

EAST SIDE SITES ARE LEADERS IN WEEK'S ACTIVITY

Since New Year More Than \$200,000 Has Been Invested in Lots and Small Business Parcels.

East side business property has shown greater activity during the past few days than that in any other section of the city. High class residence property on the other side of the river is also more active than the same class of holdings in any other district. Transfers filed for record since the first of the year show that considerably more than \$200,000 has been invested in expensive east side residences and in small business parcels.

S. Hootfield and associates have sold to F. Abraham the 50 foot lot at the southeast corner of East Oak street and Union avenue for \$11,000.

E. J. Daly, representing an eastern Oregon investor, has purchased from the Kingsley sisters a 50 foot lot located on the east side of Union avenue, 50 feet north of Burnside street. The consideration involved was \$20,000.

An improved quarter block at the southeast corner of East Harrison and East Tenth streets was sold last week for \$40,000. The purchaser is F. Costi and associates and the seller Frank Brown.

One of the highest priced residences in the addition known as New Irvington was purchased last week by E. J. Pernot from Jonas M. Berry. The property is located on East Twenty-first street between Knott and Braze and sold for \$32,000.

Thomas D. Long has sold to a local investor a handsome new residence occupying a 50 foot lot at the northwest corner of East Sixteenth and Wasco streets for \$12,500.

A fractional lot improved with a small two story cottage located on East Madison street near East City Park. The consideration was last week purchased by E. M. Tooker from George O. Pelgram for \$4,000.

Recent arrivals in Portland have caused considerable activity among brokers dealing in new dwelling houses erected in Rose City Park. Business and numerous small additions between Irvington and the eastern boundary of the city. Speculative builders operating in this section of the city report an unusual demand for new homes ranging in value from \$3,500 to \$4,500. During the past 90 days over 50 of these class of properties have been taken over by purchasers buying homes.

An immense amount of durable buildings is contemplated for the central business and near-in residence district of Portland, for the next 12 months. Plans for four brick apartment houses all to be erected west of East Twentieth street are in the hands of local architects. Further east and within two blocks of the east Morrison street carline property owners are preparing to put up quite a number of small apartment houses at stone buildings.

At the northwest corner of East Thirty-ninth and Belmont streets, A. E. Knutson is beginning the erection of a three story brick building 50x100 feet which it is estimated will cost between \$20,000 and \$25,000. The first floor will be fitted up with stores and the upper stories will be arranged in three and four room living suites.

Dr. Frank Wood took out a permit last Friday for a two story frame residence which he is preparing to build on Hawthorne avenue between East Thirtieth and East Thirty-seventh streets at a cost of \$5,000.

Henry Hector closed a deal last week for two lots at the southwest corner of East Market and East Tenth streets. The property is improved with frame buildings and was purchased from Henry Lemire for \$7,000.

Medford Men to Los Angeles. (Special Dispatch to The Journal.) Medford, Or., Jan. 14.—Seventy-five Medford business men will take part in the junket to Los Angeles that will leave here next Thursday. Three Pullman cars have been reserved for the party who will be gone about 30 days.



Remains of L. T. Wilcox, under construction at East Twenty-first and Braze streets.

FIND DEMAND GOOD SINCE YEAR BEGAN

Chapin & Herlow Report Sales of Nearly \$50,000 in Outside Property.

Chapin & Herlow report transactions since January 1, in suburban residence lots, building tracts at Riverwood and son street near East City Park. The consideration involved a total investment of nearly \$50,000.

"Since the opening of the new year we notice a marked improvement in the local realty market," said W. H. Chapin, senior member of the firm. "Inquiry for sales classes of property is at least double what it was in November or December. Not only are inquiries for investments more numerous, but buyers are more anxious to close deals than has been the case for several months past." The following are among the sales negotiated by this firm during the first half of January:

Judge Robert G. Morrow of the state circuit court purchased a two acre tract at Riverwood, the Corbett tract located near Riverwood, on the Willamette river. Judge Morrow paid \$8,000 for the property, which it is understood he will improve with a handsome residence.

A two acre tract at Glenmorrie was sold to Dr. M. G. McCorkle for \$4,000. Dr. McCorkle acquired the property as a site for a new home.

In the same tract a two acre residence site was purchased by Lillian B. Clark and Nellie C. Coe of Clinton, Iowa, for \$4,000. This property will be held as an investment.

Several tracts of acreage in the vicinity of Estacada were sold at prices ranging from \$125 to \$150 an acre. Charles A. Jacques took 40 acres, paying \$6,000 for it, to George Sterling; A. M. Schultz bought 40 acres from A. Crawford for \$5,500; A. O. Anderson purchased a 20 acre tract from S. E. Wootter for \$2,500.

Pauline Devenpeck bought 15 acres located near Sheridan, in the Highlands of Yamhill county, paying \$2500 for the land.

J. H. Duke, L. M. Stone and C. S. Higgins, the last named being a resident of Lake Forest, Ill., purchased small tracts of acreage at Groveland Acres, near North Plains on the United Railways line, at the rate of \$250 an acre.

Walnut Club to Meet. (Special Dispatch to The Journal.) McMinnville, Or., Jan. 14.—The Yamhill County Walnut Club will hold an interesting meeting at the city hall at McMinnville on the evening of January 16. Two experienced walnut growers will address the members and much business will be transacted.



Residences of W. N. Everett and Miss Isabella Ball on Laurelhurst avenue in Laurelhurst.

GIVES UP BANKING TO DEAL IN BONDS

J. P. Wilbur, formerly of Union, Or., where he was engaged in the banking and woolen manufacturing business, has removed to Portland and will engage in real estate bonds and securities. He has opened offices at 170 Fifth street, under the firm name of the Pacific Coast Trust company.

Recognizing that Portland offers a better opportunity for safe and conservative investments than any other city in the Pacific northwest, Mr. Wilbur has retired from the manufacturing business in eastern Oregon and will hereafter devote his entire attention to his Portland office. Although heavily interested in eastern Oregon, Mr. Wilbur plans to invest considerable money in Portland. He recently purchased a handsome new residence on East Eleventh street in Irvington, which he will occupy as a home.

CALUMET HOTEL DEAL FINALLY FALLS DOWN

Negotiations for the sale of the Hamilton property, the 50x100 foot lot and three story brick building on the west

side of Seventh street and 50 feet north of Morrison, which has been under way for several days, failed of consummation on account of the figure demanded by the lessees for immediate possession. Mrs. L. H. Hamilton, owner of the lot, confirmed the report that she had been offered \$175,000 for the lot, but the offer was conditional upon immediate possession being given. The tenants held out for \$30,000 as the price of their leases, which Mrs. Hamilton refused to pay.

It is understood that a 30 day option was given on the property last week at \$165,000, and it is thought that the holder of the option will take it before the expiration of the time limit.

Woman Prosecutor Acquires Woman.

Seattle, Jan. 14.—Miss Ida Anderson, the first woman in King county to face a jury composed entirely of women and to be prosecuted by a woman, was triumphantly acquitted before Justice Brown yesterday afternoon when tried on a charge of tampering with gas pipes owned by the Seattle Lighting company. The evidence against Mrs. Anderson was so flimsy that Miss Reah Whitehead, deputy prosecutor, moved for a dismissal of the defendant immediately after the state's witnesses had testified. The jury comprised six prominent suffragists. The county courtroom was jammed with women, who discussed the case so eagerly that Justice Brown threatened twice to clear the courtroom.

CURBSTONERS AND COMMISSION LAW ARE UNDISTURBED

Realty Board Is Divided on the Usefulness of Sidewalk Brokers but Agrees to Stick to Present Collection System

Whether to put the curbstone brokers out of business by getting the city council to pass a \$100 annual license fee for real estate dealers or whether to allow the curbstoners to continue talking real estate on the streets, thereby keeping up the interest of prospective investors, is a question that is agitating more or less the collective mind of the Portland Realty Board.

At the regular January meeting of the board, held at the Commercial club, last Tuesday afternoon, a resolution was introduced asking the council to fix this annual license to be paid by

be better all round if they were got rid of by the license route. After discussing for six months the law requiring real estate brokers to have a contract of sale with property owners before a commission could be collected in court for selling real estate the realty board at its meeting last Tuesday afternoon voted to make no effort to change the law. It was pointed out by a number of speakers that the law as it stands frequently works a hardship, but that to go back to the old system where many agents frequently had the same property listed and where a squabble arose over the division of the commission in at least half the sales made, would be very much akin to jumping from the frying pan into the fire.

Went Killingsworth on Board. The board voted unanimously at this meeting to work for the election of its president, William M. Killingsworth, as a member of the board of governors of the Commercial club. The election is to be held January 23, and as the regular ticket has already been brought out by the nominating committee of the Commercial club, Mr. Killingsworth's name will have to go on the insurgent ticket. A committee of five active members of the realty board was appointed to conduct the campaign for him.

The regular semi-annual dinner of the board will be given early in February. The executive committee was instructed to select the date for holding the dinner and to make the necessary arrangements. The following new members were elected: C. R. Ryland, R. E. Reed & Co.; J. M. Hansmaier and the Cellars-Murton Co.

Scientists Have New Church.

(Special Dispatch to The Journal.) Medford, Or., Jan. 14.—The Christian Scientists of this city will hold their opening services in the newly completed church edifice on North Oakdale on Sunday. This is the first house of worship for members of that denomination built in the Rogue River valley. It is built in the bungalow style, provides seating room for about 200 people in the main auditorium besides being able to accommodate many more in the reading and rest rooms.

BRAVE MAN SETS DISLOCATED HIP

Runaway Team Dashes Over Embankment and Injures Driver; Team Unhurt.

(Special Dispatch to The Journal.) Dayton, Wash., Jan. 14.—Primeval man developed yesterday when Thomas Patrick received a dislocated hip in a runaway ten miles from a doctor. Unable to bear the intense pain and knowing his hip was out of place Patrick resorted to nature. Rolling over and over on the rough ground where he was lying, he succeeded in righting the dislocated member. Later he was picked up and brought to Dayton, ten miles, for surgical treatment.

Frightened at a projecting rock, the team which Patrick was driving dashed over a bluff and landed in the Touchet river 40 feet below. Patrick went with the vehicle and was hurled against a tree at the bottom of the precipice. He is in a hospital here and may not recover. Neither the team or the wagon was damaged.

Albany Butter Output \$75,048.

(Special Dispatch to The Journal.) Albany, Or., Jan. 14.—As shown by the annual report of the secretary, the Albany Creamery association last year manufactured 228,355 pounds of butter, the total sales amounting to \$75,943.00. The directors elected for the ensuing year are C. L. Shaw, J. H. Scott, J. E. Isam, I. Whalston and H. Freston. The following were elected officers: President, C. L. Shaw; vice president, J. H. Scott; secretary, Wayne Dawson; treasurer, O. A. Archibald.

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