

# REAL ESTATE TRANSFERS CLIMB UP NEAR TO THE MILLION-DOLLAR MARK

## FLEISCHNER HEIRS ENTER INTO THE REALTY FIELD

### Great Volumes of Transactions for the Week Is in Small Properties, Principally on the East Side of the River—Big Sale Is Confirmed.

Transfers of realty amounting to nearly \$500,000 were filed for record during the week ending at noon yesterday. The largest transfer noted was that of the lot on the southeast corner of Sixth and Washington streets, purchased some weeks ago by Theodore R. Wilson for \$250,000.

Another large transfer was that by the Fleischner heirs to the Fleischner Real Estate & Investment company of all the estate property in Portland except the three lots on the northwest corner of Third and Morrison streets, consideration \$99,000. While this transaction was not actual sale, it marks the entrance into the real estate field of F. N. and Marcus Fleischner, who will hereafter devote a large portion of their time to developing and improving the valuable properties of the Fleischner estate.

The reported sale last week of the quarter-block at the northeast corner of Ninth and Davis streets, proved to be correct, with the exception of the name of the purchaser, which is announced to be Clay S. Morris, who paid \$2,500 for the holding. It is further announced that Mr. Morris has leased the property to the Baggage & Omnibus company for 10 years and will build for the new tenant a two-story brick building at an expenditure of about \$40,000. This property was a portion of the assets of the Oregon Trust & Savings bank and was sold by Receiver Devlin.

### Yields Good Increase.

F. L. Shull of the Portland Flouring Mills company sold during the week the lot and six-flat building on the northeast corner of Fourth and Columbia streets to the Fidelity Trust company. This holding brought \$25,000. It yields an income equal to 3 per cent net on the purchase price, and is considered by realty brokers an excellent investment, for the reason that it is almost too close in to bring a satisfactory return from the class of improvements occupying it.

Charles Kirshner and Henry Hanno, proprietors of the Turn Hall, at Fourth and Yamhill streets, have bought the northeast corner of Sixteenth and Yamhill streets, adjoining the Concordia club, for \$16,000. The property belonged to two residents of Scotland, Duncan Ferguson and John MacLeod, who have owned it for a number of years. A frame residence occupies the property, which will be torn down next June when the lease of the present tenants expires and replaced with a three-story brick apartment house.

### Good Figure for Lot.

Louis M. Schwartz has purchased from J. W. Aldrich the 50-foot lot on the northwest corner of Fifteenth and Levey streets, paying for it \$15,000. George W. Sient has sold to Samuel S. Thompson a 20-acre tract in section 8, township 1 south, range 3 east. The property brought nearly \$400 an acre.

Albert F. Julien has purchased from W. L. Diehl 55 acres near Gresham for \$75,000.

The house and lot at the southwest corner of East Twelfth and East Davis streets has been purchased by Eugene Pleasland from David L. Houston for \$5,700. The property at the northeast corner of Stanton and Commercial streets was purchased by F. F. Williams from David G. Budy, consideration \$6,500.

### Makes Quick Turn.

The Centennial investment company sold to Edward Lyons the quarter-block on the northeast corner of Twenty-second and Taylor streets for \$6,000. This property was purchased by the company only a few weeks ago, and netted it \$1,000 in the deal.

Horace D. Ramsdell has sold to F. B. Balch a 50x100-foot lot, occupied by a residence, on Seventeenth street, between Spring and Elm street, Portland Heights, for \$4,000.

A tract of six lots on Council Crest drive, in Council Crest Park, has been purchased by Eustace Volmer from George E. Waggoner for \$4,000.

H. P. Palmer has sold to Mrs. Susan E. Erickson a house and lot on East Davis street, near East Twenty-second, for \$3,500.

F. L. Shull and associates have completed the purchase of eight lots fronting Overton street, between Twenty-fifth and Twenty-seventh streets, from Louis Goldsmith. The total consideration named in the deed was \$25,000.

N. F. Noren has sold to Mrs. Ella Weir a house and lot on East Salmon street, between East Twenty-third and East Twenty-fifth streets, for \$3,500.

### Property on East Side.

W. F. Morton has purchased a 50-foot lot occupied by a small cottage, located on East Oak street, near East Twenty-second street. This property, which belonged to N. B. McPherson and was sold for \$2,500.

The property on the southeast corner of Belmont street and East Twenty-second street has been purchased by John R. Hepburn from U. S. Bailey for \$3,500.

J. F. Martin has sold to L. A. Quigley an improved residence site at Tibbett and East Twenty-seventh streets, Waverly for \$2,950.

H. A. Pittenger has purchased from

Max Amus a house and lot on Maryland avenue between Emerson and Sumner streets, consideration \$2,500.

Charles Downer has purchased from T. W. Murd H. Watts, two lots on the northeast corner of East Sherman and East Thirty-ninth streets for \$4,000.

A. G. Thompson has sold to Fred E. Young, an improved residence lot on East Yamhill street, near East Twenty-fourth for \$2,400.

### On Hawthorne Terrace.

H. C. Ashbury has purchased from James Patterson, residence property on Hawthorne Terrace for \$3,000.

G. W. Priest has sold to Mrs. Maggie Keller an improved 40-foot lot on East Grant street, near East Thirty-fourth for \$2,500.

A house and lot on East Sixteenth between Alberta and Brainerd streets, Vernon, has been purchased by T. E. Strickler from Olat Kyilo for \$2,700.

Three quarter blocks in Swington were sold last week at prices ranging from \$5,000 to \$5,500. Ellis Hughes sold to Mrs. L. Lett, a four-acre tract at Risley station, on the Oregon City line, improved with a new building, for \$3,500. The property was purchased by Alfred Allen.

S. B. Orden has sold a 35-acre tract fronting the Willamette river, below St. Johns for \$12,500. The property has a frontage on the river of 1,885 feet and is admirably located for manufacturing sites. The purchaser was F. A. Ketchum, who bought the piece as an investment.

### Wonderful opportunities are offered here for scenic gardening and landscaping, and now that water is assured for the locality, improvements will be commenced which will transform this district into a vast private park.

### How District Grew.

Two years ago the writer remembers well his first visit to this section over the then recently completed electric line. Portland Heights and Council

### H. F. Pierce Tells What Panama Canal Will Do for the Pacific Slope.

That the completion of the Panama canal will make it possible to ship Pacific coast products canned here to the east in far greater quantities than at present is the belief of Henry F. Pierce, formerly of Pendleton, who is now owner of a farm comprising 1,600 acres on Victoria island in a branch of the San Joaquin river, California.

"About the only thing we can't can here and ship east now is asparagus," said Mr. Pierce today. "This is because of the high freight rates by rail. But when the canal is finished we can ship such products as beans and peas besides fruit all the way to New York by water."

"I expect that the freight rates by the canal route will be 50 to 60 per cent cheaper than by rail and canned goods are a good class of freight for steamers to handle. This will mean opening up a tremendous market for California and Oregon vegetables. At present we ship asparagus by rail to New York before the New Jersey asparagus has come on the market, for early in the season we get as high as \$1 a pound for our asparagus."

Victoria island is a low piece of ground composed of river silt and exceedingly rich. In 1905 800,000 sacks of potatoes were shipped from his farm, says Mr. Pierce. Asparagus is his most profitable crop, though great quantities of onions and beans are raised there as well as asparagus. The island lies 16 miles west of Stockton, and river transportation to that city and to San Francisco are excellent. Mr. Pierce says as high as 1,200 bushels of onions to the acre and 10 bushels of barley have been grown there.

Mr. Pierce, whose father, Nathan Pierce, ran for governor at the time Governor Lord was elected, leaves for his California home tonight.

### Buy It Now.

It's a snap. For \$300 you will get a corner on Newell and Syracuse (east front), worth \$1,400. Party must sell; \$100 cash, balance on monthly payments, 5 per cent. For particulars call on J. A. Benschaw, Northern Hill, on Peninsula.



## BULL RUN WILL SOON SUPPLY COUNCIL CREST

At a recent meeting of the city council a site for a reservoir on the summit of Council Crest was formally accepted by the city, which is to supply this district with Bull Run water, and the city has pledged itself to have this reservoir completed inside of six months. Heights property owners have worked long and faithfully on this project, and there is great rejoicing just at present over the successful termination of their labors; and, if all reports are true, there will be much building activity in this district during the ensuing months.

The lack of water has seriously retarded the development of Council Crest Park and all the magnificent hill section to the east and north of the crest proper. Vast improvements will be made in the Portland Heights and Council Crest district within the next 12 months, now that Bull Run water is assured for the entire territory. Between \$150,000 and \$200,000 is to be expended in boulevarding Ford street and Vista avenue alone, and other street improvements will follow, which in the end will result in a magnificent parked boulevard extending

### ing to and entirely around Council Crest Park.

#### Many Bay Property.

Building sites on and adjoining the crest have been purchased by T. B. Wilcox, L. G. Clark, Dr. Wood, Elwood Wiles, W. S. Turner, Charles Doyette, W. S. Bridges, Vincent Cook, R. L. Donald, Joseph M. Healy, Edward Cook,ingham, Dan J. Maloney, Horace D. Ramsdell, Robert Lewis and many other of Portland's wealthy residents, most of whom intend erecting handsome homes on their holdings.

#### "Children Are Angels."

"You were once a child yourself!" the landlord allowed that he must have been, but he looked as though he doubted it. "My children are angels," the homeseeker asserted.

No man can foretell the future of this district but the wonderful opportunities offered to prospective builders for landscaping and scenic gardening and the natural beauty of surroundings together with the high order of present improvements will undoubtedly develop this district into the pride of the city of Portland and the beauty spot of the Pacific coast.

## BLESSED WITH CHILDREN BUT NO PLACE FOR THEM

### Same Old Arguments Between Landlords and Prospective Tenants as to Destructiveness of Youngsters in Apartment Houses—Why Many Doors Closed.

Old, but always in evidence, is the controversy between landlords and families blessed with a household of children. Here in Portland the question is vehemently argued scores of times every day by prospective tenants and obdurate landlords, the one declaring that never again will he allow children in his flats or apartments and the other vowing that his little angels are incapable of defacing the most superbly brushed walls or of scratching or bruising the handsomest of furniture.

never the better for it. He recalled with bitterness, missing a large irregular square of costly brocade from a hanging and discovering, after diligent search, that little Alice had made of it an Afghan for her doll's carriage.

#### One Mischievous Youngster.

Sometimes he is wrought upon to tell of a little boy—a merry youngster, full of innocent fun—who had lost sundry tenants for him and embroiled several families in violent quarrels before the mystery of the cause of their feuds was revealed.

"What would this world be without children?" demanded a homeseeker of a man he had fixed upon as a landlord. The landlord admitted that "it wouldn't be much."

"Think of the dreariness of it!" pursued the homeseeker. The landlord thought.

"The little cherubs make heaven in a house," continued the homeseeker, warming to his subject. "I've known exactly what some tenants had told him, the landlord recoiled, but the difference was only one of name. He implied as much.

"I thought for a minute of laying him over the fire," he gasped. "I thought better of it. His father was the one to wield the slipper. If I had been his father—"

"And all that time the Joneses had accused the Smiths of throwing pails of water over their glad rags, and the Smiths had claimed that the Joneses or the Blacks had been responsible, and serving maids had been reduced to tears and the children had been suspicious enemies, all for the amusement of one little cherub, scarcely out of his first year?"

#### Children Just Ones.

"Why won't I take children in my apartment houses?" echoed an agent. "A burnt child dreads the fire. I took tenants with children—once. For one thing they were filthy brats. Health signs pasted in the entrance halls—posters proclaiming diphtheria or scarlet fever headed or some of the sort—things children are continually picking up on the fly. They don't even try to make those posters artistic."

"The children have no appreciation of values. Their inquiring minds move them to unscrupulous pull down and pry open drawers in the way of fixtures, ornaments, gas logs, tiles and parquetry that their ingenious fingers can get at. It never occurs to them that throwing hard objects at chandeliers and windows will cause anything to break, and they have no superstitious scruples about smearing wall mirrors. They don't have to live down the seven years' hoodoo.

"Along with the usual destructiveness there exists in them well developed passion for making a noise. Some apartment houses are built with leaden doors which have no inner floors to render them impervious to sound. Builders had in mind piano and forte practice sessions, and such things. Nothing renders the racket of hearty children impervious. Actually, to judge from sounds proceeding from places where they were rampant you'd think the children were ripping up the floors, throwing around the furniture and swinging from the chandeliers. How do they do it? Search me."

#### Boys on the Roof.

"Of course, tenants who aren't deaf and haven't any children of their own complain. A whole family precipitated themselves from the roof of an apartment under the roof, declaring that a tornado was ripping off the iron sheeting and scattering the rooms the way of tin canners. The janitor ventured to the scene of the disturbance and reported that all the children had jumped from the roof with a dog teaching him to jump as high as they themselves could.

"Children are not as heartless. At all events the liberty of the halls is seldom denied to children. On a rainy day the mother may have a child on the staircase and scurry from floor to floor when they hear pursuing hall attendants meaning to stop their noisy play. Sometimes they are under a never appears to occur to parents that elevator and telephone operators are invariably pick up everything they hear."

One old couple used to come shuffling over to the next house, not taking time to put on hat or wrap, to find out who or how many had been killed, whether a chimney had fallen down or a wall fallen out, only to discover that it was only the children going downstairs.

### WILL SUB-DIVIDE CARR HOMESTEAD

Leroy H. Smith and Harry E. Waggoner have acquired the old Carr homestead, consisting of 202 acres about five miles north of Linnton on the new United Railway line. It is their intention to cut the whole tract up into five-acre blocks and put them on the market at an early date. Surveyors are working on the plat now. Thousands of acres along the proposed line through the valley have been tied up by realty men who are alive to the fact that the new line will create a big demand for acreage.

### CORNERSTONE OF APARTMENTS

At Fourteenth and Market streets at 3 o'clock this afternoon will be laid the cornerstone of the new apartment-house for business women.

Dr. J. Whitcomb Brougher, Rev. J. D. Corby and Dr. Benjamin Young will assist at the ceremony, and Miss Linna G. Richardson, president of the State Association of Nurses in Oregon, will lay the cornerstone; the address will be delivered this evening at the Taylor street church in the city. Dr. Benjamin Young, the publicist, has cordially invited to both the laying of the cornerstone at 3 o'clock and the address at 7:30 o'clock.

### Sleepy Island.

When fickle Sleep will not be wooed, But sits afar in wide-eyed mood, Of enchanted island, where the rain, Of how we both unfurl a sail.

We blow across the foam-sprayed sea, Until upon sheltered islets we see We see an island's scenery. Rise up in tropic greenery.

This island is a lovely thing— An emerald within a ring Of coral claws, with opal shades Of inner seas and bluish glades.

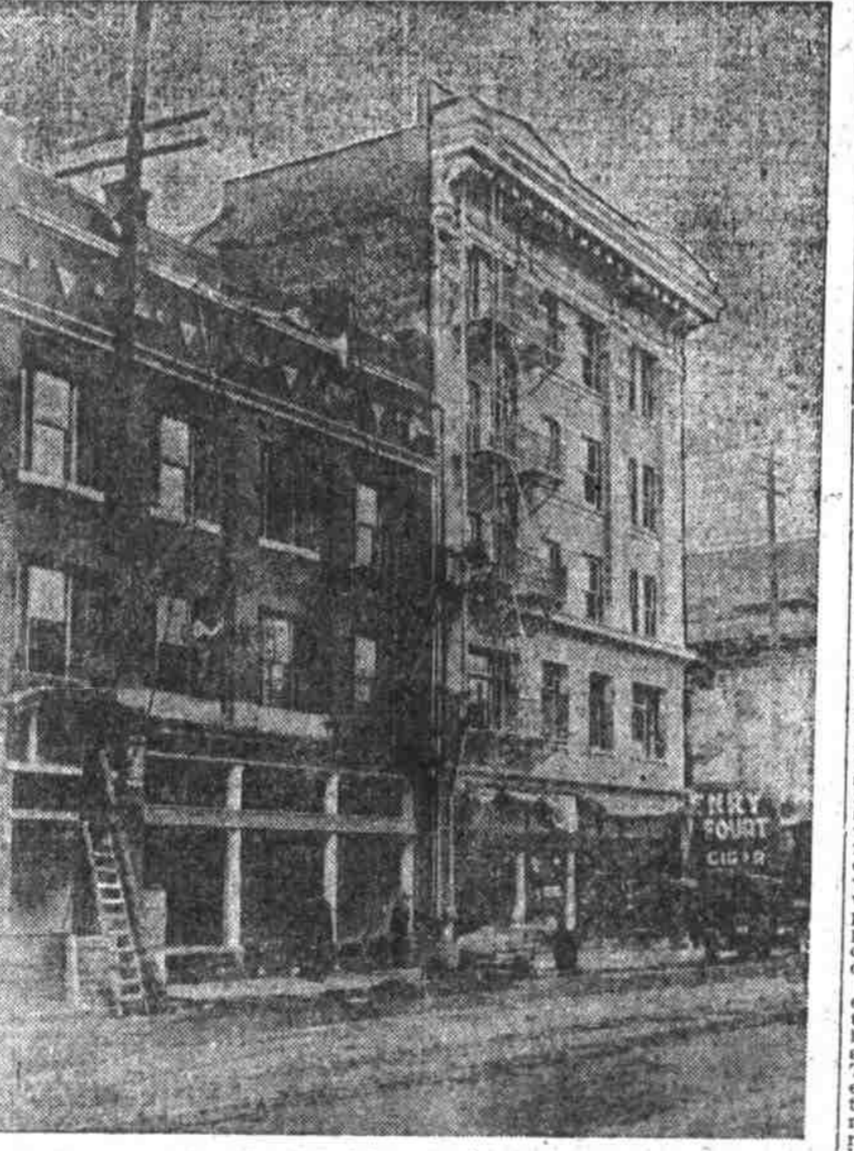
Palms arch above the snow-white shore, Where breakers roar forevermore. 'Mong tamarinds the breeze sing, And sea gulls over the treetops wing.

All day, all night, an oceanous voice, The seas, the breeze, the trees rejoice; Nor loud, nor soft, nor mounting higher, Nor dying low, but like a lyre.

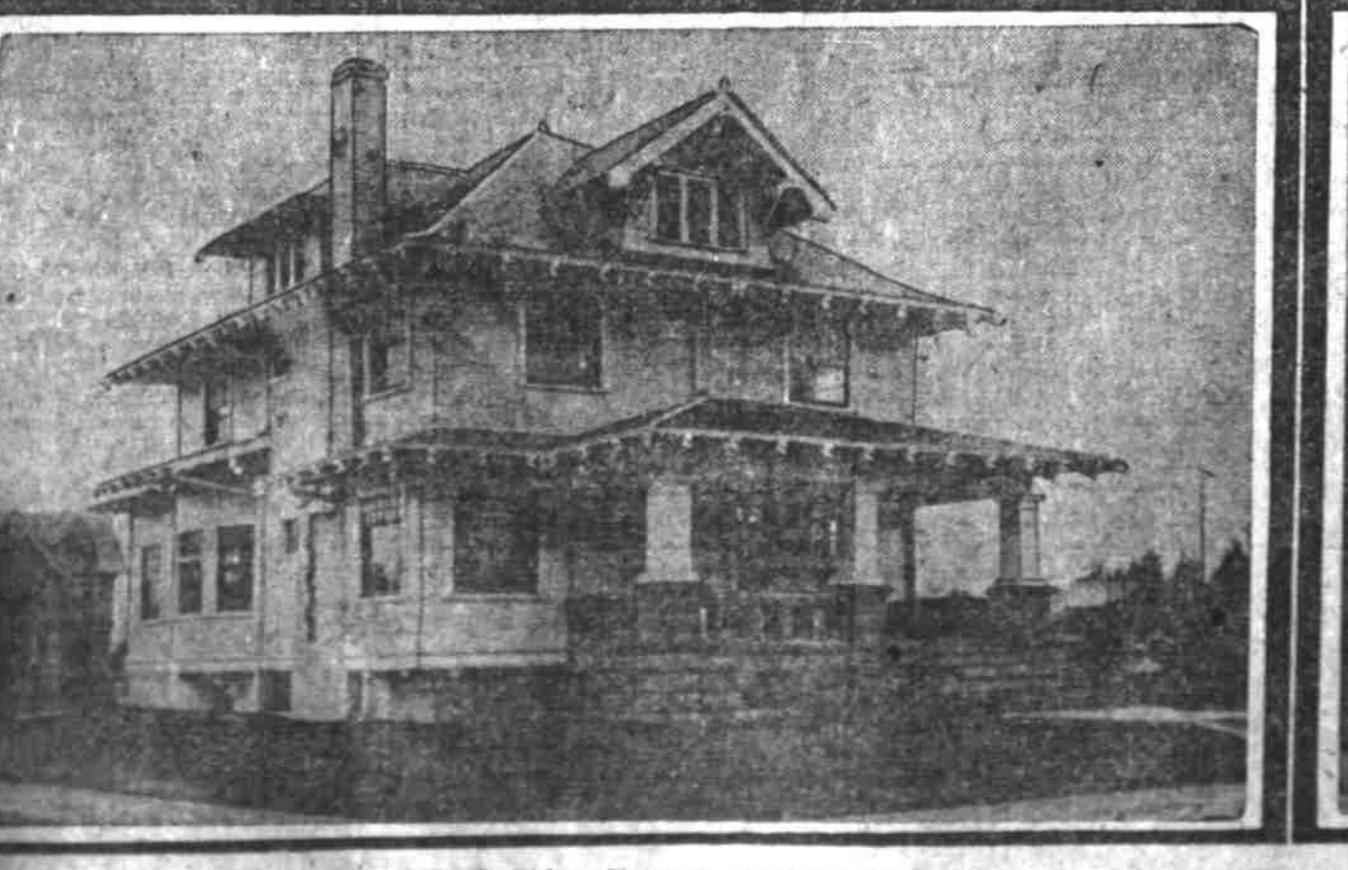
That seems to seek some subtle strain, Wherewith to soothe my sleepless pain, My island's music ever seems to play, The birth-cry of a world of dream!

And there, enchanted, Sleep and I Upon a couch of flowers lie, And she, beneath the gentle sun, Groves drowsy—drapes her head—in slumber— Sleeps— Sleeps— Sleeps—

Tomorrow and Tuesday positively the last days for discount on east side gas bills. Don't forget to read "Gas Tips."



Gerlinger and Burkhard Buildings, Second and Alder Streets.



Residence of J. C. Dolan, Sixteenth and Wasco.



Residence of Mrs. A. Briz, Twenty-First and Clackamas Streets.