

DEMAND FOR HIGH CLASS RESIDENCE PROPERTY STRONG

Many Newcomers Prefer to Buy Homes Already Completed Than to Build; Subdivision Property Quiet.

One of the best known operators in improved residence property in Portland was asked recently regarding the situation in his line. His response was entirely optimistic, and by way of showing that his optimism was based on a solid foundation, produced contracts of sales involving over \$50,000, all of which had been closed since November 1, through his agency.

"There has not been a time since I came to Portland 20 years ago when there was a greater demand for high class residence property in this city than at the present," said this broker. "The inquiry is notably good, and a large per cent of inquirers mean business. An interesting feature of this line of realty activity is the number of people from outside of Oregon who, liking the section, want to settle down here without going through the trouble and worry of buying a lot and building. This demand for ready-made houses has been amply provided for by investment and speculative builders, who in the last two years have built several hundred residences of all types. These new homes are finding a ready sale, scarcely a day passing that one or more of them does not change hands."

Subdivision Property Quiet.

Activity in subdivision property, which has been quiet for some weeks, is expected to pick up before the first of the year, say close observers of this class of realty. Owners of subdivisions ascribe the quietness in this class of property to the fact that in the building of dwellings, apartment houses and small stores an immense amount of money is being used that formerly went into lots and acreage.

An evidence of the volume of speculative building in the dwelling house line now going on in Portland is the recent announcement that contracts had been let for 20 one and one half and two story cottages, to be erected by two builders in the restricted district beyond Irvington and Laurelhurst. G. W. Priest and T. G. Anderson, extensive operators in the speculative building line, have each just completed a solid block of dwellings in the vicinity of Rose City Park. Mr. Priest builds two story houses at a cost of between \$3000 and \$4000, and Mr. Anderson operates altogether in the construction of California bungalows. Both builders have recently let contracts for another block of new residences in the same district.

C. W. Davis let the contract last week for three one and one half story cottages, to be erected at East Eighty-fourth and East Clifton streets, at a cost of \$2500 apiece.

Buyers Elmhurst Home.

Elmhurst Chinnock, a local attorney, closed a deal last week for the Floyd J. Campbell residence in Elmhurst, one of the handsomest private homes in the entire Rose City Park district. The property consists of a 50 foot lot on East Fifty-second street, near Hancock, and a modern two story colonial residence, which was erected by Mr. Campbell less than two years ago. Lawyer Chinnock paid \$7000 for the home.

It is the intention of Mr. Campbell, who owns three lots adjoining the one just sold, to begin at once the erection of a cement block residence on his unimproved property. Plans for the new house have already been drawn and construction work will be under way in a short time. The estimated cost of the improvement is \$7500.

W. G. Espey has sold to George W. Wells, a recent arrival from the middle west, a new one and one half story bungalow at East Sherman street and Marguerite avenue. The consideration involved was \$4000.

James C. Logan is having plans drawn for a six-room frame bungalow to be erected on East Sixty-sixth street near Sandy Road at a cost of \$3000.

Attractive Farm Home.

L. Sharp recently transferred from the Helena, Montana, land office to the United States land office in this city, has purchased a new two-story frame residence just completed on East Forty-fifth street near Sandy Road, paying \$4000 for it.

J. E. DeTemple of the firm of Jacobson & DeTemple, has purchased the Hadley residence on East Clay street, near East Thirty-second, for \$3500.

Architect Wenzel Fritzsche has completed plans for three bungalows of five rooms each to be erected by G. Cobland on the Base Line road near East Forty-third street. The houses will cost \$2500 each. The same architect has completed plans and specifications for a 1½-story colonial type residence, which will be erected by A. McGregor at his dairy farm on the Section Line road near Rocky Butte. Included in the general improvement to be made by Mr. McGregor on his dairy farm is a large barn and stable, a cement garage and a small electric lighting plant.

HOUSE BUILDING IN LAURELHURST BOOMS

House building in the east side addition of Laurelhurst is steadily assuming larger proportions. Building permits were issued to Laurelhurst homebuilders during the past 30 days aggregating \$26,000, bringing the house building expenditures there up to a total exceeding \$150,000 since January first. At that time Laurelhurst was the Ladd farm, in which the street grading and the great mass of improvements now in and under way had just begun. In fact the first house in Laurelhurst was not started until the late spring of this year. From now on, as so much of the improvement work has been completed, the building in Laurelhurst promises to become very great, as many have been waiting for the completion of the streets work.

BUNGALOW ON WASCO STREET CHANGES HANDS

Mail & Von Borstel report the sale of a bungalow situated on Wasco street between East Twenty-eighth and East Twenty-ninth streets, to R. E. Schloth. The consideration was \$3700. Mr. Schloth will make the property his home.

The same firm has sold two lots in York addition to a local investor for \$200. The consideration being \$200. The owner will improve the property.



Residence of Architect Lewis I. Thompson, Twenty-first and Clifton avenue, Portland Heights. One of the few examples of pure Italian type of architecture in Portland.

CITY PARKS GET NEW ADDITION

Plans Accepted for New Playgrounds in Southwestern Laurelhurst.

The creation of Ladd Park in the southwest quarter of Laurelhurst, plans for which were accepted at the last meeting of the park board, gives to that section of the city a magnificent public play ground, in every way different from all the other parks in Portland's fine park system.

The first work on Ladd Park, aside from the grading and paving of the streets that will form its outside boundaries within the addition of Laurelhurst, the contracts for which are to be let next week, will be the dredging of the pond which it contains to create the lake outlined in the plans accepted by the park board.

This lake will have an approximate area of 130,000 square feet, or about 650 feet long and 200 feet in width at its broadest place. The lake is to be dredged to a depth of eight feet. The appropriation for this piece of work has been drafted and is included in the mayor's budget. Superintendent Mische is very anxious to get the work on Ladd Park going forward, and will lose no time after this preliminary appropriation has been passed. The dredging of the lake will probably be followed immediately by the construction of walks, which approximate a length of two and a half miles.

King's Grapes.

London, Nov. 12.—Grapes have just been gathered from the famous vine at Hampton Court, and have been sent to Windsor Castle. Some are to be forwarded to the king at Balmoral, and by his majesty's wish the remainder will be distributed among the London hospitals. Over 200 bunches were cut, weighing on an average about two pounds. One bunch turned the scale at nearly four pounds.

Germany is experimenting with glass telephone poles, reinforced with wire.

CLUBHOUSE FOR ROSE CITY PARK

New Organization Buys Site at Sandy Road and the Alameda for \$6000.

Residents of Rose City Park have organized a club and are already laying plans for the building of a handsome clubhouse. The site of the projected building is to be the Josselyn block, at the intersection of Sandy Road and the Alameda. This block contains seven lots and was originally purchased by Mr. Josselyn as a site for a country home. He paid \$2500 for the block three years ago and sold it to the Rose City Park club for \$6000.

The block is one of the most desirable locations in Rose City Park. It is on the highest elevation in the district and commands a fine view of a large portion of the city. Among the active members of the club are J. W. Travers, O. S. Houston, A. H. Metcalf and Judge Henderson, who acted as a committee to select the location for the new club building. The club will be incorporated in a short time with a paid up capital of \$15,000. It is the purpose of the organization to build a handsome club house next spring. While no plans have been made for the building, the general design is to provide a large auditorium for public gatherings and a number of smaller apartments and rooms for social and entertainment purposes. If it is found that the Rose City Park district will support a larger institution in the way of a club house, the members of the club are prepared to go ahead and build such a building as will meet the local requirements.

HOMES NOT IN SANITARIUM SALE

In the transfer of the Crystal Springs sanitarium property to the Mount Vernon syndicate, the private residence of Dr. R. L. Gillespie, one of the owners of the sanitarium, and Dr. J. A. Applewhite, resident physician, were excepted

from the sale, each buying his home at an appraised price. Dr. Gillespie's residence is a modern two-story building, occupying a full quarter block and is valued at about \$10,000. The residence of Dr. Applewhite is one of the smaller buildings owned by the sanitarium and is probably worth \$5000.

MAKE SAFE HIT BY BUYING PROPERTY

Sacramento ball players were so delighted with Portland during their trips here last summer with the Sacramento ball club that two of the best known players on the team have just closed a deal investing \$10,000 in Peninsular

Laurelhurst
THE BEAUTIFUL

property. These ball playing realty operators are E. E. ("Deacon") Van Buren and J. E. Stein. They purchased 2½ acres on Pippin street adjoining Fairport which they propose to hold until next spring when it will be platted and placed on the market. Portland real estate has on several

occasions attracted theatrical people passing through the city to such a degree that they invested their money in it but this is the first time that California ball players overlooked the opportunities for speculation in their own state and put their hard-earned coin in Portland property.

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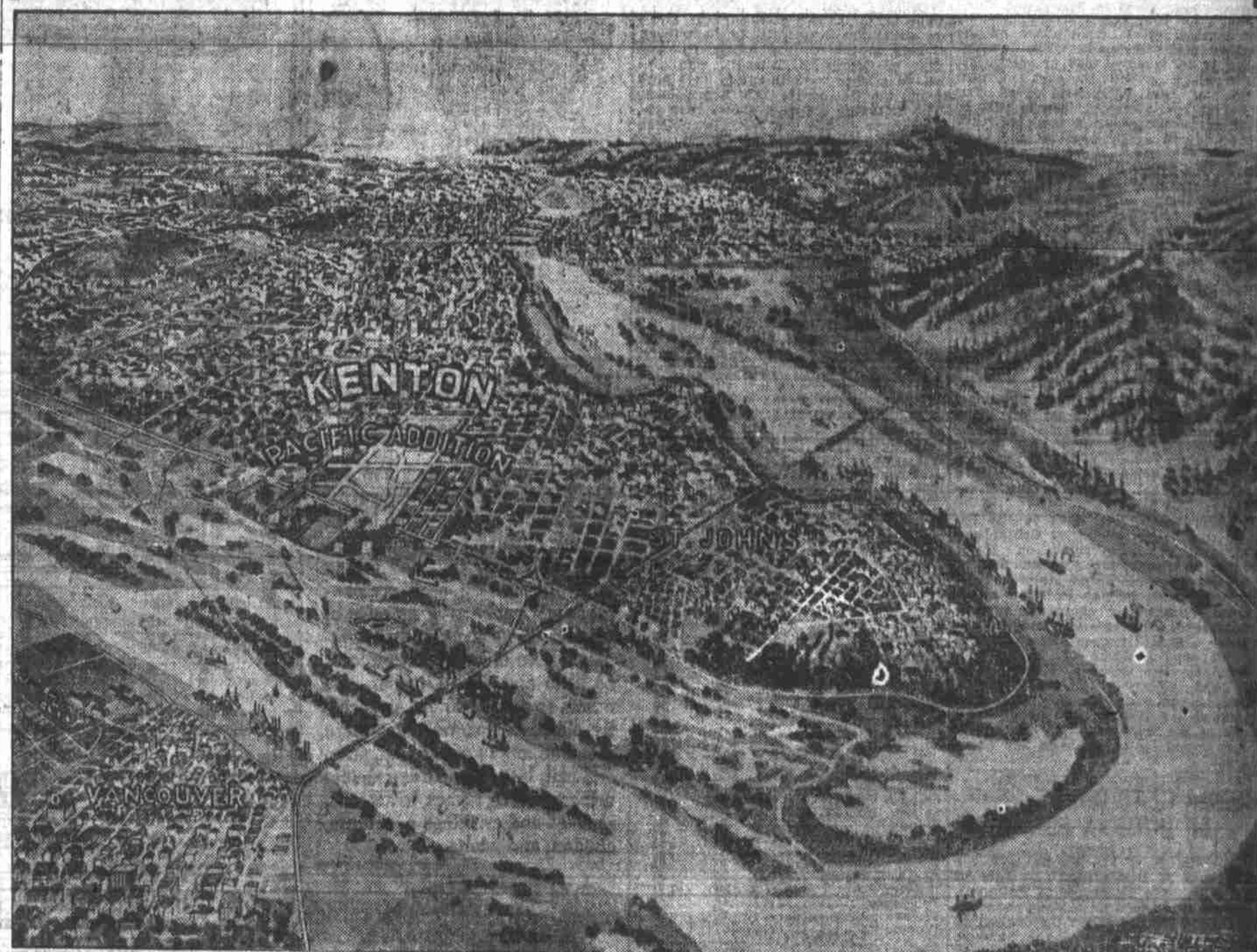
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