

# REALTY DEALERS WELL SATISFIED

Market Conditions Continue Favorable and Many Sales Are Consummated.

## APRIL BUILDING SURPRISE

Over \$700,000 in Permits Already Issued This Month, Covering the Erection of Over 400 Structures, Mostly Dwellings.

Interest in the realty market the past week was directed to total rather than to individual items. These totals, particularly in building operations, present an object lesson easy of comprehension. With four days more of the month to be included, the showing will not fall so much below the record of April, 1907, as was expected. Last year several big items appeared in the month's issue, and a week ago indications were that the present month would not much exceed \$600,000 in valuations against over \$1,000,000 in 1907. Such, however, is not the case. The extraordinary amount of building that has been done since the beginning of the year has shown no falling off, but on the contrary increases as good building weather continues. Last week 142 permits were issued carrying a total of \$244,633, which brought the month's totals up to 454 items and valuations of \$711,200.

It transfers the average of approximately \$2,000 a day was kept up throughout the week, which would mean conservatively that with values given at their correct figures over \$1,000,000 worth of realty changed hands. By far the greater number of transfers was for lots of moderate cost and of these a large proportion was bought with the intention of erecting dwellings. Building permits show the same trend. Not over a dozen permits were issued for buildings to cost over \$10,000, upward of 300 being issued for dwellings to cost from \$200 to \$2000. Contractors express the opinion that this condition gives every evidence of continuing through the summer and architects agree with this forecast. There may be a time, they say, when building operations will catch up with the opinion of the experts, but basing their opinions on the experience of the past few months, and conclusions in prospect, builders predict a continuation of the record-breaking period indefinitely.

**Progress Made in Buildings.**  
Good progress is being made in completing the more important structures begun last fall and during the winter months, and enough new ones are starting to keep builders busy. The first story of the Y. W. C. A. is up and walls are rising for the second story. Concrete walls of the Oregon Hotel annex are being pushed forward as rapidly as that class of construction can be handled, it being necessary to have the work "set" on one story before the next one can be started. Forms are in place for the fifth story, which will be filled this week.

Work is to be continued on the Remond Hotel and there is a probability of at least one business building in the neighborhood of the Board of Trade building starting in a short time. Stark street is to take another start this summer, two or three important structures being about closed for. Considerable change is being made in the appearance of the warehouse district, and several are being completed. Alterations in the Perkins Hotel are progressing favorably. A bedroom wing at the corner of Stark and Robinson & Co. has taken the room formerly used for the barroom.

All the recently opened office buildings are fairly well filled up and some of these will be completed within a few days. Several warehouses are to be completed the coming summer. Alterations in the Perkins Hotel are progressing favorably. A bedroom wing at the corner of Stark and Robinson & Co. has taken the room formerly used for the barroom.

**Report Favorable Market.**  
Dealers and brokers in real estate, with few exceptions, give favorable reports of the local market. The best evidence of the stability of values is found in the records of sales. There is not a single transaction reported in the last six months of downtown realty going at a decline from last year's figures. The few who complain of a certain amount of slowness in the market are those who confine their operations to big propositions, but those who handle small tracts and platted lots are quite jubilant over the manner in which the demand keeps up.

Railroad records show that hundreds of colonists are arriving in Oregon every week and these records indicate that few buy return tickets. These people remain in Oregon and are here to make their future homes. They are in the market to buy houses or to rent them of less business in the disposition of these lands, for quite a number of local dealers handle this class of property.

Tuesday night will probably bring the matter of forming a real estate exchange to a settlement one way or another. The sentiment as expressed at the last meeting of the Realty Board was strongly in favor of the establishment of an exchange feature in the board and to adopt the name "exchange" for the combined organization. The preliminary work has been done and all that remains for the membership to accomplish is to secure a room and start operations. Those who have made a study of the plan are sure the exchange will prosper from the start. It is believed that the exchange will be organized before many months elapse.

Excursions by the board and its guests will be resumed next Saturday. This feature is popular and will be continued through the summer at least. The officers of the board are perfecting arrangements for the excursion to Hood River, which is to take place on May 9.

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### AGITATES FOR ANNEXATION

**MOUNT SCOTT DISTRICT TO VOTE IN JUNE.**  
By Coming Inside Limits, 15,000 Population Would Be Added to the City.

Whatever may be the result of the annexation contest during the next few weeks preceding the June election in the southeastern district, called Mount Scott, that suburb will still remain an example of remarkable suburban growth—a section in which over 80 per cent of the residents are home-owners. Scarcely five years ago the four sections included in the annexation movement, as well as outside sections, were covered with a dense undergrowth. Hardly a house was to be seen between the Section Line road and Lents and for three miles south, but now 15,000 people live here. Two school-houses, one of four and another of ten rooms, have been built and are filled to the limit. The Baptists, Methodists and Presbyterians have built churches. Congregational, Christian and United Brethren denominations are preparing to build. Here also are several fraternal organizations. Many business houses have been put up along the Foster road, which traverses the settlement. A newspaper is published at Arleta.

The homes in this district are neat and well-kept. Nearly all have flower and vegetable gardens. Streets have been graded and sidewalks laid without any compulsion on the part of the owners of the property. Many real estate dealers handle the property of this section exclusively, and all are prosperous. This settlement started at Firland, where in the wilderness half a dozen houses were built for sale five years ago. The lots were sold on such easy terms that anybody who could pay rent could purchase one or more lots and build a shelter. The value of these lots has, of course, increased several times, and the shacks have given place to neat cottages and in many instances pretentious dwellings. It is a residence suburb exclusively.

Unlike the Peninsula, which is destined to be the manufacturing and industrial portion of Portland, the Mount Scott suburb has no manufacturing establishments. Portland people are more familiar with the growth down the Peninsula and toward the Columbia River, and hardly realize that such a suburb exists in the southeast. It would be a revelation for them to take a Mount Scott car and ride to the junction, half a mile east of Lents.

The eastern boundary of the territory included in the annexation movement is at the old Milwaukie county road, half a mile west from Lents, and leaves out a considerable territory almost as well settled.

Over the question of annexation there will be a hot fight between now and the election. The largely-signed remonstrance presented to the Council shows that the movement has some opposition, but how strong remains to be developed. The Mount Scott Annexation Club, with G. N. Ford as president, and the Woodstock Push Clubs, L. J. Kelly president, will lead the fight for annexation. T. I. Kreuger, who has been foremost in the ranks of the opposition, will likely lead the fight against annexation. Questions of water supply, police and fire protection, sewer and street improvements will be the issues that will enter into the contest. It is expected that public meetings will be held frequently at all the central places, which will be addressed by speakers on both sides of the question. It is safe to say that every

### RED ROSES COVER COFFIN

**Friends of Grigori Guerchouni, Russian Revolutionary, Give Him Extraordinary Funeral in Paris.**

PARIS, April 25.—(Special).—An extraordinary funeral took place here recently when the body of a famous Russian revolutionist, Grigori Guerchouni, who was concerned in the assassination of M. de Plehve, was laid in its last resting-place at Montparnasse Cemetery. First came a funeral car draped in red cloth, upon which were laid hundreds of wreaths surrounded with green foliage. These wreaths bore inscriptions in every European language. Next followed the hearse. The coffin was hidden under a mass of green moss, in which had been inserted hundreds of red carnations, mingled with red roses, while borne after the hearse was a red Russian revolutionary flag.

Behind the mourners walked scores of delegations from all the revolutionary cities in Europe, carrying floral trophies. One of these trophies attracted particular attention, "To Guerchouni. From his old convict 'companions.' Twenty thousand people marched in the procession.



Bury I. Dasset.

vote of the four sections will be cast at the June election. Plans for the campaign by the annexationists will be announced during the coming week.

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### SOMETHING IN A NAME

**Mr. McKenna Insists on a Real Change From "Bull Run."**

PORTLAND, April 25.—(To the Editor).—H. W. Dudley, who recently entered into the controversy on the change of name of Bull Run River, does not seem to know that the name of the source of our water supply is Bull Run River and not Bull Run. It would, according to the Oregonian, be contradictory in sense to assume that "run" in this connection could mean the stream, the channel in which the water runs. It requires no fine sense of discernment to see that the word "river" indicates the class or size of the stream; therefore, to say "run river" would be as contradictory as to say a "white black bull." I must, therefore, assume that "Run" in this connection is the other noun defined in considerable length in Webster and the Standard. One of these nouns, "run," as it is kept, Bull run, bull range, bull field and bull pen are synonymous terms in that connection.

Now, if Mr. Dudley would enjoy a drink of water from Bull Pen River or from Mount Hood Lake, certainly he is entitled to his choice, the same as the old woman who kissed the cow. Bull River is much less objectionable than Bull Run River. Bull River does not convey to the mind anything necessarily offensive, but the thought of bull range, bull pen, bull pasture, as a source for our water supply, is offensive to any person with even a slight cultivation on the subject of sanitary or hygienic living.

I have challenged The Oregonian, the Historical Society and all the readers of The Oregonian to show wherein the name "Bull Run River" had any historical significance. Although almost a year has passed since the challenge was issued, no one has offered the slightest proof. What is there in a good name? Will any man dare to answer, "Nothing"? There are hundreds of lodge men, readers of The Oregonian, who have seen strong men turn deathly sick after seeing the clean, white vessel out of which they had eaten—while blindfolded—clean, pure gingerbread and bread. The food was

as pure as Mount Hood water, the vessel was as clean as Cascade River and the association of thought was no more filthy than the association of thoughts with a bull run, a bull pen or a bull range—and yet the thought made people sick. Why any clean, cultivated person attempts to defend the name Bull Run River can only be explained on the theory that such persons know nothing of the foul habits of cattle about streams of water where they drink.

Mr. Dudley does not seem to understand the significance of the name "Oxford" as applied to the great institution of learning in England. Oxford technically means where the ox crosses a stream. The ox is a plodding beast of burden of the most patient kind. A student at college can be likened to an ox crossing a stream. The student must be patient and work hard like the ox to cross the ford from ignorance to enlightenment. The student must stand the ford (Stanford), to get from ignorance to cultivation. Mr. Dudley can find no such parallel between Bull Run River and pure drinking water.

If a stream crossing its way through a bull run where bulls or cows or calves

are kept, be an inviting place from which to drink, my education as a farmer's boy has been badly neglected. I would like to have Mr. Dudley or any other reader of The Oregonian point out what injury would follow if the name should be changed. There is no doubt there is a large number of sensitive, cultured

people in Portland who desire to have the name Bull Run River changed. If it will please the sensitive and not harm the coarser kind, why not allow the change to take place? Is it because the coarse, rough bull crosses too well a fight to let it pass without a going? FRANCIS L. MCKENNA

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