

INTEREST KEEPS UP IN REALTY

Several Good-Sized Deals Are Closed During Week and Many Smaller Ones.

AVERAGE PERMITS ISSUED

Confident Tone of Market Evidenced by Inquiries Received From Outside Investors—Buildings Projected in the Near Future.

Several transactions of more than usual importance were closed last week. These have tended to keep alive interest in real estate, which, however, has not lagged since the beginning of the year. This is a poor season and poor place for the chronic grumbler, for in the face of extensive building operations and numbers of transfers of realty reported every day, the poor pessimist needs must continue his plaintive and favorite "groans" as "Things might be better." There are a few unfortunate people who delight in looking at the dark side of life and business, and if there is more worth the living, as it is in favored Oregon, and if business is satisfactory in most lines, as, for instance, in real estate, these unfortunate invent conditions to suit their viewpoint.

Among the transactions attracting attention were the sale of the old Globe hotel, at Couch and Front streets, for \$27,500, which, while not quite up to the price offered for the quarter block some time ago, is still a handsome advance over the figure at which Mr. Wempe secured the property about two years ago. The frame building on the site is practically worthless, and is to be razed to make way for the erection of a brick building, the dimensions of which have not yet been decided upon. The two apartment-houses at Blivens and Columbia streets were also sold last week at a considerable advance over their cost. These buildings and ground belonged to the Misses Slegren, who owned them about a year and a half. The one on Columbia street was bought by T. C. Jones for \$25,000 and the other was bought by Miss Charlotte Carlson for \$22,000.

Transfers Keep Up Average.

Excitement day intervening, the total transfers fell off somewhat, and besides, pre-emptive days absorbed the attention of many people who might have become interested in deals otherwise. With that the total came well up to the average of the month. There is no expectation in building circles that permits for new construction this month will be more than half the amount. In fact, of April, 1907, for the reason that last year in this month permits were taken out for three classes of buildings in sums of between \$150,000 and \$200,000, and so far this month there have been no permits issued of that class. The result will be that in comparative reports Portland will show an apparent loss in percentage, though with the big buildings not included it will be found that a large increase in dwellings will have been made this month. In figuring the growth of the city, it is this class of permits that should be taken into account. Several important structures are to be started in a short time, plans for which are being prepared, but doubt is expressed whether they will be ready to include in the present monthly totals.

For the month to date there have been 122 permits issued, carrying a total in valuations of \$446,725, and for the past week 127 were issued with \$185,815 in values. Contractors say there is a greater number of houses under course of construction at the present date than ever before in the history of the city, and these are largely of dwellings, for which there continues to be urgent demand in every district.

Apartment Houses Improve.

In the building of apartment-houses, there is a movement toward a more substantial class of structure, and the common Summer and winter plans to utilize for modern brick and concrete buildings of that description. Portland has outgrown the cheaper frame apartments, which are distributed all over the city and which were rushed up to meet the demand of renters. The time has come when the better class of tenants can be interested only in safe, modern apartments, and builders are beginning to recognize the fact. Already several buildings of good construction have supplanted the frames, either built for apartments, and these are meeting with ready demand from tenants. As pointed out in a recent communication to The Oregonian, this city is falling behind other Coast cities in this respect, but efforts are noticeable on the part of the more recent builders to get into line as speedily as possible.

Will Allow Children.

Two projects are being worked out along new lines in apartment construction. A large building is to be erected at Waverly and as soon as sufficient stock in the enterprise is secured, where the intention is to be carried out, to rent apartments to tenants who have small children in their families, and a similar plan is announced by W. L. Morgan with relation to the apartments to be erected at Kearney and Twenty-first streets. The latter is to be known as the "Roosevelt" apartments. This plan of allowing children in first-class apartments, a departure from former restrictions, has been found to be successful in other cities of the country.

Confident Tone in Market.

Among realty dealers there continues to be a confident sentiment, and in several offices the report is made of a good country for almost every class of realty for investment from out-of-town investors. Sales of lots in the additions continue to be as satisfactory as selling agents could desire, and the placing of additional tracts, recently announced, appears to have no perceptible effect on sales in the older plats. The excursions by the Realty Row League was concluded yesterday by bringing their claims of excellence personally to the attention of the men who are actively interested in every class of realty, and the meeting is already evidenced in the fact that when inquiry is made in any office in the city concerning these tracts, the dealer is competent to speak intelligently in reply.

Two Years in Prison for Logan.

Larkey Logan, the Siletz Indian, who stabbed William Garner to death in the Siletz Indian Reservation, was yesterday sentenced to serve two years at McNelly's Island. Logan was convicted before Judge Wolverson recently on a charge of manslaughter. The jury in finding him guilty recommended Logan to the mercy of the court, and because of mitigating circumstances surrounding the stabbing the court was lenient.



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READY FOR NEW EXCHANGE

REALTY MEN TO REVIVE OLD ORGANIZATION.

M. G. Griffin Furnishes Facts Concerning Former Institution of the Early '90's.

Efforts are to be made at the next meeting of the Realty Board to formally launch the long-talked-of Real Estate Exchange. It is proposed by the supporters of the plan to have the exchange in operation on similar lines to the one that was in existence for about two years in the early '90's. From 1891 to 1893 the exchange held its sessions in a building owned by Dr. Smith, next the First National Bank on First street, and the principal reason for its abandonment was the doubling of the rent without previous notification. At the time there were 26 members, with James Flower president and J. Carroll McCaffery secretary. A bulletin board was maintained on which buyers and sellers posted descriptions of realty wanted or to be sold, the names of the members making the announcements being filed with the secretary. If a member desired to open negotiations for any of the pieces posted he so indicated to the secretary and a conference would be arranged for. Daily, at 11 o'clock, members would assemble at the exchange and examine the bulletin, discuss business deals, and now and again an auction sale of realty would be held. Several deals were made through that process. The exchange was supported by the payment of 25 per cent of commissions into the treasury. It is proposed to adopt a similar plan for the rejuvenated exchange and to adopt the same rate of commissions now existing in the Realty Board, namely, 5 per cent on deals of \$2000 and under and 2 1/2 per cent above that amount. The courts have decided that fixing of these commissions is legal. The rules proposed for the exchange provide that to become a member the applicant must be a member of the Realty Board, though membership in the exchange is optional. Both the president and secretary of the old exchange are dead, and M. G. Griffin, who furnished most of the data of the foregoing, is the only member of the Realty Board who belonged to the former organization. Mr. Griffin is enthusiastically in favor of reviving the exchange and has worked out rules suitable for the running of the exchange under present conditions and changed character of the real estate market. The matter of the organization has been thrashed out several times at meetings of the Realty Board, and the officers say enough members are favorable to the plan to insure its success from the start.

RUN FERRY TO FRANCE

South Eastern Railway Will Soon Make the Experiment.

LONDON, April 18.—(Special.)—It is certain that before long goods and passengers will be able to go from London to Paris and from Paris to London without change or transshipment. The van or carriage in which they begin their journey will be the van or carriage in which they will end it. There will be no more struggling with hats and belongings on the gangways at Dover, Folkestone and Newhaven, no more shifting from train to steamer and from steamer back again to train; no more interruptions of sleep on the night journey; no more breaking of bulk or muddle of loading and unloading. It is the channel ferry that is to work the miracle. Of all the schemes for improving communications between England and France that have been put forward in the last hundred years, it alone holds the field. Its rivals have all been squelched. Tunneling below the channel bed, tunneling through the sea with tubes placed on the bed, spanning the straits with a trestled bridge, spanning them with a submerged bridge—all these projects have been formulated, discussed, and finally abandoned. But the idea of a ferry service and the South-eastern Railway will soon make the experiment.

Juror Wants Gambling Licensed.

SAN FRANCISCO, April 15.—N. G. Cohn, a real estate agent with extensive property interests in Chinatown, was the only witness named for a juror in the trial this morning of Abraham Reef, charged with complicity in the Parkside bribery transaction. An admission by Mr. Cohn that he thought gambling should be legalized in Chinatown was the cause of a most exhaustive cross-questioning. His purpose was to induce the thousands of Chinese to return from Oakland, where they went after the earthquake of two years ago today, and thus to increase property values.

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RED LABEL TELLS STORY FOR ALIEN

Homebound Foreigners Need No Longer Lose Their Puzzled Ways.

TAGGED WHEN TRIP STARTS

Railroad Employees Across Continent See That Illiterate Travelers Get Meals, Right Trains and Connection at End of Journey.

A new system of caring for passengers who are unable to care for themselves has been put into practice by a number of transcontinental railroads selling tickets out of Portland, particularly for foreigners who cannot speak English, who are en route back to their homes in Europe and who are taken in charge from the moment they board the train and are taken to the proper hotel in New York and put aboard their ship at the proper time for its sailing, all too, in spite of the fact that they can scarcely tell the conductor of their train or the clerk at their hotel whether they are bound.

RED LABEL TELLS STORY FOR ALIEN

Every little while in the older days of railroading a story used to appear about a child traveling across the continent alone, aided by the friendly offices of train-crew and passengers, a label being pinned to the child's clothing telling its destination. But this is nothing compared with the system that has been developed for transporting illiterate foreigners.

The Canadian Pacific, which operates trains direct from tidewater at Portland to the Atlantic Ocean, has put the plan in practice here. When such a foreigner appears at the office for a ticket to his home town in Russia, Italy, Hungary, Greece, Germany or whatever corner of Europe he hails from, he usually brings an interpreter who can talk with the agent and in turn explain the rates to the traveler. But once aboard the train the foreigner loses the kindly services of the interpreter, and were it not for the

system just perfected, would have a very time in finding his way.

But the moment a ticket is sold to him a red label is attached to his lapel or a button is stuck on his coat, bearing a legend that explains the whole situation in a very few words to conductors, train-crews and men who will meet him at the end of his train journey and start him on his way across the Atlantic. These men with the labels are cared for all the way across the continent. The conductor watches to see that they do not get off at the wrong station and if it is necessary to change cars, the man with the red label is taken by the arm and taken to the proper coach, despite any protestations he may make. It is useless to try to explain to him; he cannot understand anyway.

Upon arrival at the Atlantic seaboard he is taken in charge by a man who meets every train for the purpose, he is taken to a hotel and given supper and put to bed. The next morning he is awakened, a breakfast is set before him and when the time comes to go aboard his ship, he is taken in hand and placed in his own quarters on board, where he finds his baggage ready for him.

It is true there are certain handicaps to this method of travel. One cannot order what he wants to eat, for the waiter cannot understand him. He has to take what is provided, but this is better than going hungry. He need not worry for he cannot go wrong. He cannot miss his train for the vigilant agents of the railroad company will not let him. He cannot miss his steamer either. He is guarded from danger at all stages of the journey and as his ship pulls away from the pier for the voyage to his fatherland, his guide, counselor and friend waves him bon voyage from the pier in a language he cannot understand. And the red label does it all.

Sewer Slide Delays Trains.

Slides caused by operations of workmen in digging a sewer near the Southern Pacific crossing at Powell street, East Portland, caused a delay yesterday. Usually slides that delay trains occur far off in the mountains, but that of yesterday was in the heart of the East Side residence district. The

recent rains caused the ground to sink at the edge of the right of way, making the track unsafe. Repair work was completed last night and trains proceeded as usual.

SCHOOL IN STABLE-YARD

But It Turns Out Some of Finest Hebrew Scholars.

LONDON, April 18.—There is a Talmud Torah, an advanced school for the study of the Jewish law and kindred subjects, situated in Great Garden street, White-chapel, which can be reached only by passing through a stable-yard. Yet the school is one of the foremost institutions of its kind in the United Kingdom. With a roll of 200 pupils, recruited from the poorest quarters of East London, it has turned out some of the best Hebrew scholars of today.

The Talmud Torah has been obliged to cancel many outstanding arrears of school fees, well knowing how impossible it is for many of its pupils to pay even 4 cents weekly. The various positions of the school lies in the fact that the Jewish community refuses adequately to support it while it remains in premises that are not in keeping with its sacred object. The school authorities are willing to remove the institution when the community enables them to do so.

To Make St. John Dry.

Already measures have been taken by the prohibition element to make St. John a dry town. A local option campaign has been started in Precincts 18, 19 and 21. Petitions are being circulated and signed freely in these precincts. Precinct 18 includes University Park and Precincts 19 and 21 include St. John. C. R. Ogden, of St. John, said yesterday that the three precincts mentioned would carry dry by a large majority. Two years ago prohibition was defeated in these three precincts by a majority of five votes.

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