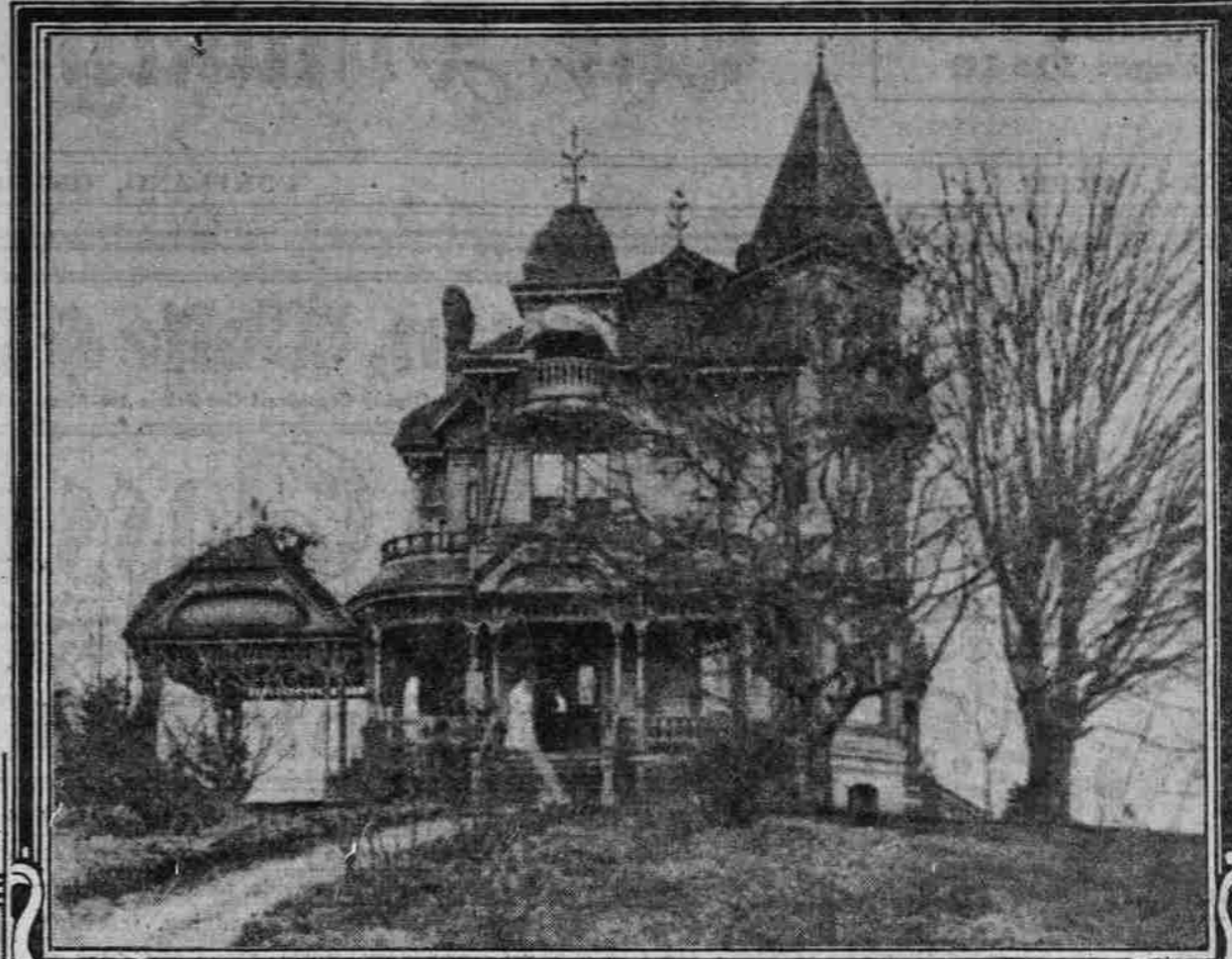




OLD HANSON PLACE
NOW OWNED BY
RICHARD P. DABNEY.
BELMONT BET 29TH & 30TH STS.



OLD CAPT. KERN PLACE, WAVERLEIGH
RECENTLY BOUGHT BY DR. W. T. WILLIAMSON.

**REALTY MARKET
IN GOOD SHAPE**

Inquiry for Investment From
Local and Outside Capitalists
Continues.

PERMIT RECORDS HOLD UP

Indications Point to Operations Exceeding
Those of Previous Years.
According to the Statisticians
Who Watch Developments.

Sales of real estate last week went to prove that prices are being well sustained and that a good steady market exists. Among the sales of importance were those of the outside interests in the Gore lot at Twenty-third, Washington and Cornell roads. The transfer was made on a basis of a dollar a square foot, there being 4,000 square feet in the tract referred to. Other sales in that part of the city showed an advance of over 50 per cent compared with sales a year ago.

In the downtown business sections of the city nothing of any great importance has changed ownership for the past few weeks, but regardless of that fact dealers report a fairly brisk inquiry which is certain to produce results before many days. Uniformly, real estate men say the market is in excellent condition, for while individual sales involving large amounts are few and far between there are so many made of reasonably priced lots that the total for a given week assumes proportions commanding attention both at home and abroad.

Residents of Portland who have made recent trips to either the North or South come back home better satisfied with conditions here than before they made the trips. Building operations, for instance, have gone on almost uninterruptedly since last fall in this city, and especially in the downtown, whereas in other Coast cities a considerable falling off has taken place. They express the opinion that Portland felt the money squeeze some months ago to a less degree than the others and recovered first. There is now but little difficulty experienced in financing big building enterprises for the sufficient reason that local bankers and capitalists believe so thoroughly in Portland's future, and because funds are again piling up beyond the needs of current commercial requirements.

Eastern Capital Interested.

In addition to the local inquiry for the better class of income producing business sites, there continues to be repeated communications from Eastern and other outside points with brokers here regarding investments, the reported and easily verified examples of large returns in Portland from rentals and in rapid advances in values attracting the attention of capitalists everywhere. Several deals are in such shape that almost any day is likely to see them announced as closed up. Investors are fast finding out that every day's delay makes the chance of securing a "bargain" less certain. There is not a shadow of standing in the air holding other than the most optimistic views of present and prospective conditions in the market. Everything seems to point to one of the best years in realty transactions ever known in the history of the city. A remark frequently heard is not only really correct but among other men of affairs is that Portland people do not realize what a great city this has become and what the future has in store. With dwellings springing up in every direction, big enterprises projected, new railroads about ready to open for business, street improvements going forward to keep pace with the spreading boundaries and increasing volume of trade in different lines—all these mean a greater Portland, and it means that it will come before the people realize what has happened to them.

Permits Keep Up Average.

Last week there were 108 building permits issued, or an average of 18 a day. If that average is kept up for the balance of the month it will bring the month up to the 400 mark again, and there is no reason apparent why the average should not be increased. Some statisticians are predicting 500 new buildings for the year, basing their calculations on the past two months. In valuations the week posted up \$122,278. The East Side, as usual for some months past, took out the greater majority of permits, being largely for dwellings in the rapidly extending suburbs. Filming a trust deed that was recorded during the week of \$199,990



DAVID S. STEARNS.
BELMONT COR
E. THIRTEENTH STS.

the total value of real estate transfers approaches \$50,000, or an average of about \$50,000 a day. Again the East Side shows the greater number of items, there appearing to be no falling off in the sale of lots in that part of the city. Some important deals were made in the older part of the city, among them being some sites for manufacturing concerns. Attention is still directed to the remaining locations near the packing-house district of the Peninsula, and some important deals are known to be pending in that locality. Dredging and piling is progressing on the Swift property and a good movement is reported in sales of building lots in the townships nearby.

Office Space in Demand.

Satisfactory progress is reported in the renting of space in the new office buildings recently completed or approaching completion. Quite a number of offices have been rented in the Medical building at Park and Alder, which will be ready in a short time for tenants. Space in the Beek building is also being taken. The Commercial Club building is being up and the club quarters are being made ready for occupancy. Facing is being placed in position on the big concrete building of Bealy & Lombard, corner of Fourth and Oak streets, known as the Board of Trade building, and plasterers and carpenters are rushing the interior work.

Structural work has begun on the Oregon Hotel Annex, facing Park street; the Cornell Hotel is ready for a tenant; work is being rushed on the Danmore, which will be opened as soon as the furniture is put in; alterations are progressing satisfactorily on the Perkins, and the new Rosenblatt will be started about the first of April. Work on the St. Charles Hotel at Fourth and Alder streets will start as soon as the present leases expire, and repairs on the St. Charles and Scott are going forward, or are contemplated in the near future.

BOARD ELECTION POSTPONED

Realty Association to Elect Officers at Banquet March 17.

Several members of the Portland Realty Board met yesterday afternoon at the Commercial Club, and, according to previous arrangements, adjourned to meet Tuesday night, March 17, when the regular banquet of the board is to be given. Yesterday was the date fixed by the constitution of the organization as the annual election, but as the banquet date comes so near thereafter, it was thought best to combine the two events. A motion was made to postpone the election to the latter date. A committee, of which M. G. Griffin is chairman, has prepared an outline of plans for the formation of a real estate exchange, which Mr. Griffin says meets the approval of most of the members of the board and which he believes will be adopted at the meeting to be held preceding the banquet, when a large attendance is expected.

Sales at University Park.

M. H. Tower has sold to Gus Smith lots 8, 9 and 10, in block 118, University Park, for \$3500. There is a ten-room house on the property. Mr. Tower also



RESIDENCE OF FRANK SCHLEGEL,
ON THE ALAMEDA, ROSE CITY PARK.

CHARGE TO MAKE LAWYERS

Stanford University to Require Tuition in Law Department.

SAN FRANCISCO, March 7.—(Special.)—The board of trustees of Stanford University have decided to charge for tuition hereafter in the law department. The legality of this action has been made possible by the passage of a special bill to this effect through the last Legislature. This is, however, the first time the newly acquired right of the university officials has been exercised. The trustees decided to charge a tuition fee of \$25 per semester for students taking all law work. Students who are not registered for law courses exclusively will be charged at the rate of \$2 for each university unit. This ruling does not apply to students already enrolled, but will go into effect the first of next year. It was learned that this step had been contemplated by the trustees for some time, and the action caused comment, as it was thought that decision concerning the law department may be followed by the exercise of the power in all of the professional courses. This would include the engineering courses principally.

Harry R. Eaton, formerly room 30, Chamber of Commerce, has purchased the cafe in the Rothchild building, Fourth and Washington streets.

Tomorrow and Tuesday will positively be the last days for discount on West Side gas bills. PORTLAND GAS COMPANY.



DOUBLE HOUSE OWNED BY
E. KROHER
FRONT & CURRY STS. SOUTH PORTLAND.

FISHERMEN HAVE NO LUCK

Take Few Cod in North, Owing to Stormy Weather.

SAN FRANCISCO, March 7.—The cod-fishing schooner Cearina arrived today 12 days from Pirate Cove with 2,200 codfish. This is only half a cargo, but Captain Kohler says that he brought every fish there was at the station. The weather has been unusually stormy this season and the fishermen have had poor luck. The schooners Hunter and Maid of Orleans were left at Squaw Harbor and the Maid of Orleans was to have sailed for Seattle shortly after the Cearina's departure. The ship Star of English, which arrived today from Nanaimo, with a cargo of coal for the Alaska Packers Association, was weather-bound in Neah Bay for five days. During that time a succession of terrific gales raged in the Straits of San Juan, accompanied by hail and snow. Ernst McLean and Joseph Planchard, boys stowed away on the ship at

Nanaimo, are being held on board and will be sent back to British Columbia by the Immigration authorities. Receipts of lumber today by sea amounted to 50,000 feet.

Institute at Woodburn.

WOODBURN, Or., March 7.—(Special.)—A largely attended local teachers' institute was held in this city today. It was considered one of the most successful institutes held this year in Marion County. The programme was: "Composition," Miss Mattie Kentner; "Arithmetic," E. A. Miller; "Reading," Prof. L. R. Traver; question box; noon; exercises by pupils of Woodburn public schools; address, Colonel J. M. Poorman, chairman of Woodburn Board of Directors; "School Management," R. L. Young; "Grammar," Prof. L. R. Traver.

Free candy with children's shoes at Rosenthal's, Seventh and Washington. Perfect fitting glasses \$1 at Metzger's. Read Sharkey's add today.

MR. JOHN BUILDER:
Have the M. J. Walsh Co. install your Electric Light Wiring, Electric and Gas Chandeliers, Grates, Mantels, Tiling and Andirons. They carry the finest line in the city. See them before purchasing.

SALESROOMS:
311 Stark, Bet. Fifth and Sixth Both Phones

How Would You Like to Live in a Park?

It would be ideal, would it not? Think of the refreshing air, the abundant healthfulness, the rustling trees and the songs of the birds. A man-made park is a delightful place, but the park that Nature prepares is the most restful, most enticing spot on earth. It is wonderful to live where the great city is in sight all the time, where one can look down from the high places and see all the activities of progress. And, it is equally as wonderful to be in such close touch with it all and yet live so far from it that its disagreeable features are lost in the intervening space. Truly, on the approach of Spring, Rose City Park is a magically charming place. Coupled with all of its scenic adornment, there are all the improvements that make one satisfied with the place where he has chosen to abide. There are graded streets, cement walks, curbs, city water, telephones, electric lights, building restrictions and the best street-car service in Portland. If such a place suits,

Then You Should Build in Rose City Park

The prices are the same as last year, and the terms very satisfactory. A call at the office will answer all your questions. There are several splendid building sites remaining on the Alameda.

HARTMAN & THOMPSON
BANKERS
CHAMBER OF COMMERCE

YOU WILL SEE THINGS DOING IN ROSE CITY PARK

TAKE A RIDE TODAY OUT TO ROSE CITY PARK