

MORE BIG DEALS ARE BEING CLOSED

Revival of Activity in Inside Business Sites Shown During Week.

SITES WILL BE IMPROVED

Permits Issued Bring Total Up to 368 for Month With Valuation of More Than \$2,000,000 Since January 1.

Real estate circles were much interested in the publication Friday morning of the sale of the corner quarter block at Oak and Fourth streets by Dr. E. H. Parker to Joseph M. Healy and Gay Lombard. Dr. Parker was also one of the original syndicate that started the Board of Trade building which stands on the lot on the corner opposite to the transferred Thursday. The doctor owned that corner before the new office structure was planned and ownership in the land passed to Mr. Healy and Mr. Lombard when they came to the rescue of the syndicate, after the failure of the Oregon Trust Company and assumed the completion of the building, which they now own.

There are several other large deals pending of downtown sites, both improved and unimproved. Some of these are "hung up" by reason of the owners asking for a larger cash payment than buyers consider reasonable, especially in the cases of those who are abundantly responsible and able to carry deferred payments safely. It is said by brokers negotiating these deals that from \$25,000 to \$50,000 down, on a deal involving \$150,000 upward, should be deemed sufficient, considering that capitalists are seldom in the habit of carrying large amounts of ready cash unemployed; their money being employed in various investments which might not be turned into ready cash without loss of interest.

Owners Refuse to Sell. From the viewpoint of the brokers the holders of these properties are acting in a manner that places them in a "dog in the manger" class—by dictating unreasonable terms they stand in the way of those who would improve the properties. Local investors watching for "snaps" are out of business, for when it comes to picking up desirable realty in the downtown districts they encounter offers from outside investors who have their agents here watching the market so closely that whenever a "good thing" is available top prices are obtained by sellers.

About a half dozen dealers have commissions from out-of-town investors with little restriction as to classes of property wanted, but only a limited number of properties are being placed on the market. One important deal practically closed last week for a half block in the wholesale district was postponed on account of the sudden illness of the prospective purchaser, a capitalist from Spokane.

Activity in Platted Districts. Interest continues in the platted additions to the city. Agents for these plots report more activity in these lots than at any time since they were placed on the market. New tracts are being surveyed and as rapidly as the streetcar company extends lines to the outskirts of the city through unimproved districts, homebuilders are attracted. Old residents of the city who have occasion to make trips out carlines into districts they have not visited for some months previously, are invariably amazed at the amount of building that has been done and is under way.

No particular locality seems to be lacking in this growth, and even at the "hills end" of the old city buildings are pushing up the slopes at a great rate. On the Heights a steady growth is noticeable, and some of the costliest residences yet built in these favored localities are being planned for this year.

Architects Rushed With Work. Architects are almost all rushed with work, and where no particularly important undertakings are in hand in some of the offices, all have a large number of drawings of the medium price class.

Recent sales of inside realty indicate a good healthy tone, with no "boom" in evidence. Sales of business localities in the older part of town are no few and far between that when one does come along observers study comparative values closely, and for some months past have been pleased to find that a gradual but steady gain is being made. Investors in Portland real estate are more convinced than ever before that the future of the city is more promising than that of any other Coast city, and the increase in population shows no signs of falling off. Not only is the demand for dwellings keeping ahead of builders, but the agents of the big office buildings already ready to be occupied report that space is being taken at such a rate as to insure their filling up as soon as the buildings are completed. This is the report from such buildings as the new Board of Trade, the Beck, Medical and Commercial Club. The older buildings that are being modernized also have applicants for space when alterations are completed.

Snow in Tennessee. BRISTOL, Tenn., March 21.—This entire region under a blanket of snow, in the near-by mountains snow has fallen to a depth of six inches. The thermometer registered below freezing this morning.



RES. HENRY W. FRIES, 691 FLANDERS ST



RES OSCAR B. BALLOU, 699 IRVING ST

RAPID GROWTH IN VALLEY

EUGENE TAKES LEAD IN PUBLICITY WORK.

John H. Hartog Tells of Successful Exploitation Campaign in Which Many Cities Are Joining.

"It has taken the people of Eugene less than four months to recognize the value of publicity in exploiting their community and its resources," said John H. Hartog, manager of the promotion department of the Commercial Club, of that city, yesterday. "Our club carries advertisements in 14 Eastern newspapers in addition to several magazines and trade papers. We find that newspaper advertising is both profitable and inexpensive, our correspondence showing that the cost of this work is less than 11 cents an inquiry. In fact, we find it practically impossible with an office force of five persons to attend promptly to all of the inquiries that are being received."

The publicity department of the Eugene Commercial Club was organized shortly after the first of the year, when Mr. Hartog came to the university city from California and assumed management of the work. With a membership of 236, the organization is conducting a vigorous campaign that is producing substantial returns for that city. Not only is Lane County being advertised through Eastern publications, but the people of the county are being educated as to the benefits of co-operation and the advantages accruing from a concerted movement to boost that section to the front.

A steadily increasing population is reflected in the fact that the postal receipts for February showed an increase of 2 1/2 per cent over the corresponding month a year ago. Over 100 residences are being constructed within the corporate limits of the city and the laying out of several of the principal streets is in progress. The Southern Pacific is building a new depot to replace the moss-covered structure that did service for so many years.

There is an air of prosperity everywhere," said Mr. Hartog, "and the infusion of new life gives unquestioned promise of further benefits. This spirit of municipal push and enterprise is contagious. Eugene had scarcely started its publicity work than Roseburg followed suit. Salem, Albany and Astoria have adopted the habit and have placed their commercial organizations on a practical working basis. Eugene is to be credited with the credit of having first started to advertise the resources of the Willamette Valley, which promises largely to increase the population and material prosperity of this section of the state."

ANOTHER PLAT IS PROJECTED

Eighty Acres Acquired by Breske and Dabney Near Capitol Hill.

Clohesy & Smith, the owners of Capitol Hill, report the sale of an undivided one-half interest in the 80-acre tract located about 1/2 block west of Capitol Hill. The tract is known as the Baird place and was owned by Mrs. Alice Baird, the other half being owned by P. E. Dabney. The purchaser of the Baird interest is F. Breske, who believes the development of this section of the city will be greater and more rapid on account of being located on a carline, and from the fact that it is less than 2 1/2 minutes' ride from the business center.

The consideration paid by Mr. Breske is on a basis of \$40,000 for the tract. It is the intention of Dabney & Breske to plat this tract at once in acre tracts and subdivide other sub-divisions as they believe advisable.

Walnut Park. One of the attractive suburbs of Portland is Walnut Park, an 80-acre tract, which was platted in 1905. It is located on the highest point between the city and the coast, and is a beautiful and healthy place. The building clause has proven attractive, for no business house can be built on the tract and no house costing less than \$2000. Houses must be 15 feet or more from lot line. This very popular residence section has a most excellent car service, as it is served by the Upper St. John, Vernon, Woodlawn and Vancouver cars.



S.W. COR. 10TH & ALDER STS. SITE OF ROSENBLATT HOTEL

BOARD VISITS BIG TRACT

REALTY DEALERS GO TO ROSE CITY PARK.

About 125 Agents on First of Saturday Afternoon Excursions to the Newly-Platted Additions.

Probably the largest number of real estate dealers ever brought together in this city participated in the Portland Realty Board's excursion to Rose City Park yesterday afternoon. About 125 of the agents, accompanied by a few friends, made the trip to the big addition on the East Side, which was the first of a series of similar excursions that have been planned by the organization to the newly platted residence tracts.

The board yesterday was the guest of Hartman & Thompson, agents for Rose City Park. Starting from Third and Stark streets at 2:30 o'clock, three special street cars and five automobiles took the agents to their destination. After inspecting the big tract and its improvements, the board returned to the business district, arriving at 5 o'clock. The members were accompanied by a band and informal talks were made by several agents.

The large number of brokers who made the trip and the interest shown forecasts the success of the visits to be paid the remaining districts, which will be made on pleasant Saturday afternoons during the summer. The board yesterday accepted an invitation from A. F. Swenson & Co. to visit Overlook next Saturday, and it is planned to visit in turn all the large tracts recently platted.

The dealers believe that much good will be derived from the Saturday afternoon outings. Besides familiarizing themselves more thoroughly with the city, a more intimate acquaintance among the dealers will spring up which will be helpful for the united efforts of the board in behalf of Portland.

GRESHAM HAS STEADY GROWTH

Improved Lands Bring From \$250 to \$300 Per Acre.

In speaking of conditions at Gresham, J. W. Shattuck, a well-known resident, says:

"Gresham has never had a boom, but it has always maintained a steady growth. There is one singular thing about this place, and that is no one who has started business here ever made a failure. Some have gone out of business, but never made a failure. Farmers all about Gresham have money on deposit, and their land is not for sale, except at almost prohibitive prices. Improved land brings near Gresham \$50 and \$300 an acre. We are to have the Mount Hood Railway on one side and we have the city on the other. Regarding the proposed county fair there are a considerable number who would like to see it held right in Gresham on the same ground where it was held last year.

There are some who think it would pay to buy a suitable location and not accept any donation of ground, and also cut out horse-racing."

Gresham will without doubt secure the State Grange for 1908. It was willing to meet at Gresham in 1908, but some of the members of the local Grange thought they could not make the preparations, but now think they can entertain the body a year hence. By that time there will be at least two lines of electric cars running through this place.

Fred Merrill has offered a 20-year lease on a level 60-acre tract near the Twelve-mile House for a nominal price for the use of the fair association, but as the stock has not yet been subscribed, no action has yet been taken toward selection of ground.

ORDINANCES NOT SIGNED

Mayor Lane Allows Three Measures to Become Laws.

Mayor Lane yesterday filed with City Auditor Barbur copies of several ordinances, recently passed by the City Council, without his signature. Therefore they will become effective in the

prescribed time, as they were not vetoed.

The ordinances that went unsigned by Mayor Lane are those granting to H. W. Winters a revocable permit to maintain steps on the sidewalk in front of his building at 60 1/2 Grand avenue; granting the Mount Hood Railway & Power Company permits to cross the Bull Run pipeline in two places; granting a refund of \$1300 to the Cascade Power Company, the amount of bond put up by that concern when it sought a franchise to establish a municipal heating plant here.

Metzger fits glasses for \$1.00.

OPPOSES TAX AMENDMENT

MILWAUKIE GRANGE GOES ON RECORD.

Denounces Single Tax Measure as Abominable and Vicious—Statement No. 1 Is Indorsed.

At the conclusion of a long discussion, yesterday afternoon, Milwaukie Grange, Patrons of Husbandry, went on record as emphatically opposed to the single tax amendment and denounced the measure as "abominable and vicious." The resolution, which was adopted during the afternoon session, was reported in the forenoon by a special committee, but action was deferred until the afternoon, as it was expected that an advocate of the measure would appear and defend it, but he did not come. This resolution, discussed and adopted, was as follows:

Resolved, That we, the members of Milwaukie Grange No. 268, are opposed to and denounce as most abominable and vicious class legislation the proposed bill providing for an amendment to our state Constitution providing exemption from taxation of machinery used for manufacturing purposes.

A. G. Starkweather discussed the proposed single tax bill and pointed out where it was wrong in principle and defective in construction. He said he would never favor a measure which would exempt from taxation the large manufacturing establishments of the country, such as the Portland Flour Mills, which control practically all the flour mills of the Northwest. Nor would he favor a measure that would exempt stock from taxation and allow such a measure to benefit the owners of the great herds of cattle and sheep of the interior, who own no land, but use the land more than any other class. Richard Scott also reviewed the proposed single tax bill and declared that it was simply a bait thrown out to catch the farmers.

Statement No. 1 was indorsed with the recommendation that no Granger vote for a candidate for the Legislature who would not sign it. Talks were made for and against it.

Richard Scott, in his talk, declared himself opposed to Statement No. 1, and said that the first product of Statement No. 1 was the election of Senator Jonathan Bourne, "one of the most corrupt politicians that Oregon has ever produced," and said that the present method of control practically all the flour mills of the Northwest. Mr. Scott also contended that under the present method of control, the expenditure of money it would have been impossible for Bourne to have been elected. Mr. Scott also contended that under the present method of control, the expenditure of money it would have been impossible for Bourne to have been elected.

START NEW BEACH RESORT

LOCAL SYNDICATE BUYS RANCH NEAR WARRENTON.

Military Academy to Be Located on Part of Property, Which Is Near Fort Stevens.

Four Portland investors, E. J. Daly, Dan J. Maloney, E. B. Piper and I. N. Fletschner, sold last week a tract of land lying to the south of Astoria, on the beach in Clatsop county, of 25 acres, to a syndicate headed by W. H. Moore and Dr. D. B. Howard for a consideration of about \$25,000.

Perfect fitting glasses \$1 at Metzger's.

JUDGE E. C. BRONAUGH, FRONT & POWELL STS.