

BUILDING CAUSES ACTIVITY IN THE REALTY MARKET

Demand for Local Property Increases — Brokers Report Wide Range of Inquiry for Week.

The immense amount of new construction for which permits have been issued since August first, has produced a marked quickening and renewed interest in the realty market. In fact, the demand for local real estate increased last week, while the brokers almost without exception report a wider range of inquiry from buyers and prospective buyers than has been noted at any time since the warm season set in. Brokers and operators are more optimistic than for some weeks past.

Market Has Narrowed.

August is, habitually, the duller month of the year, and while the month may not be so bad in Portland as the same period in former years, still it is undeniably true that the range of the market here has narrowed considerably since the beginning of the "dog days."

Never were there so many people out of town as now. Thousands are at the seacoast resorts and other thousands in the mountains and away from the city from one cause or another. The natural result is that business of an investment or speculative character, such as are most realty transactions, is experiencing a decided check.

Yet, in spite of this situation, the volume of realty transfers filed with the county clerk averages between \$75,000 and \$100,000 daily. For the most part these transfers represent the smaller class of sales, improved and unimproved suburban residence properties for the most part.

One of the largest and most important deals of the week, was the final passing of title to the 50 by 100 foot lot at the southwest corner of Union Avenue and East Burnside streets. This property was purchased by J. G. Edwards, of Hay Creek, Or., from E. W. Mutch for \$45,000. The sale was made by E. J. Daly.

Best Acquire Sale.

The best acquire sale of the week was a transfer by James Sargent to William C. Black of 130 acres located at the head of Willamette Slough near Harborton. This is a part of the Barry property which was purchased by Mr. Sargent some months ago for \$15,000. It originally contained 300 acres. Sargent sold 130 acres a few months ago for \$20,000, and last week's sale was for \$15,000, giving him a net profit of \$20,000 on the entire transaction.

For the handsome new residence and 10x100 foot lot at the southeast corner of Sixteenth and College streets, P. C. Staley has paid L. C. Jameson \$12,500. This is one of the best prices so far realized for Portland Heights property.

Fred H. Strong took title to all of block 1, Glavin's addition, from Ellen E. Bond, paying \$10,000 for it. This property is located south of the city and west of Pulton park.

S. Ban, local Japanese capitalist and contractor, closed a deal last week with A. E. Tierman for the purchase of 15 acres of river front located near Harborton and Ammona near the head of Willamette Slough. He paid \$14,000 for the property.

For an undivided one half interest in Alexander Villa Homes a tract containing 38 building sites, M. C. Reed has paid to Rose Starkland \$10,000.

The improved 150 feet frontage at southeast corner of East Ninth and Going streets has been sold by A. L. Whitten to A. E. Chisholm for \$11,000.

A. E. Eoulsen has purchased from C. W. Erlis a modern story and a half seven room bungalow occupying 70x150 foot lot on East Fifty-third street near East Ash. The consideration involved was \$5000.

C. B. Dean who recently came to Portland from Kansas City, has purchased from R. C. Hughes a new dwelling house and 50 foot lot on East Fifty-first and Tillamook streets, in Rose City Park. The consideration named in the transfer was \$4250.

Doctor Buys House.

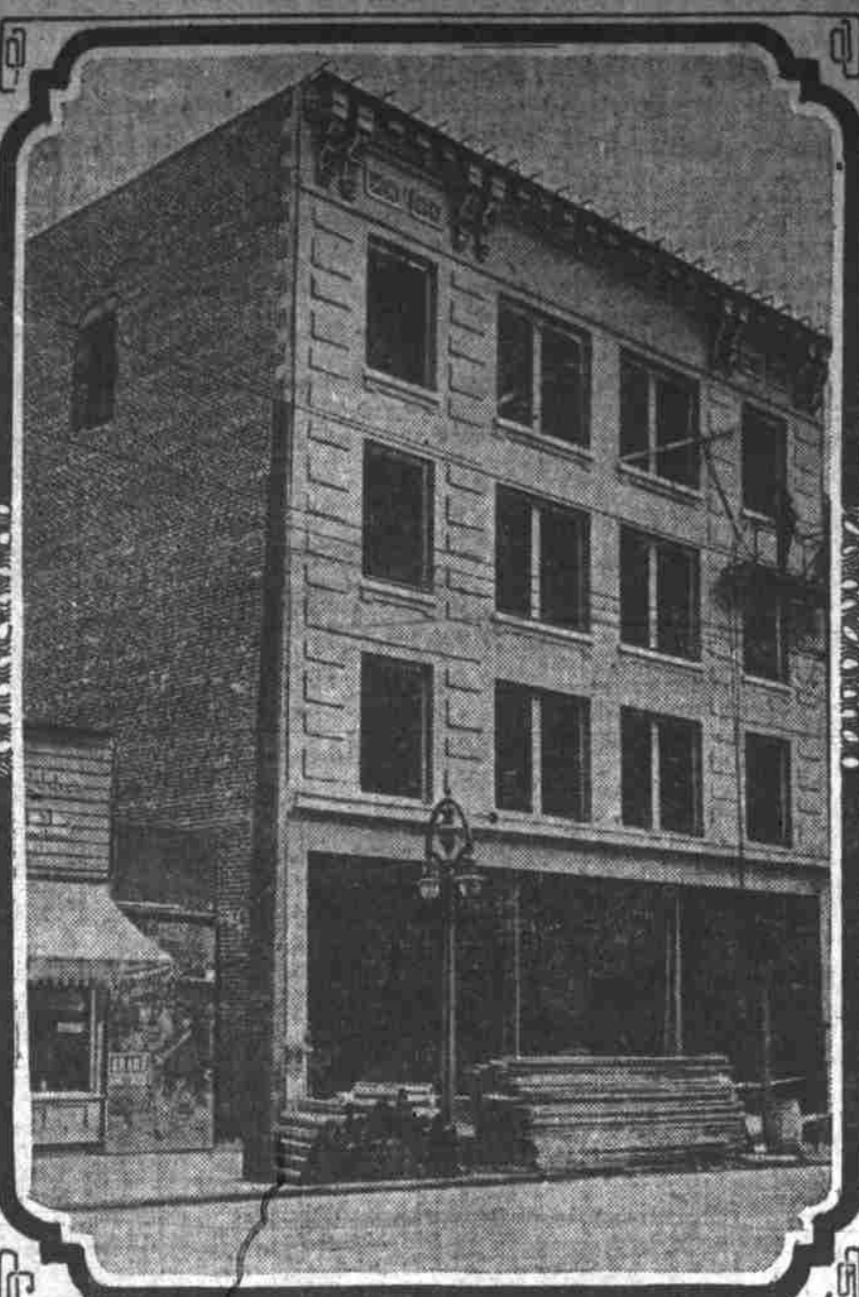
H. L. Kemer has sold to Doctor G. H. A. Sturdevant a modern seven room residence and 50 foot lot on East Eleventh street between Thompson and Tillamook for \$4750.

E. S. Erlis has sold to the Pacific Investment company a house and lot located on Claremont avenue north of Mount Tabor, for \$5000.

W. H. Monroe and associates have purchased two building tracts on St. Francis Hill for which they paid \$8250. Carl Abraham, acting as trustee, has purchased from John W. Albin the entire block front on Church street between Maryland and Montana avenues for which he paid \$6000.

For a frontage of 150 feet on Belmont street, between East Twenty-third and East Twenty-fourth, Jessie Francis Eaton has paid to Roscoe R. Morrill, \$3000.

Hop picking begins earlier than ever before.



Under construction on Washington street between Twelfth and Thirtieth for Lowson Brothers. The building will cost approximately \$60,000.

AUGUST PERMITS WILL AGGREGATE FULLY \$2,000,000

Portland May Take Fourth Place in List of Cities of Entire Country; Four Large Buildings Planned.

All high building records have been surpassed in the first 20 days of this month. Figures compiled in the office of the building inspector up to noon yesterday show 490 permits issued since August 1, involving an aggregate expenditure of \$1,500,000. At this rate, it is estimated, according to Building Inspector Plummer, there is every reason to believe the total for the month will approach \$2,100,000, or a gain of nearly \$100,000 over the highest previous record made in May. As compared with the first 20 days of 1909 an increase of nearly 100 per cent is shown.

A little over half of the total for the month, so far, is included in four large permits, one for the Ben Selling building, Sixth and Alder, \$400,000; the new O. W. P. power station facing the river near the Inman-Poulson mill, \$250,000; the new dock and wharf of the O. R. & N. company north of the Steel bridge, \$130,000; and a five story fireproof apartment house for the Reed Institute at Thirteenth and Jefferson, \$80,000.

Good Class of Buildings.

Ranging from \$10,000 to \$40,000 there have been issued since August 1 a dozen or more permits including apartment houses, store buildings and combination business and rooming houses.

New houses during this portion of August represent a total valuation of about \$500,000. This in itself is a wonderful record, possibly unequalled in the United States except in two or three eastern cities in the million population class. During that period over 200 new homes have been started on an average of one for every working hour of the time.

Building operations as shown by the number of permits issued and the amount of money invested continue to exceed all previous records for this season of the year. Indications for fall and winter construction work point to the employment of an immense number of building mechanics. The announcement was made last week and the week before of plans for several large stores and office buildings and on some of these there is every reason to believe that work will be started late in the year.

Apartments Needed.

Up to this time very few fireproof apartment houses have been erected, largely because owners of property were unable to secure a sufficiently high rental to justify that class of construction. However, plans are on foot which will inevitably result in the construction of several such buildings in the next 12 months. The Reed Institute apartment house is a case in point, while owners of valuable sites in the upper Washington street district are figuring with architects on the design and cost of fireproof buildings of this class with a view to early building.

This remarkable building record is the best evidence of the ever-increasing prosperity of Portland. From January 1 to August 20 the building inspector issued permits with an aggregate value of \$1,117,772, while for the same period in 1909 the value of permits issued amounted to \$7,881,227. The gain this year over last foot up the astonishing total of \$2,236,545. The August record will no doubt place Portland among the first six cities of the country in point of building activity. In fact, the probabilities are that only four cities will have a greater August building record—New York, Chicago, Philadelphia and Los Angeles.

Brick Warehouse.

Architects Emil Schacht & Son have completed plans and specifications for two buildings both above the \$50,000 class. One is for a four story brick apartment house 60x100 feet in dimensions to be erected at Nineteenth and Marshall streets at a cost of \$45,000 and the other a four story quarter block brick warehouse to be erected on East First and East Taylor streets for the International Harvester Machine company. This building will cost between \$50,000 and \$60,000. It is to be of the slow burning mill construction type capable of carrying unusually heavy loads, and will be equipped with large electric freight elevators.

A permit was issued last week to Mrs. Ada Simpson for a three story frame apartment on Twenty-fourth and Northrup streets. The building will cost approximately \$25,000.

Isam L. White has taken out a permit for a \$12,000 residence which he will build on Cornell street at the head of Lovejoy street. It is to be a two story frame structure finished in an expensive manner.

Another fine home provided for by permit last week was that of L. T. Wilcox which will go up on East Twenty-first street between Brasse and Knott. Mr. Wilcox is a son of Theodore B. Wilcox. The house will cost \$8500.

A. J. Farmer is having plans prepared for a 46x58 foot two story frame apartment house which he will build on East Eleventh street near East Madison at a cost of \$10,000. It will contain four flats of five and six rooms each and will be semi-colonial in type. A permit has been issued to Henry

TENANTS CROWD INTO OFFICES IN NEW STRUCTURE

Railway Exchange Block Sets New Record in Construction; Will Be Fully Completed by September 1.

Although not quite completed, tenants are moving into the new Railway Exchange building on Stark street. September 1 will, in all probability, see every store room and office in this building completed and ready for occupancy. In completing a building of this class in five and a half months, a new record has been made in Portland—although Mr. Stickey announced when ground was first broken for the foundation last March, that he expected to complete it entirely in less than five months.

Completed, the structure will represent an investment of practically \$225,000. On the ground floor are 17 large store rooms and offices. The second floor is divided into 18 large office rooms, and each of the upper floors are arranged into 10 offices, making a total of 128 office rooms on the five upper floors.

The feature of the building which is most valuable from an office standpoint, is the large amount of glass space in the walls. Nearly 70 per cent of the outside wall space consists of plate glass windows. Philippine mahogany was used throughout in the interior finishing, concrete floors in all of the rooms and terrazzo floors in the corridors.

The entrance to the elevators on Stark street and the main Third street entrance and corridor leading to the elevators are finished in Vermont marble with verde antique bases. Verde antique was also used in wainscoting the Stark street vestibule. While the general design in the arrangement of the offices on the upper floors has been followed, still numerous changes have been made to suit the convenience of tenants, in some instances corridor ends have been cut off and suites of two or more rooms set apart for the use of corporations or large firms requiring large office space.

The large basement, light and airy, is divided into two compartments, one with an entrance on Third street and the other entered from the Stark street side of the building. The elevator equipment consists of two fast electric elevators which are reached from both Third street and Stark street.

More than 75 per cent of the building has already been taken under lease, and applications are on hand sufficient to occupy nearly all of the untaken rooms. One thing demonstrated by the builders of the Railway Exchange building is the fact that it pays to put up a

NEW SAWMILL IS INDEX OF GREAT GROWTH OF CITY

Announcement That S. Ban Will Build Two Manufacturing Plants Means Much to Vicinity.

From an industrial standpoint, the most important development of the past week was the announcement of the immediate building of a double unit sawmill plant on the Willamette river near the head of Willamette slough.

Negotiations for the purchase of a site for the mill was concluded last Wednesday by S. Ban, Japanese contractor and capitalist, who took over 1500 feet of river frontage near Annona. The property was purchased from a syndicate of Salt Lake owners, the consideration being \$14,000.

The plan is to build two mills, one a hardwood mill and the other for cutting fir and other Oregon commercial timbers. It is understood that the raw material for the hardwood mill will be shipped from Japan as ships' ballast and will consist largely of the valuable oaks from Japan and Siberia. The oak will be used for the local furniture market, and it is not improbable that Ban and his associates will embark in the furniture manufacturing business later on. This mill will have a 10-hour capacity of 20,000 feet and will employ something like 50 men.

The larger mill will cut to begin with, 100,000 feet in a 18-hour day, but will be so planned that its capacity may be greatly enlarged in the event the lumber market makes it desirable. The sale of the site was negotiated through the agencies of George D. Schalk and C. F. Bunken, representing the seller. Mr. Ban now operates a large shingle mill near the site of the proposed mill plant, and it is believed that the three mills will be combined and operated under one management. Mr. Ban left for San Francisco Wednesday night on business connected with the new project and upon his return 10 days hence actual construction of the mill will begin.

fireproof building on leased ground, even though the lease has but 27 years to run. This structure is strictly a fireproof Class "A" building, and in the opinion of competent building engineers, is one of the most durable and fireproof structures of its kind in Portland.

At the next meeting of the International Coors, Waiters and Bartenders' union there will be a determined fight made by the bartenders to form a separate international organization. The question has been discussed for several years.

NEW BRICKS TO RISE IN BURNED OVER AREA

Much of the burned area at the end of the Montavilla carline is to be rebuilt with brick, if the plans of the owners of the property materialize. Plans have already been prepared for a brick store building 50 by 100 feet to cover a part of the burned over territory, and it is understood that several other lot owners have signified their intention of replacing the burned frame structure with durable buildings. The house for which plans have already been drawn will be erected by the Ukase Investment company at the corner of East Eighty-first street and East Stark street. Other owners in the burned district are preparing to put in the better class of improvements.

7,000,000 Feet Lumber Raft

(Special Dispatch to The Journal.) Astoria, Or., Aug. 20.—A raft containing 7,000,000 feet of lumber of the Benson Lumber company arrived down yesterday from Wallace slough, and will leave out for San Diego today by the tug Hercules.

There are no two ways about it. We mean exactly what we say. There are too many reasons why our prices should be raised. There are no reasons why they should remain what they are. With the coming of a railroad, ready for travel this fall, and popularity increasing every day, our prices have long been considerably too low. Therefore, Monday, tomorrow, at the close of business, prices will be raised.

MANHATTAN

Every Lot to Be Raised 10% to 25% **\$30** and Up Now Tuesday All Prices Higher

¶ The Pacific Railway & Navigation Company announces that its new railroad will be completed and in operation by fall. This will give a little over two hours' run to the ocean beach—a thing that has long been desired and never before accomplished. This, we believe, is ample justification for raising our prices. Garibaldi Beach, and MANHATTAN in particular, has never had so many visitors as it has had this summer. Every one who sees the property is a booster.

¶ THEREFORE, at the close of business Monday evening at 9 o'clock the last lot will have been sold at original prices. Thereafter an advance of from 10% to 25% will go into effect. There is only one exception to this rule. Every one who mails the accompanying coupon to us, so that the postmark is shown to be not later than Monday, August 22, will be entitled to buy at the old prices, provided the sale is completed within 15 days from that date. This will allow all those not already familiar with MANHATTAN to investigate the merits of MANHATTAN at once.

Reserve Your Location Now at Original Prices

MANHATTAN has a wide sand beach. A perfect surf-bathing beach. No rocks or holes. MANHATTAN has a large fresh-water lake. Ideal for fishing, boating and bathing. MANHATTAN will have the best train service of any present beach in Oregon. MANHATTAN is now lower in price than any other resort in the state. MANHATTAN will still be lower in price, after this raise.

You Are Invited to File Your Application for Information at Once

This will protect you in securing low prices on the lot you buy. The terms are easy. Merely make a small first payment and agree to pay the balance at the rate of \$5.00 per month. That gives you a first-class building site upon terms that cannot be duplicated. Beach property is growing scarcer every year, and the prices will grow correspondingly higher year by year. The time to buy is now, whether for investment or homebuilding.

Manhattan Realty Co.
228 STARK ST.
Portland, Oregon

Office Open Today, 2 to 4 p. m.; Monday Evening Until 9.

MAIN 392 A-2392

COUPON

MANHATTAN REALTY CO.,
228 Stark Street.

Please mail MANHATTAN-LITERATURE. This reserves my right to buy at original prices, within 15 days from August 22, 1910.

Name

Address

NEHALEM BEACH

AT THE MOUTH OF THE NEHALEM RIVER — ONLY TWO HOURS FROM PORTLAND. REGULAR TRAINS WILL BE RUNNING BY THE FIRST OF THE YEAR.

THERE NEVER HAS BEEN offered in the city of Portland an equal chance to get in AS GOOD and AS SURE A GROUND-FLOOR price proposition as we offer here.

Two years ago we started to sell Nehalem Bay Park in ACRE tracts at \$25 per acre. Since then we laid the unsold portion out in 50x100 lots, and it is now selling for as high as \$750 per acre. We started to sell lots in Necarney City a little over a year ago at \$50 per lot. Now they sell for \$200 per lot. Seabright lots were started at from \$50 to \$100. Now the price is from \$200 to \$300 per lot, and within a year we predict that these same lots named above will bring more than DOUBLE the prices named. NEHALEM BEACH lots will advance MORE RAPIDLY than either of the foregoing, because the time of the flooding of that beautiful country by the railroad, is MUCH NEARER. All lots in Nehalem Beach are 50x100, and the prices are as follows: Lots fronting on Ocean Bay and Boulevard, \$60 per lot. Inside lots, \$30, \$40 and \$50 per lot. Terms one fourth down, \$5 per month—NO INTEREST. Our advice is, don't buy one lot, but buy TEN or TWENTY of them. Send for our plat and circular combined.

NEHALEM BEACH is a beautiful stretch of almost level, sandy soil, fast being covered, with a thick growth of vine or Bermuda grass. The lots are all level and can be built upon without any preparation whatever. Nature has blessed this place with all the gifts in its storehouse, giving to it the beautiful bay, river, lakes and mountain streams, with many cascades. The SCENERY SURROUNDING this bay and river cannot be surpassed. Mountains, valleys, hills and forests can be seen from our property. Both the ocean and bay beaches are perfectly smooth; no rock or pebbles to interfere with bathers. THE OCEAN BEACH IS ACKNOWLEDGED TO BE THE MOST PERFECT BEACH ALONG THE PACIFIC OCEAN. MARK OUR PREDICTION—IN THE NEAR FUTURE YOU WILL SEE A BUSTLING, BUSY CITY ON THE NEHALEM PENINSULA.

Nehalem Bay Land Co.
274 OAK STREET PORTLAND, OREGON



Design of residence to be erected for Benjamin Trenkman at Sixteenth and College streets, Portland Heights. Drawing by Architect Ellis F. Lawrence.