

# \$500,000 CHANGES HANDS IN REALTY DEALS IN WEEK

## Demand for Residence Sites and Close-In Acreage Exceeds That of Any Week for Months.

Whatever discouragement was felt by realty operators because of the comparative quiet in the local market during the first two weeks of this month was altogether dispelled by the splendid record of the week just closed. Considerably more than \$500,000 changed hands as a result of sales of business sites alone during the week, while the demand for residence sites and close-in acreage exceeded that of any week for a number of months.

### Market's Tone Healthy.

The feature of the week's transactions was the fact that in both business and residence property the dealings were more scattered than usual, indicating that the tone of the market continues healthy, and that the heavy transactions of the week were not due to any combination of favorable circumstances effecting a particular district.

It is easily to be seen that good business conditions, healthy prospects for the future and confidence on the part of investors are having a stimulating effect on realty transactions, and that the market is in better condition than it has been at any time this early in the year, since the financial disaster in the fall of 1897.

The premier transaction of the week was the sale of the quarter block at the northeast corner of Seventh and Oak streets for a consideration amounting to \$125,000. This parcel was purchased by a syndicate of realty operators composed of Robert Livingston and A. M. Wright, of the United States National bank; E. B. MacNaughton, H. N. Burpee, George A. Warren, of the Warren Packing company; Frank R. Kerr, of Wadhams & Kerr Bros.; T. J. Rowe, J. R. Widmer and D. Parker Bryon.

### Was Cash Transaction.

The property was sold by the Ladd Estate company and was a cash transaction. It is understood that the syndicate contemplates the improvement of the parcel with a modern business structure in keeping with the value of the property and the importance of the district. A number of fine structures, all new, already exist in the immediate vicinity of this property. The Wells-Fargo building, at Sixth and Oak; Beck building, just across Seventh street; the new Imperial and the Oregon hotels, at Seventh and Stark; the Fenton building, adjoining the Beck building on the north, and the Ellis club house, at Seventh and Stark.

Second only in importance to the sale of the Seventh and Oak street corner was that of the 50 by 100 foot lot adjoining on the north of the Spalding building at Third and Washington. This property was purchased by J. H. Peterson from Mrs. Maria A. Smith, the consideration involved being \$125,000. The premises are under a lease to the Friedman Packing company, which has something over two years yet to run. In the absence of the lease, it is not probable that Mr. Peterson will hold the property for improvement, but will sell it for a substantial profit at the first opportunity. David S. Stearns and James A. Taylor negotiated the sale.

### Pays \$20,000 for Tract.

E. L. Brubaker and C. H. Benedict have closed a deal with Mrs. M. M. Martin for the purchase of a 10 acre tract located at Division and East Forty-sixth street. The consideration involved was \$20,000.

In the same district, is located 34 acres, which was sold last week by William Frazier to the Northwestern Trust company for \$40,000. The property was just transferred by Frazier to C. F. Reid and then deeded to the Northwestern Trust company.

The Portland Trust company has closed a deal with Joseph Shemanski for the quarter block at the northwest corner of Thirteenth and Clay streets. The purchasing company paid \$20,000 for the property as a site for a modern brick apartment house.

One of the most important realty transactions of the past week was the purchase by A. S. Ellis of the quarter block at the southeast corner of King and Washington streets from James Muckle. Mr. Ellis paid \$45,000 for this property.

This property was formerly a part of three lots, which were purchased last May for \$45,000, and by the sale of the corner two lots to Mr. Ellis, Muckle comes out with a 50x100 foot lot as his profit on the deal, which is equivalent to fully 20 per cent profit on the transaction.

### Purchased Three Corners.

Within the past two years Mr. Ellis has purchased three of the four corners at the intersection of King and Washington streets, two of them, the ones at the northwest and northeast corners, which he improved with modern brick apartment houses, which he sold at a handsome profit, and one he now owns. Mr. Ellis acquired the property at the southeast corner as a site for a four story apartment house covering the entire quarter which he proposes to build as soon as the preliminary arrangements are completed. His improvement there will involve an expenditure close to \$100,000.

Another large deal of the week was the purchase by E. L. Thompson, of Hartman & Thompson, of a 50x100 lot at Park and Burnside streets. The lot was sold by E. E. McNaughton and associates for \$45,000. This is the third time this particular parcel has been sold in the past six months. The first of these sales was for \$25,000, showing a profit of 20 per cent between the first and last sales in half a year's time. Mr. Thompson announces that he is prepared to put up a modern business house on the lot and will do so as soon as a satisfactory tenant can be found.

### Pays \$37,500 for 50 Feet.

A 50 foot lot on the east side of Park street, 100 feet south of Morrison, was sold by the Clark Investment company last week to a local investor for \$37,500. This is just one fourth the price paid for a 50x100 foot corner at Park and Morrison less than 12 months ago. The half block on Market street, between Water and Front, was sold last week by Charles E. Hall to W. E. Schiller for \$50,000. The deal was made direct. It is understood that Mr. Schiller will improve the property as early as possible. Just what class of improvement he will put on it, however, has not been determined. This half block was purchased by Mr. Hall less than three years ago for \$31,000.

A 50x100 foot lot at the northwest corner of Third and Montgomery streets



RESIDENCE OF A. E. HOLCOMB, EAST 14TH & HAWTHORNE

## CLUSTER LIGHTS FOR ALDER ST.

### Improvement of Thoroughfare Will Mean Outlay of \$3,000,000 in 18 Months.

The placing of cluster lights and the extension of Alder street were the two important subjects discussed at the meeting of the Alder Street Improvement association Thursday night. About 50 Alder street property holders assembled at the Commercial club for the purpose of perfecting an organization which would further the move to make Alder street Portland's fifth avenue. Leo Friele was elected president of the association. In accepting the office he told some interesting facts concerning the early history of Portland.

"Alder street was at one time called the back street off Washington," said Mr. Friele. "This was 29 years ago. Now it is rapidly becoming the great retail thoroughfare of the city." He declared that the time would never come when a streetcar line would be allowed on Alder, that it would be the one street in the city whose carriage and automobile traffic would have undisputed sway.

It was decided at the meeting to place cluster lights on the curb for the entire length of the street. A committee was named to investigate the cost of the various light designs and report at a later meeting.

Attention was called to the fact that plans for new construction on Alder street have already been prepared, which will involve an outlay of at least \$3,000,000, and, moreover, all of this work will probably be done in the next 18 months.

A committee was also named to confer with the owners of the large department stores which are now and will soon be doing business on Alder street, and ask them to do away with the present plan of doing the delivery business on the Alder-street side of their buildings.

was purchased last Thursday by F. J. Delano, of the Portland Hardware Floor company. It formerly belonged to N. L. Surman and was sold at a figure in the neighborhood of \$15,000.

## FRUIT AND NUT LAND IS IN GREAT DEMAND

Chapin and Herlow report the sale of nearly \$8000 worth of fruit and nut

lands in the Hill-Crest subdivision of the Highlands in Yamhill county. R. E. Black acquired lots 82, 84, 87, 91 and 92, containing 85 acres, for which he paid \$2700. Lot 81, containing 80 acres, was sold to R. E. Poulitener and Jack Van Norman for \$2500. Both tracts will be set in fruit and nut trees.

## JOHN KELLY BUYS THE BRESKE BUILDING

The duplex cooperative apartment house, which is the last word in apartment house planning, and which is being built extensively in the east, has not yet reached the Pacific coast. In fact, it is doubtful if one of these houses has been erected west of Chicago. This type originated in New York, less than five years ago, on account of the fact that land is being held at prices so prohibitive for the building of residences by even fairly wealthy, that it was found necessary for owners to combine in the erection of a building, in which they could reserve, for their own use, one apartment and selling or renting the remainder to owners or tenants, approved by a committee of the original joint owners. These buildings are built from four to 12 stories high, each apartment being allotted two stories; the living rooms on one story and the sleeping rooms on the story above.

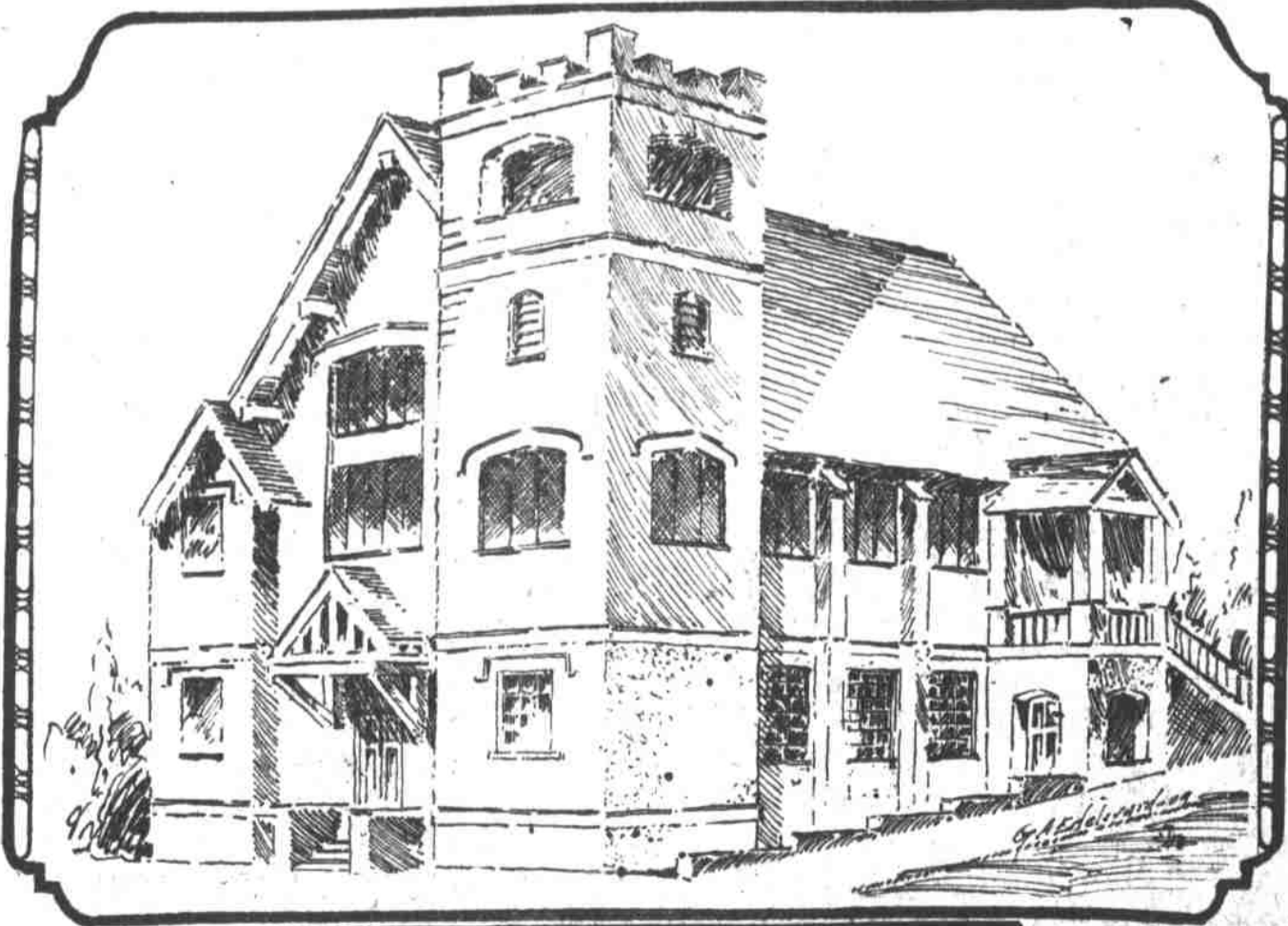
An unusual feature in some of these apartments is a larger salon, opening up through two stories, with surrounding balconies. Around this central room the various utilities are grouped. This arrangement affords an excellent opportunity for people of this class to entertain in regal fashion. For receptions and dancing parties the musicians may be located in the over-hanging balconies, this giving clear space for entertaining and dancing.

Land has not reached a sufficiently high figure in Portland as yet to make it necessary to resort to the duplex cooperative type of apartment house in order to get a fair return on the cost of the site and building. But if the business district continues to encroach upon the west side residence section as it has in the past five years, it will not be long before those whose business requires that they live on this side of the river will find themselves living in well arranged, comfortable dwellings, located in an eight or ten story duplex apartment.

South Dakota, Florida, New Hampshire, California and Louisiana, in the order named, were the only states to have notable increases last year in mineral production over the year before.

Rev. A. B. Minaker, pastor of Immanuel Baptist church.

## DEDICATE IMMANUEL BAPTIST CHURCH



Immanuel Baptist church, just completed at Second and Meade streets, and which will be dedicated today.

The new Immanuel Baptist church, which has just been completed at Second and Meade streets, and which is to be dedicated today is one of the most modern church edifices of its class in Portland. The interior arrangement of the building is such that there are two auditoriums, and a gallery.

The lower auditorium is arranged for Sunday school purposes and social gatherings. It includes the Sunday school rooms proper, a kitchen, four individual classrooms, two closets and two separate toilets. The upper auditorium has a bowled floor with a two-foot rise, a concrete baptistry just back of the pulpit, above which is a large choirloom. There are three closed rooms off of this auditorium, and one in the tower which gives eight closed rooms aside

## NEW APARTMENT NOT HERE YET

### Duplex Cooperative House, Seen in East, Latest in Building Line.

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## PROJECT READY FOR THE MARKET

### Million Dollars Already Used on Columbia Irrigation Scheme; Promoters Are Big Men.

Portland will be interested to know that the new irrigation project on the Columbia river at the mouth of the Snake river will be placed on the market immediately by the new company in control. The owners compose some of the best known and wealthiest men on the Pacific coast: Jacob Furth, James D. Hoge, C. E. Farnsworth and J. E. Chilberg of Seattle, and the major portion of the bonds are owned by the National City bank of New York city. About \$1,000,000 has been expended in perfecting this project, and this winter fully \$100,000 is being expended in further improving the canals, power plant, machinery, etc.

### Means Much Local Trade.

When this large tract becomes settled with small fruit berry and garden farms it will mean considerable to the local trade. Burbank-on-the-Columbia, as the project is called by its founders, after the great wizard of horticulture, lies in the corner of Walla Walla county, where the Snake flows into the Columbia and comprises a series of high bench lands overlooking the whole valley at that point. Across from it is the Yakima valley, thickly settled, and demonstrating in a conclusive way the possibilities of surrounding lands.

An abundance of water is supplied by one of the largest power and pumping plants in the northwest, complete in every detail. Concrete is fully used in construction and nothing has been left undone to conserve the water supply and protect the lands most amply.

### Town Named Burbank.

A town has been platted, bearing the name Burbank, on the Northern Pacific railroad, where a new market will be in course of erection and will be opened about February 15. The Water and Land companies occupy another new building, and the usual business enterprises common to small towns are being forward rapidly. This town will be the commercial center and shipping point for the entire 12,000 acres, making it a substantial town.

Both the O. R. & N. and Northern Pacific railroads cross the lands, while the North Coast is building a \$1,000,000 bridge at the town of Burbank, and will shortly have its line constructed. These railroads, with steamer transportation on both rivers, give Burbank fine shipping facilities. In Portland the Burbank Land company is represented by Blair & Prall in the Lumbermen's building, who will devote their time exclusively to the Oregon field.

## THOMPSON TRACT PLACED ON THE MARKET

The old Thompson tract, which was recently sold to the Southport Land company, an incorporation composed of R. E. Kingsbury, Fletcher Linn, S. B. Linticum and Edward Cookingham, was platted into 258 lots the first of the year, and the Spanton company are the exclusive selling agents and report the sale of 87 lots during the last two weeks.

Several corners on Macadam street have been resold at a profit of from \$500 to \$700. Miss Cinda Linebaugh of 403 Tenth street bought a lot on the corner of Macadam and Carolina streets and refused \$700 profit.

E. Palmer of 538 East Forty-first street purchased the southwest and northwest corners of Iowa and Macadam streets, and refused \$1400 for his bargain.

A. Margulis of South Portland bought a corner on Pendleton and Macadam streets and refused a profit of \$1000.

Considerable activity is anticipated along the cartline on Corbett street. The South Portland Hoosiers' club are expected to have Corbett street paved from one end to the other.

It is reported that another factory site has been purchased adjoining Southport and details of which have been held up by request of the purchasers. Rawworthy & Ballin purchased a half block on Virginia street, between California and Texas streets, from J. L. Cardwell. The price paid was in the neighborhood of \$2500 cash. The same parties have several other parcels of land under consideration in the same vicinity. They consider property in southern Portland the cheapest in the city today, and taking into consideration the cartline on Corbett street and steam railway runs through the addition, it has transportation facilities second to none in the city.

A part of tract 25, in Cedar Hill has been sold by Charlotte Green to F. Breske for \$12,000.

Journal want ads bring results.

## PULLMAN CO. BUYS FIR CAR MATERIAL

### Trade Bulletin Reports Sale of 16,000,000 Feet by Manufacturers' Association.

In the monthly trade bulletin of the Oregon & Washington Lumber Manufacturers' association, it is reported that an order for 16,000,000 feet of fir car material has been placed in Oregon by the Pullman company, of Chicago, for manufacturing 2000 Harriman refrigerator cars. The business is being handled through a committee representing a number of mills of the association.

Railroad structural material and ties continue in good demand. It being stated that requirements of lines under construction within the state, with the probability of further construction being undertaken, has already materialized in contracts for large quantities of ties. It is expected that when the California and eastern demands come in, a short supply will regulate the price on a considerable higher basis than now prevails.

The bulletin states that at the present time reports from the Willamette valley indicate that the larger mills are busy, and appear to be confident of good business during 1910.

The annual meeting of the Oregon & Washington Lumber Manufacturers' association will be held Saturday, February 19, and it will be followed by a dinner at the Commercial club.

New Jersey is having much success with building stone roads with a top dressing of stone dust and tar, which renders them almost waterproof and noiseless.

In a new type of pontoon bridge being tried in Denmark, the pontoons are anchored beneath the surface of the water, the entire bridge remaining motionless, independent of the level of the water.

Journal want ads bring results.

## MANY WANT FINE NEW RESIDENCES

### Past Week Shows Great Demand for Home Sites and Many Transfers Made.

High class residence property was in greater demand last week than for many months past. From all sections of the city where are found the homes of the well to do class came reports of numerous transfers. Among the more important deals in this class of holdings may be noted the following:

A new eight room two story dwelling, located on Elliott avenue, near Central Park, in Ladd's addition, has been sold by F. W. Torgler to L. E. and D. Painter for \$7500.

A fractional quarter block on Broadway, between East Thirteenth and East Fourteenth, has been sold by W. East to J. P. Chambliss for \$5000.

Six lots in Birge street addition, described as lots 17, 18, 19, 20, and a 37 by 200 foot strip, all in block 5, have been sold by B. M. Lombard to C. L. Horn for \$8000.

The quarter block at the northwest corner of East Lincoln street and Grand avenue, has been purchased by Frank R. Waite from M. F. Brady, consideration \$9000.

Several tracts in Hill Crest Acres and two lots in Kenworthy's addition have been sold by Nelson C. Oviatt to Strong & Co. for \$14,000.

The Fidelity Trust company has sold to Percy J. Collins a part of lot 2, in block 551, Balch's gulch, for \$4250.

The apartment building company has sold to Carl Friedman 45 by 60 feet near the corner of Sixteenth and Jefferson for \$6750.

A fractional quarter block at the northeast corner of Salmon and East Twenty-third has been sold by John H. James to Carl G. Johnson for \$4250.

Lot 7, in block 14, Goldsmith's addition, located on Lovejoy street, between Twenty-fourth and Twenty-fifth streets, has been sold by M. L. Church to A. C. Pike for \$5500.

# Removal Sale

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## Pending Removal to Our New Store in Electric Building We Offer Bargains in Electrical Devices

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### 147 7th Street Portland R'y, Light & Power Co.

## If the Only Mission of a lighting fixture was to give light, you may as well take a few electric bulbs and string them about the room—but the decorative value is of vast importance.

### J. C. ENGLISH CO.

TIFFANY'S AGENT 128 PARK STREET