miles long, extending from the mouth of the Necanicum river to the mouth of the Columbia and is one of the finest natural speedways for automobiles in the world.

## DIDN'T MIND INVADING CAPITOL

Peggy is in a class by herself. She is the only hen who was ever known to enter a statehouse for an honorable position among its governors. But it is known that Peggy is no ordinary hen. She is the Mrs. Vanderbilt of the chickens of the United States. Born and raised in Kansas City, Peggy is now valued at \$2,000, and five of her children were recently sold to Madame Paderevski for \$7,500. She belongs to the Crystal White Orpington class, and is 37-10 perfect.

Because of the unquestionable supremacy which Peggy enjoys in the hen world, a magnificent portrait of her has been painted by a celebrated western artist, and, as shown above, Peggy is to hang in the Missouri statehouse at Jefferson City, among the pictures of other individuals who have helped to make Missouri famous.

The Hen Which Entered the Missouri State House.

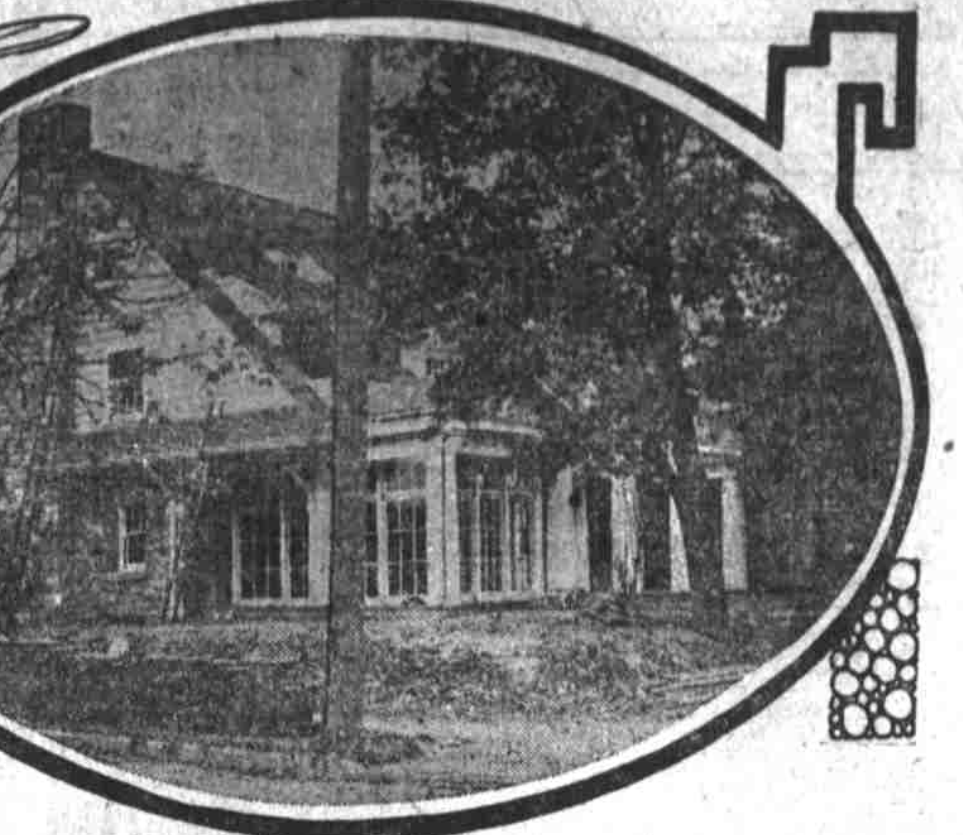
**BURGLAR BARGAINED.**  
How an Old Banker Got Rid of an Unwelcome Visitor.

From the Kansas City Star.  
A group of his friends were discussing the case of the old banker who died not long ago. "He had the coolest nerve of any man I know," said one. "Three or four years ago, when Sherman was a man and partially crippled by reason of a fall from a horse, he entered his bedroom late at night to find a masked burglar ransacking it."

"The thief had a big gun trained on Sherman in a minute. The banker just waved it aside with a fazed hand. 'This that away,' he said frantically. 'Let us discuss this matter like gentlemen.' The burglar was so surprised he laughed. 'Now, you could hurt me if you wanted to, and might get away with some little knick-knacks,' said Sherman. 'But you might be caught, and there's a slight probability that you could discuss of my toilet articles profitably. What would you consider a fair cash proposition to go away?' They talked it over

in all peace. The burglar thought he ought to have \$10, but Sherman, after inquiring into the man's habits, said \$5 was enough. 'You see,' he said, 'you're a known thief. If this were your first offense I'd pay you your price, but now get it before he paid.'

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## BEACH LAND BEING RAPIDLY TAKEN UP

One of the most notable features of the general upward movement in all classes of real property in this state in the last two years is the extraordinary activity in Oregon beach land. Nearly all of the Oregon beach available for summer residence purposes, extending from the mouth of the Columbia river to Coos Bay, has passed into the hands of wealthy individuals or under the control of strong corporations.

In many cases, especially where owned by individuals, this property is not for sale, but is being held for the fancy prices that it will command in the next few years. Immense areas of ocean front, particularly in Clatsop county, have been subdivided in the past year or two and are being rapidly disposed of to prospective builders of summer homes.

North of Gearhart Park the Delaura Beach company has platted about 100 acres of ocean front and during the beach season just closed sold lots to the value of over \$10,000. Over 1,000

people camped on the Delaura Beach property during the past summer. While this property was put on the market only last summer, already a number of cottages have been completed and others are under construction. The company completed during the late summer a cottage hotel and by the opening of the next beach season will have completed one of the largest and handsomest hotels on the Oregon coast.

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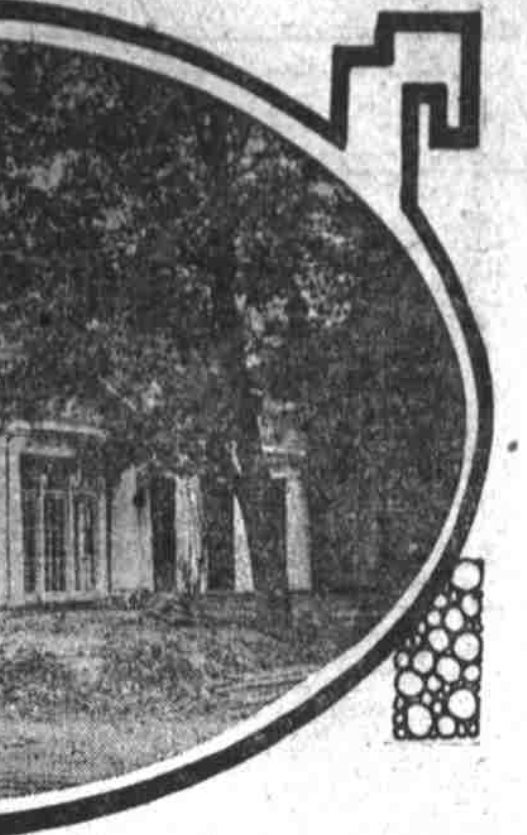
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## BUILDING ORDINANCE MEETS WITH APPROVAL

Measure Presented to Council by Architect Williams Said to Be a Copy of the Ordinance Used in Chicago—Present Requirements Are Too Drastic.

Architects and building engineers almost without exception approve in the main of the Williams building ordinance adopted at yesterday's meeting of the council and unanimously recommended for passage by the council at the next regular meeting. The serious objection to the present building ordinances of the city, as pointed out by several well known architects and construction engineers, is that the masonry or concrete walls of apartment houses, hotels, residences and other buildings of that character, erected outside the fire limits, have the same specifications and requirements of those of a warehouse or business block.

A builder may put up a four-story frame lodging-house, hotel or residence, with wooden partitions, wooden stairs and elevator shaft, shingle roof and if he sticks a fire escape on it, he has complied with the city ordinance. But he may not build this style of building with masonry or concrete exterior walls, unless he makes the walls thick enough to support a warehouse or business block, a requirement altogether in excess of the needs of this type of structure.

**Remedy for Evil.**  
The proposed Williams ordinance, say the architects, is intended to remedy this by permitting four-story buildings of this character to be erected with exterior walls of 12 inches for the first and 8 inches for the superimposed stories.

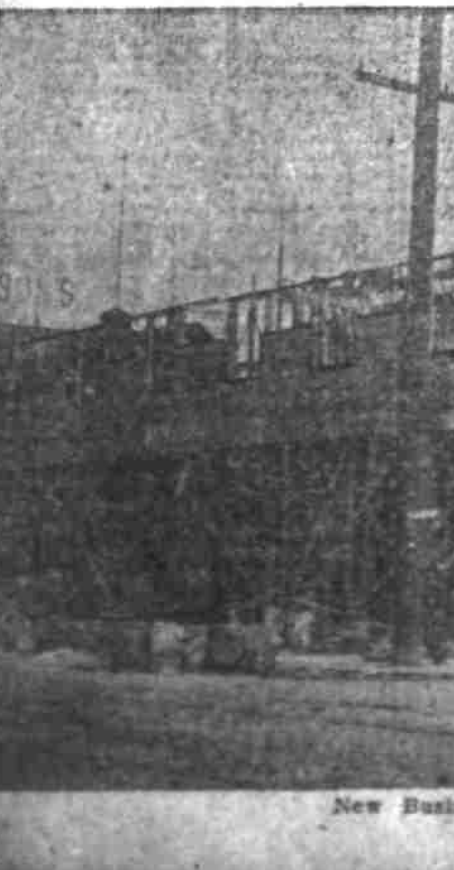
It seems that the present ordinance in force here is a verbatim copy of the San Francisco ordinance, which with its ambiguous clauses did such notorious service under the administration of the Reiff supervisors. It is said that the San Francisco building ordinance was drawn by the agents or representatives of the insurance combine and was unconditionally accepted by the council of that city. The consensus of opinion is that the San Francisco ordinance is entirely unsuited to Portland, that its adoption by the Portland council has seriously retarded the growth of this city and that it ought to be re-

pealed and one adopted in its stead suitable to the needs of this people. As expressed by a well known architect: "The development and upbuilding of the immense territory outside the fire limits of Portland has been held back long enough by the antiquated building ordinances in force and it is time that they be repealed and some such ordinance adopted in their place."

**Views of an Engineer.**  
"I see no objection to that part of the proposed Williams ordinance providing for 12 and 8-inch walls for four-story brick or concrete buildings of the character described," said Engineer George Rae. "Under the present ordinance, the wall requirements for masonry or concrete apartment houses, residences and hotels, outside the fire limits are entirely too drastic, and only serve to retard the natural development of the city."

"Mr. Williams' ordinance is an exact copy of the Chicago law governing that class of construction, and should have been adopted in this city years ago," said W. L. Morgan. "In the past four years I have erected here a number of frame apartment houses which would have had brick or concrete exterior walls had the Williams ordinance been the law. On King street, near Washington, I am now building a four-story apartment house with brick veneered walls, which would have been a brick building if I could have operated under such an ordinance as is proposed by Mr. Williams."

**Better Than Wood.**  
"Few people will contend that a brick building with 12 and 8-inch walls is not very much safer than a wooden structure such as is now permitted," said Architect Ernest Kroner. "The brick building will certainly have some tendency to stop the progress of a fire, while the wooden buildings would simply be more fuel for the flames. While in some minor particulars, I don't altogether agree with the Williams ordinance, upon the whole it is immeasurably superior to the present law governing this class of construction in Portland."



New Business House at Ash and Third Streets.