

REALTY MARKET KEEPS UP TONE

Transfers Maintain Record in the Number of Items Figuring.

FEW LARGE TRANSACTIONS

Past Week in Building Operations Show No Falling Off—Prospect for Future Bright—Hotel Ac- commodations Increased.

The week past was void of sensational features in the real estate market, but in totaling the number of transactions recorded it is found that the active business done for the past three months has shown no falling off. The firms that handle only inside properties and which are not financially interested in the cheaper lines of lots, complain that the week was profitable. Those who are selling agents for the platted tracts, especially in those additions which have made good starts in the way of settling up with permanent residents, all report that the number of sales made in the last week have been quite up to the records of several previous weeks.

The innovation made by the Realty Board in visiting these tracts in a body has resulted in bringing this branch of the business more prominently before the whole trade, and so far has given no sign of creating jealousies between the agents owning or handling these additions. The present year promises to cement real estate men more closely than they have been ever before. On the first excursion undertaken under the new administration there were quite a number of introductions made between the members and others in the business; on the last excursion most of the "boys" addressed each other by their first names. The officers of the board say they trust that these excursions and the frequent meetings outlined for the year will result not only for good in a social way, but will bring about better understanding between those who are engaged in a common avocation.

Keep Record Up.

In five days of the week 297 items figured in the transfers, with a total of \$287,000. Eliminating such items as cemetery lots, re-transfers to perfect titles, corrections and all that did not represent actual purchases, the total number was 275. As to actual amount in values there is no certain way to figure it out, owing to the large number recorded with nominal considerations stated. In the days referred to only six transfers were included in which the values were given as above \$5000.

Permits for building maintain the record started the first of the year. There were 139 permits issued last week carrying \$185,860 in valuations. For the month, beginning the middle of the previous week, 190 permits have been issued with a total valuation of \$277,510.

These figures furnish evidence of a continuation of the healthy tone in the Portland market. The Construction News' monthly compilation, obtained from official sources, shows Portland fourth in the list of 15 cities of the country making gains in March, over the operations of 1907. The number of permits issued last week were largely for dwellings on the East Side, which has been the rule for some months past.

Good Class of Alterations.

One of the most noticeable features of present building operations in Portland, apart from the steady and almost unbroken record of new buildings being erected in all parts of the city, is the character of alterations and extensions made of the older structures. On every side these alterations are found to be of the most substantial and artistic character. This is particularly true of interiors. Numbers of stores in the retail districts are being refurnished in hardwoods and art glass, and several others are being altered from plain old-fashioned warehouses into up-to-date salesrooms in modern style. The Corbett estate buildings on opposite corners at Fourth and Stark are examples of this improvement.

The new business structures are progressing favorably, and expectations for additional buildings are under way. The Medical building at Alder and Park is filling up rapidly, and tenants express much satisfaction with the completeness and excellence of the appointments. The Beck is about ready for tenants and the Commercial Club building is being completed. After remaining vacant for some time the first floor store of the Couch building is about to be occupied by a music firm.

Advertising Brings Results.

The persistent advertising done by the commercial bodies of Oregon is bringing results which the realty dealers are participating in. More inquiries are coming from out of the state places for investments in real property at the present time than ever before. Those inquiries are not only for acreage, but for city lots as well, and several dealers have commissions for improved city property as well. The widespread advertising has attracted the attention of capitalists, who at first evidently thought the situation and claims of exploitation were overdrawn; but as the reports became verified these conservative investors finally have come to the conclusion it is time to examine into the chances offered and take advantage of present offerings.

Place for Big Hotel.

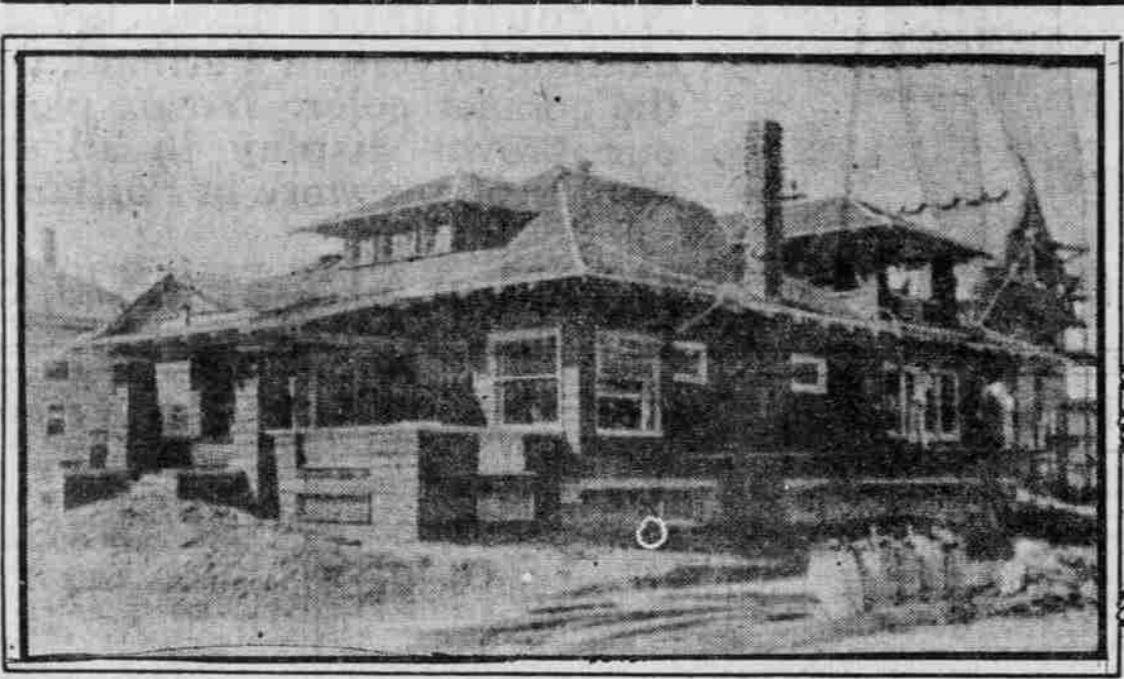
One of the chief points brought out in the Commercial Club's prize article on Oregon was that hotels of Portland are overcrowded. That condition is being relieved gradually by the opening of new hotels in the past month, and it is generally expected that additions to existing hotel buildings are completed and new ones projected are ready. At the same time there is a new generally expressed opinion that another hotel of large dimensions, and to be conducted strictly on modern plans, is required and would be not only a paying investment but would add greatly to the attractiveness of the city.

Newspapermen Build Homes.

Richard D. Cannon, city editor of the Evening Telegram, is having a residence built at Midway, on the Sellwood carline. The frame of the building is up. Robert Withrow, also of the Telegram, will have a bungalow built in Rose City Park. It will stand on concrete blocks. Contracts have been awarded and work will start at once.



E. E. LYTLE - 175 24 ST NORTH.



C. E. BADE - COR 14TH & HANCOCK STS IRVINGTON.

PORTLAND TO HAVE NEW NEIGHBOR

Opening of Lewiston-Riparia Cutoff Is Important to This City.

GOOD FOR MERCHANTS

Ex-Senator Heitfeld Declares That Clearwater Basin Will Be Tributary to Portland—Big Excursion Planned to Festival.

Henry Heitfeld, ex-United States Senator from Idaho, and present Mayor of Lewiston, is a member of the committee of Idaho business men, who have come to Portland for the purpose of extending an invitation to the business men to visit Lewiston and Clarkston at the celebration of the opening of the Lewiston-Riparia branch of the O. R. & N. Railroad in Lewiston, May 2, at which time the annual Blossom Carnival will also be held.

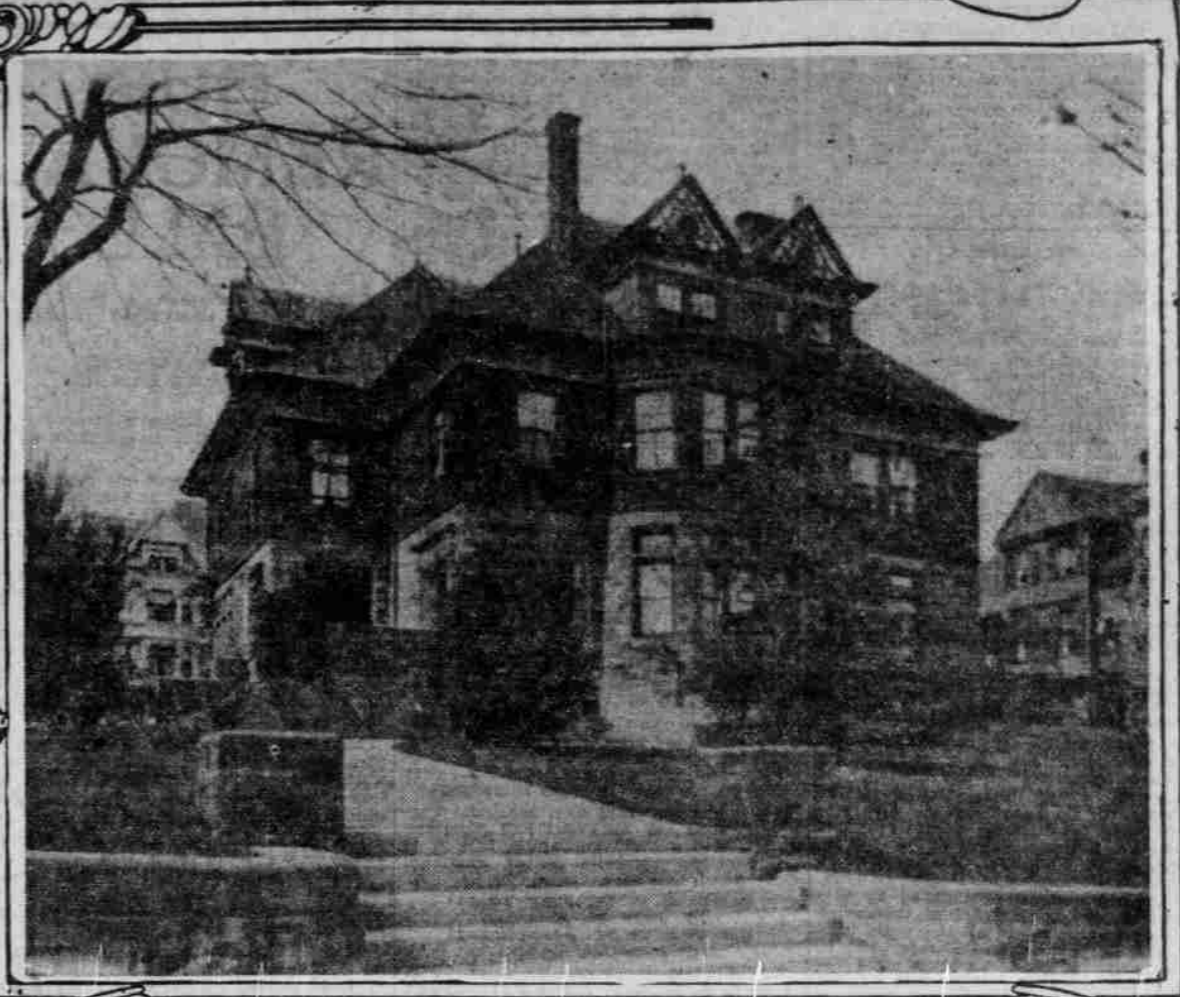
Senator Heitfeld is deeply interested in the success of this excursion, as he considers it will mark the beginning of a new era in the commercial development of the Inland Empire. Mr. Heitfeld said yesterday in speaking of the opening of the new branch:

"We are here on an errand of good-fellowship, to ask your people to join us in celebrating an event which is one of the greatest in our history. For 20 years and more we have hoped for the coming of the railroad which would give us communication direct with Portland and at last the time has come. Unless one has studied the question as carefully as we have at Lewiston it is hard to realize just how important this new road is to us. The fact of it is, that logically our future is bound up with the future of Portland, for we are the beginning as Portland is the end of those causes that have made and will make both places grow. We are at the headwaters of all that tremendous drainage basin which Portland considers and rightly considers her territory for the purposes of trade. During the early years when the transportation into the interior was entirely by water Lewiston grew in the same ratio as did Portland, but with the coming of the railroad Lewiston lost its place on the main line of transportation, which has now been restored to it by the building of the new line. It should be remembered that traffic takes the line of least resistance every time. It follows naturally that a railroad with a water grade route can be operated much more cheaply than a mountain grade, and it is because the new line opens a water grade freight traffic route from Lewiston to Portland that we feel ourselves to be in a position to command the business of our territory."

"The opportunity open to Portland merchants is too obvious to need more than the barest possible mention. It



MRS. F. A. WILSON,
E 18TH AND COUCH STS.



THEO. B. WILCOX - 215 KING ST



J. C. AINSWORTH, 584 ELIZABETH ST.
PORTLAND HEIGHTS.

EAST SIDE'S PLANS

Will Illuminate Many Streets for Festival.

SCHOOL CHILDREN PARADE

Business Men Will Arrange for At- tractive Feature Which Had Been Given Up Because of School Board's Action.

The East Side Business Men's League is going into work in its efforts to make the Rose Festival an eminent success. Committees are arranging with the property-owners on the more prominent streets along which the great automobile parade will be routed to get them to decorate and illuminate their store fronts. The club has already arranged, tentatively, for a parade of not less than 2000 school children, and they are to be well-drilled and trained in all the pretty maneuvers and evolutions which made last year's pageant so picturesque. Subscriptions to pay the expense of this feature of the East Side celebration are being made in a gratifying manner. R. D. Inman, swelling the fund yesterday with a contribution of \$100. A scheme of decoration and lighting of the streets, which will probably surpass anything attempted on the West Side of the river, is being worked out and this attractive feature will be accentuated by the series of arches over the various streets which the East

Side Push Clubs are preparing to erect at their individual expense.

The business men of Sixth street, realizing that it will be a fine advertisement for the city as well as a fitting part of the week's jubilee, will meet tomorrow night at the Commercial Club to discuss the question of turning that street into a court of honor to be set aside for the fun and frolic for the entire week, wherein many of the day and night functions may be celebrated to best advantage.

If this meeting is successful in its purpose it is not improbable that on other streets something similar will be attempted, giving a large portion of Portland's business district a gala appearance at very small individual outlay.

The coming week will probably witness the closing up of a number of important contracts for floats on the part of Oregon cities outside Portland for the "Spirit of the Golden West" parade. Emphasis of the Festival have been out for the past two weeks covering a good deal of territory and reports will be in the hands of the management early this week, and upon these reports can be based a statement as to the comprehensiveness of this pageant, which will be one of the greatest features of the entire week and will cost many thousands of dollars. Some of the cities and towns have contributed anywhere from \$500 to \$700 and \$800 for their individual entries in the parade and with 25 or more floats in the line it will be one of the most gorgeous and imposing spectacles ever seen in the West, by far excelling anything ever witnessed in Portland.

The Festival has received from the printers the issue of 100,000 postcards, which contain the official programme of events, together with the Festival slogan and emblem, and these will be distributed free of charge to drug stores, confection shops, department stores, hotels, restaurants, cigar stores, and other places where there are conveniences for addressing them. The public is invited to call at headquarters and get as many of them as will be needed from now on until the Festival. It should not be overlooked that these cards, together with the issue of 20,000 advertising inserts, making a total of 200,000 pieces of advertising literature, will go to all parts of the United States and will do more to advertise the Festival to Eastern people who are planning to come out here than any other form of exploitation ever undertaken in the Northwest.

Rheumatism Picks Blondes.

LONDON, April 11.—In London hospitals, said Dr. F. C. Shrubsole, lecturer

before the Child Study Society, suffers from acute rheumatism are on the average much taller and fairer than the mass of healthy individuals in the same district, while sufferers from consumption, cancer, and nervous diseases are distinguished by their average shorter stature and brunette traits.

Milkman's Big Find.

PARIS, April 11.—(Special.)—A milk-

man on his way into Versailles the other morning saw a dilapidated bag on the top of a garden wall surrounding an uninhabited villa. He took the bag down and found the City of Paris worth \$2000 fell out. He took his treasure trove to the police station and in a year and a day, if it is not claimed by the owner, the \$2000 will be the property of the milkman.

Spring styles woman shoes at Rosenthal's

THE CALIFORNIA BUNGALOW



Just ready, containing many half-tone and line engravings of Bungalows of varying sizes and prices, with floor plans, nooks, cozy corners, mantels, open fireplaces, buffet sideboards, etc. Description of each house is given with estimate of cost, etc. No one who is contemplating the building of a home, no matter how modest, nor how pretensions, should fail to obtain this book. The WILSON BUNGALOW BOOK is 8x11 inches, large enough to give plans, etc., which are of sufficient size for practical comprehension and utility. The price of the WILSON BUNGALOW BOOK is one dollar, postpaid to any address. Complete working plans and specifications of any house shown in the book sent to any address for \$10.00 (one dollar less if you have a copy of the book).

HENRY L. WILSON, Architect.
426-427-428 Copp Building. Los Angeles, Cal.

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I WILL SELL MY \$50,000 HOME

Having fully determined to remain permanently in Portland, I am prepared to offer my elegant San Francisco home at an unusually attractive figure. It is for sale.

My home is located near the corner of Van Ness and Pacific avenues, has a high elevation and commands a fine marine view. The lot is 37 1/2 x 110 feet; the house has 16 rooms, and covers pretty nearly the entire lot. It is modern in every detail, and one of the best homes in the Bay City.

The property is valued at over \$20,000 and the house actually cost \$47,000. It is cheap at \$50,000, and I will take \$40,000 for it, either in cash or Portland property or an equity in Portland property.

FRED A. JACOBS

Care Jacobs-Stine Company, 148 Fifth Street, Portland.