

# RECORD OF BIG HOLDINGS MADE DURING THE WEEK

## SOON BE ON MARKET

Great Number of Residence Property Sales and Wide Range of Transfers Mark Epoch in Portland Real Estate Market.

It may be many years before a summer week's business in the Portland real estate market will equal the record of the past six days, not that the buying was so heavy, for as a matter of fact, it was by no means a record breaker, but the trading covered a wider range of properties and the general interest manifested by all classes of investors was greater than for a long period in the past.

The most important feature of the week's business had to do with the individual buying of residences and real estate, the volume of trading in this class of properties amounting to fully \$300,000.

At the opening of the market last Monday came the announcement that Mall & Von Borstel had concluded negotiations for the sale of the Isalah Buellman tract to a syndicate of local capitalists for \$130,000.

**In Fashionable District.**  
This tract comprising 112 lots lies in the district bounded by East Ankeny, East Everett, East Twenty-fourth and East Twenty-eighth streets and is a part of one of the choicest residence sections on the east side.

Extensive improvements will be made to the property such as street and sidewalk work, grading down the higher portions and filling in those lots now below grade, before it is put on the market. Mall & Von Borstel will handle the addition.

Another large east side sale that came to light during the week was the purchase by the O. R. & N. Co. of block 2 in Brendle's addition from James and Charles Muckie for \$90,000. This block adjoins the Albina car shop site on the east side and is only a small part of the land purchased by the O. R. & N. Co. in that vicinity during the past 12 months.

**Mr. J. Daly** reports the sale of 80 by 16 feet on the north side of Washington street, between Twentieth street and Twelfth place to a Utah capitalist for \$2,500. The purchaser will immediately improve the property by the erection of a \$50,000 brick business building, the lower floor of which will contain retail store rooms and the upper floors will be arranged for rooming purposes. This property was sold by Mr. Daly five years ago for \$500 and he has sold it five times since and each transaction netted the owner a handsome profit.

**Many More Sales.**  
Mr. Daly also reports the sale of 80 by 16 foot lot at the corner of Harrison street and Lovejoy street for \$3,500. A. J. Wilson has sold the quarter block at the southeast corner of Park and Hall streets to Mrs. S. Phelps of Tillamook for \$35,000. A 10-room, two and a half story frame residence occupies the site. As part consideration, the seller takes title to a 100-acre dairy ranch near Astoria May 1st and the other some distance further east.

**Buyers Quarter Block.**  
Mrs. Mary J. Wallace has purchased a quarter block at the intersection of Montgomery drive and Jackson street. This purchase gives Mrs. Wallace over a half block at this point, making one of the largest residential sites on Portland Heights.

**W. R. Lattin** has sold his highly improved 10-acre farm to a southern Oregon capitalist for \$80,000. The purchaser will take immediate possession of the premises.

**Clarin & Herlow** sold three business lots adjoining the Kruse hotel at Gearhart Park last week to Iowa visitors, who are contemplating building business houses on the lots. The purchaser of these lots left Portland last week for Iowa with the avowed intention of disposing of their holdings in that state and returning to Oregon to live permanently.

**M. Luther** has closed a deal with Julia Schmidt for the purchase of a 13 room, two story frame residence on Cobble street near Hamilton avenue, South Portland for \$60,000.

**Eighty Property Sold.**  
Dr. Arthur Chance has sold to Professor Thatcher of Portland Academy a quarter block in block 28, Portland Heights, for \$40,000. These lots command a fine view of the city and will be improved by the purchaser with a handsome residence.

**John B. Hibbard** has sold to Loran E. Schreiber two lots in block 8, Hanover street addition for \$4,500.

**The Troy Laundry** has purchased from the City Laundry company the west 35 feet of lot 7 in block 29, Couch addition for \$25,000.

**M. F. Donahue** has sold to Jennie M. Brannan the magnificent concrete block residence recently erected by him at Walnut Park. The building is one of the show places on the east side and was sold for \$15,000.

**Bernstein & Cohen** have purchased a fractional lot at Twentieth and Flanders streets from Ross Nettle for \$15,000.

**Samuel Wagner** has purchased from J. H. Brown the east 25 feet of lots 2 and 3 in block 97 Couch addition for \$5,000.

**Frank Bellan** has sold to N. Chambers a parcel at Twenty-first and Roosevelt streets for \$4,500.

**Thomas Will Be Built.**  
T. S. McDaniel has closed a deal with Charles Myers for the purchase of lot 10 in block 1, Crozier's addition, the consideration involved being \$5,000.

**Mrs. Lettie Winslow** has sold to H. F. Gersbach a residence occupying two lots in block 27, Sunnyside for \$26,000. Harry Hamblet has sold to Mrs. Emma M. Brown lots 37 and 38 in block 1, Kenton for \$22,500.

**Martha W. Regulus** has purchased from Anna G. Mitchell lot 8 and the south half of lot 7 in block 8, Irvington addition for \$22,500. Mr. Parrell has purchased a part of lot 5 in block 19, East Portland. This property formerly belonged to Emil Muehling and was sold for \$25,000.

**C. E. Hyman** has purchased from D. L. Z. Poulsen a quarter of block 113, Holladay addition, consideration involved \$5,000.

**Miss Mary Gibson** has had plans drawn for a three story Swiss chalet which she is preparing to build at Sixteenth and College streets, Portland Heights. The house will occupy a ground made of 45 by 45 feet and will cost between \$15,000 and \$20,000. The site of the proposed residence at Sixteenth and College streets is one of the finest lots in Portland commanding an unobstructed view of the entire city.

Several metallic oxides and sulphides have the remarkable property of conducting electrical currents better in one direction than another, especially at low voltages.

Developments looking to the early opening of two of the most valuable close-in residence tracts on the east side, and the announcement by the Portland Railway, Light and Power company of the immediate extension of its lines to Kenton to connect with the Kenton Traction company's line to the Union Meat company's peninsula plant, are among the more important events of last week affecting the local real estate market.

The proposed traction extension is the more important of the three, for the reason that it not only puts Kenton, the Swift's town, and one of the most progressive of the peninsula communities, on the map, but it means that the vast development made by the Union Meat company on the shores of Columbia slough will soon be within a few minutes' ride of the center of Portland.

Vice President Fuller of the traction company made the statement last week that a large number of workmen will soon be added to the crew now grading for the projected line on Albina avenue.

**Lines Will Connect.**  
At Kenton the Portland company's lines will connect with those of the Kenton Traction company, a corporation supposed to be owned and controlled by the owners of the Union Meat company. The tracks will be of the same gauge and similar in construction, and plans contemplate the running of cars or two car trains through from Portland to the plant. The line from the packing plant to Kenton is now practically complete. Cars will be running in 10 days.

Grading on the Kenton Traction company's line beyond the Union Meat company's plant is under way, but how far this line will extend is not now known, but probably not more than two miles.

Another large district to be opened up without further delay is the fine residence section immediately east of the Ladd tract. This area, which is bounded by Hawthorne avenue on the north, East Harrison street on the south, the Ladd tract on the west and East Thirtieth street on the east, has long been without adequate street outlets to the car lines on the south and north.

This property is held by a number of different owners, all of whom recently held a conference and entered into an agreement to plat the entire district as a whole, make extensive street improvements and put the whole on the market.

**Will Open Streets.**  
In order to make this plan effective several streets will have to be opened through adjoining holdings to Hawthorne avenue. Walter F. Burrell, who owns a beautiful tract between the district to be opened up and Hawthorne avenue, has consented to allow two full width streets to be opened through his property. One of these streets will run just east of the Burrell home and the other some distance further east.

The city engineer has agreed to have all street openings made that are necessary to give outlets to all parts of the district to be platted.

It is also announced that the Portland Railway, Light and Power company will be urged to extend a carline from East Twelfth on East Harrison through the Ladd tract and the new district to East Thirtieth and then along East Thirtieth to a junction with the Woodstock-Waverly line on Clinton street.

There is also a movement on foot to continue the hard surface pavement on East Harrison street from where it ends at the east line of the Ladd tract through to East Thirtieth street. This, however, can not be done for a year or more, since the present city administration will not authorize the paving of any street where all sewer, water and gas pipes are not laid.

**Who Are Interested.**  
The property owners interested in the proposed development are the Hawthorne estate, the Stratton holdings, Mrs. L. S. Dickerson, Professor Robert Krohn, T. W. Johnson, Miss Maude Kenworthy, Dr. G. M. Wells and a number of owners of small holdings.

Through the purchase by a syndicate of local capitalists of the Isalah Buellman property, known as Etina addition and located in the district bounded by East Ankeny, East Everett, East Twenty-fourth and East Twenty-eighth streets, a fine residence tract in the high-priced East Burnside street residence district will be suitably improved and put on the market in a very short time.

The tract comprises 112 full size lots and cost the purchasers \$130,000. Etina addition is the last large tract of undeveloped inside realty in central East Portland, and its transfer to new owners means that it will be immediately sold to home builders and in a short time will become an attractive extension to the East Burnside street residence section. Much of the property is above grade, while a small area of rough ground, Burnside street is low. The ground of the elevated portions will be used in filling in the lower lots and all of it will be brought to grade.

that district shows the growth to be of the best while they are absolutely free from the pests that attack fruit trees in lower altitudes.

**Irrigation Not Necessary.**  
Another most valuable thing to be considered is the fact that in this vast district irrigation, which is an essential factor in every other fruit district in Oregon, is not necessary here. On this side of Mount Hood abundant rain falls in winter and occasional rains in summer keep the loose soil moist and pliable. However, if irrigation were necessary or desirable, large portions of the district may be watered from the numerous streams that wind down the slopes to the rivers in the lower lands.

Owing to the easy clearing in this locality, as a result of former forest fires, land can be bought, cleared and set to trees for not over \$100 the acre. At bearing these lands will readily bring prices approaching the fancy figures paid for Hood River and Rogue river valley lands. For first grade Oregon apples no one need ever fear an over production.

Consumers all over the world are at last finding out Oregon apples are unsurpassed, and as a consequence each succeeding year will find the demand greater than the preceding one. With these conditions it behooves the orchardist to plant nothing but the best, cultivate and care for in the best scientific manner and pack and present to the critical buyer in the best way that will appeal to them. An honest pack such as Hood River offers is one reason for their phenomenal success.

A fruit growers' association has been organized at Sandy and will be conducted along modern methods, thus insuring the grower a profitable way in which to get the most out of his crop.

**Wood Pipe Company Buys New Site.**  
The National Wood Pipe company has closed a deal with the Kenton Townsite company for the purchase of 15 acres near Kenton as a site for its wood pipe plant. The land is between Columbia boulevard and Columbia slough and is exceptionally well located for the uses for which it is intended.

The wood pipe company will immediately proceed with the erection of a \$400,000 plant. The wood pipe of all sizes and for all purposes will be manufactured on an extensive scale. This company now operates at Los Angeles and San Francisco and supplies a large portion of the piping and tanks used along the Pacific coast from Alaska to Mexico.

The recent announcement that construction work on the proposed Mount Hood road has stimulated interest in this district, with the result that in the past few weeks several local people have invested in that district, while a number of tracts of considerable size have been sold to eastern interests. All told, nearly 1000 acres have changed hands, with the prospect that other large holdings will be transferred in the near future.

An examination of the orchards in

ing will be erected with a central hall running from the main entrance on Thirtieth street to the Sunday school auditorium. On the north side of the hall will be the kitchen and serving room and a closet for the Aid society. On the northwest corner of the first floor will be a room 36x46 for the church parlor and missionary societies and the young ladies' Bible class. At the southwest corner of the first floor will be a room 36x46 for the men's Bible class and the Brotherhood. On the south side of the main hall will be a room 12x26 to be used for the Sunday school library and secretary and as a depository for the North Pacific board. The second floor will be given up to the younger children with a room 36x36 on the northwest for the intermediate department of the Sunday school and a primary department.

Plans for the new building as well as the scheme for rearranging the chapel of the church edifice were prepared by Architects Doyle & Patterson.

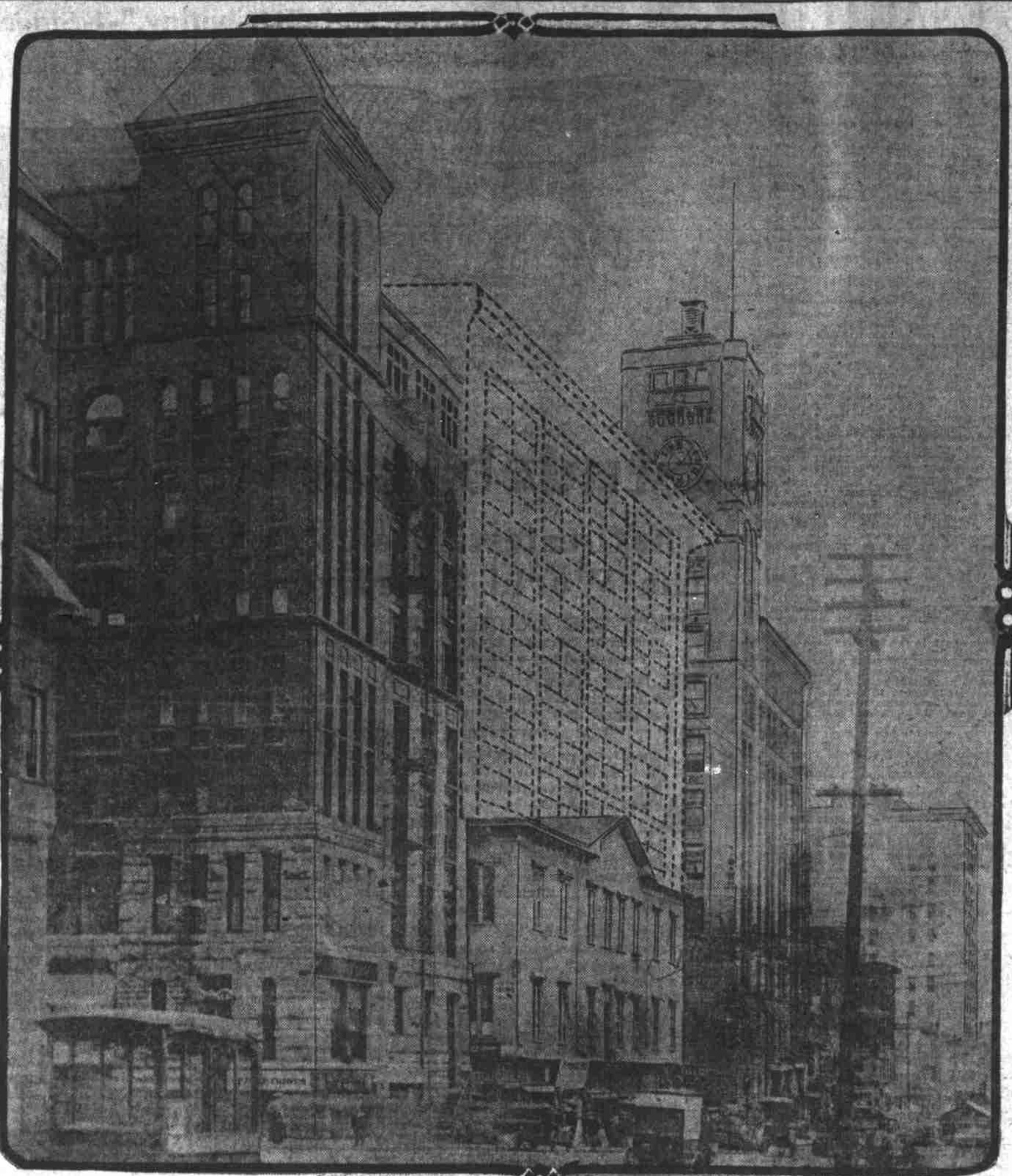
The complete plan of the architects contemplates but one change or improvement in the church auditorium, and that is the installation of a modern system of electric lighting. This is to be accomplished by means of placing a number of light clusters along the ceiling beams.

The present chapel will be divided into two parts by a corridor running from the present entrance into the chapel to the new building. North of this corridor there will be the offices of the pastor and the Pacific coast secretary with a session and reception room between them. South of the corridor will be the main Sunday school auditorium 56x51, with the desk at the east side and a gallery around the other three sides. In and under the gallery will be 14 classrooms for the senior school. This auditorium will be lighted from the south side and from the roof. West of the present chapel a two story building will be erected with a central hall running from the main entrance on Thirtieth street to the Sunday school auditorium.

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## BUILDING UP OF DOWNTOWN BUSINESS STREETS--NO. 1



How Sixth street will appear, looking north from Morrison, upon the completion of the skyscraper soon to be erected at the northeast corner of the Marquam block by Ben Selling and associates.

through to East Thirtieth street. This, however, can not be done for a year or more, since the present city administration will not authorize the paving of any street where all sewer, water and gas pipes are not laid.

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## ORGANIZATION IS THEME OF LAND MEN

Real Estate Leaders Believe That National and State Associations Should Be Formed to Guard Interests of the Business.

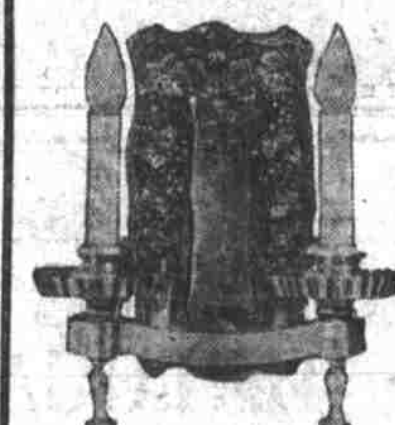
Organization, if rightly understood, is the most important subject confronting the real estate operators in this country, says the Real Estate News, the most progressive publication in the United States, which is devoted exclusively to the interests of the vast army of men who make a business of buying and selling real estate on the commission basis. Discussing the recent annual convention of realty dealers held in Detroit, the News says that the significance of that gathering lies in the assurance which it affords of the permanent existence of a national association of real estate exchanges.

The pith of the movement is a representative annual convention of responsible real estate men, who respect themselves and who demand as a matter of right that their vocation shall be respected and shall be so carried on as to deserve and command respect.

**Are Component Parts.**  
This is what the local boards and exchanges stand for, and what they will stand for more and more surely as time goes on. They are the component parts from which a national body is logically composed, and through the local influence and power for good must be enhanced; therefore the federal plan of government embodied in the present constitution of the national association

(Concluded on Page Following.)

## New Designs in Lighting Fixtures



The development in residence, hotel, office, and store lighting, has brought a demand for designs of unique character—possessing—real merit, from the highly artistic and practical standpoint, as well as possessing good quality in workmanship.

If you are building, visit our sales rooms, you will find here many valuable suggestions in lighting fixtures, tile and hard wood mantels, tile bath rooms, and electric wiring.

**M. J. Walsh Co.**

Sales Rooms  
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Bet. 5th and 6th Sts  
Both Phones.



## The First Cost

of lighting fixtures is not always in proportion to the satisfaction they give. Neither is the monthly bill always in proportion to the light they produce. Our designs combine the beautiful with the practical.

**The J. C. English Company**  
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128 PARK STREET