

FEW SALES OF INSIDE REALTY

Holders in Business District Are Satisfied With Investments.

STEADY PLAT MOVEMENT

Peninsula-Slough District Continues to Attract Buyers and Plenty of Vacant Property Is Yet Available for Townsites.

Some of the leading realty men of Portland are inclined to become depressed in mind if their usual volume of business happens to fall off for a few days. When in that state of mind they become pessimistic and gauge the market condition within the confines of their office walls. This class of dealers complained more or less of dullness during the last week. They appeared to overlook totals and based their reports on what had been done in their immediate circle of business connections.

The transfers of the week, as reported from the court records, show a total quite equal to recent weeks, with an average of something over \$50,000 a day, which means about double that amount if actual values had been given in the records. No transfer of downtown realty of importance was either reported or recorded, and the best informed dealers look for no particular active movement in this class of realty for months to come. The reason has been referred to often before—there is nothing offering. This fact is regarded as a healthy sign, in that holders of Portland realty in the business district are satisfied with their investments and are not inclined to sell, even at considerable advance over asking prices of a few months ago. The recorded transfers, therefore, are of lots for residence building or warehouse use in the outlying districts.

Holders of lots in additions reported during the week that sales are keeping up to a surprising extent. One owner said yesterday that 30 lots had been bought in his tract in two days of the week and that building was going on at a great rate. This is one of the tracts platted last Fall. Reports from down the Peninsula are to the effect that a good movement is under way and that numbers of pieces are selling to investors who intend to hold on until the packing-plant buildings are up and demand from workmen becomes more urgent than now.

Vacant Lands Available.

It was pointed out by a prominent real estate man last week that while there is every probability of a good, healthy demand for lots in the lower Peninsula for many months, it should not be overlooked that enough vacant land lies in that district to furnish promoters of new plat acreage for years to come. This broker said it was not intended to depreciate the district, for he said he had bought acreage there himself in the firm conviction that it would turn out to be a good investment. He related a recent experience. He received a letter from an Eastern client asking to be informed concerning some lots located northwest of St. John. After a search through the woods, the lot stakes were found to be some miles from the nearest "settlement," and at that were worth over double what had been paid for them a few years ago.

Out Sandy road, in the additions on both sides of that street, an active business is reported in sales of building sites. One of the purchasers of a site in Rose City Park is R. S. Josselyn, president of the Portland Railway, Light & Power Company. Just before leaving for the East, Mr. Josselyn said that he considered he had one of the slightest tracts in that locality of the city and that he had the matter of building a residence there under consideration. He referred to its proximity to the grounds of the Country Club as being an advantage, as many of the other tracts in the district will be within view of his place and relieve whatever feeling of isolation might come before the surrounding territory is more thickly settled. The scattered population will not be of long duration, for the reason that much building is now under way in not only the Park tract and those adjoining, but on over toward Mount Tabor in the one direction and Irvington Park in the other.

Block to be Improved.

The sale of the week that attracted more attention than anything reported was the closing of the deal for the block bounded by Seventeenth, Eighteenth, Couch and Davis. The tract, valued at \$85,000, is considered by realty men as being somewhat under recent estimates of value in that part of the city. What plans are in contemplation for the improvement of the block are more or less conjecture with those outside the purchasers. One report given by a dealer in close touch with one of the sellers, was that a syndicate for which Charles K. Henry acted in the deal intends to erect a hotel to occupy the entire block. Mr. Henry has been in the East for several days, and until his return it is improbable anything definite will be known of the plans.

A rumor had currency last week that a syndicate was forming to buy the Felling homestead, between Fifth and Sixth streets, and that a hotel was to be erected on that block. The Corbett homestead was also mentioned in no same connection. When the rumor was run down it was found that a realty man had remarked that either of those sites would be ideal for such a purpose. As far as the Corbett block is concerned, it is well-known that even if the estate was in the market to dispose of the block, it cannot be sold now on account of provisions in the Senator's will which ties up the property for some time yet to elapse.

Many people in Portland have settled in their own minds the choice of a site for a new postoffice, which everybody believes must be provided for this city before many years. They have selected either the Corbett or Felling block, but in the meantime the authorities at Washington appear to be content to wait until necessity demands larger quarters for the office. From present indications in valuations a suitable site will be found difficult to secure at anything like what it might be bought for now. The answer is, probably, that the Government is not in the real estate business and is not speculating.

No Halt in Building.

Building operations continue to be attracting attention by reason of the number and value mounting upward without halting. In the eight business days of this month there were 115 permits issued carrying estimates of cost of \$30,418. Large apartment houses and several high-class dwellings carried the larger amounts, with the majority, as usual, being for moderately-priced dwellings for the East Side.

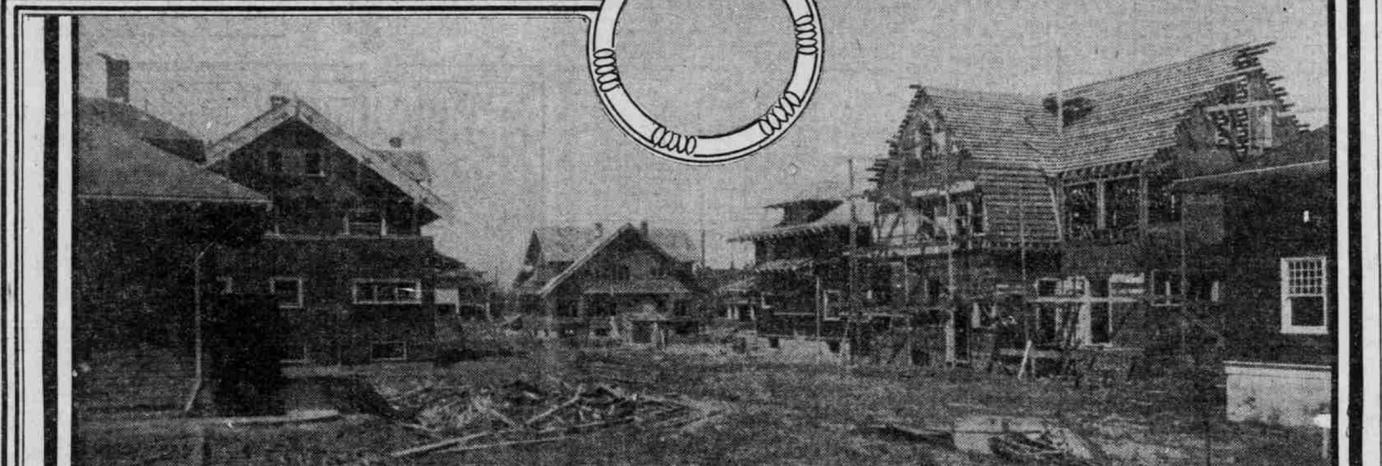
In transfers, as referred to before, the daily average was about \$40,000, which



Res of FRANK E. WATKINS
409 ELEVENTH ST.



Res of JOHN L. HARTMAN
WEST AVENUE NEAR HAWTHORNE MT TABOR.



BUILDING ACTIVITIES IN HOLLADAY'S ADDITION

includes the transfers with nominal values stated.

The general tone of the market continues to be excellent, and all dealers and agents handling anything save big deals are making good money. The settlement of the long-mooted question of reviving the exchange is regarded by dealers as promising a strengthening in the market, for if no other reason dealers will be able to keep in closer touch with what is going on and will keep informed more quickly of what is offering. Yesterday nearly all dealers and brokers were out of the city, some being in San Francisco to see the great Naval review, while the rest went on an excursion to Hood River.

MILWAUKIE FEELS IMPETUS

Southeastern Suburb Is Growing at Quite Satisfactory Rate.

Milwaukie, a pioneer town, is making substantial progress. J. W. Granley is erecting a handsome home on Milwaukie Heights that would be credit to any suburb. It will cost over \$5000 and is the most pretentious dwelling that has been built in that place for some time. In the Sellwood Addition tract, recently platted, about 40 lots have been sold and half a dozen new houses are under construction there. In the Minthorn section a number of dwellings are under construction and the foundations of others are being started. The contract for a four-room addition to the schoolhouse, with assembly hall, will be let this month, which will provide that district with an eight-room schoolhouse, to meet the increase in school population. In one month the principal of the Milwaukie school reports that 32 new pupils entered the school. The band hall is used as a classroom and all the rooms of the schoolhouse are filled to overflowing. In the course of a year a schoolhouse will be built in the Minthorn district. The new postmaster, R. W. Gainard, has added boxes at the postoffice for the accommodation of the public and hopes to increase the importance of the office. Mr. Gainard says that Route No. 1, which serves the southern district, has been so rapidly increasing in amount and besides there is a large amount coming direct from the Portland saw mills, and population in Milwaukie than during any former year.

Will Build New Grange Hall.

Russellville Grange, Patrons of Husbandry, has purchased four lots on the Base Line road at Russellville and will proceed to collect material for a hall. E. C. Huffman, master, says that the material would be secured before actual work starts. The hall proposed will cost about \$3000. This grange has 115 members.

Amusement Park Burned.

MEMPHIS, Tenn., May 9.—Fairlyland Park, a Summer amusement place, situated near Poplar and McLean avenues, together with several small adjoining buildings, was destroyed by fire early today. The amount of the loss has not been ascertained.



Res of A. FELDENHEIMER
702 MAIN ST. COR. KING.

Beach, two acres of land adjoining the United States life-saving station. The price paid was \$500 per acre. It is the intention of Miss Shogren to erect a Summer home at a cost of \$5000. Work of clearing the land has been started.

MOVEMENT IN FAIRVIEW LOTS

Recent Purchase of Over 30 by Prospective Builders.

A. L. Stone recently sold 19 lots in Fairview to J. Martindale, for \$2500. Mr. Whiteford, of Portland, also purchased 13 lots in Fairview, for which he paid \$2000. He will erect several houses during the year. There is quite a movement in property in and around Fairview.

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JOHNSON A VOTE-BETTER

SIDELIGHTS ON THE GOVERNOR'S PUBLIC CAREER.

Friend of Boyhood Days Tells of His Early Struggles Against Poverty and Later Successes.

LYLE, Wash., May 9.—(Special)—I. O. Holdman comes from Minnesota, the home of Governor Johnson, and has been recently looking over various chances for investment. Mr. Holdman has known the Governor intimately from boyhood, having lived on a farm near St. Peter, Nicollet County, where Johnson was born 47 years ago.

Johnson's Swedish parents were so poor that the boy had to leave school at the age of 13 to earn a living for himself and his family. He went into drug and grocery stores as a clerk, and worked hard to get a livelihood, all the time carrying on the work of educating himself. He read everything he could get his hands on and retained what he read.

When he was 24 years old, young Johnson became an editor, taking charge of the St. Peter Herald. The glamor of politics attracted the young editor, and in 1888 he was elected to the State Senate. The field seemed open to him, and he

decided to continue the political life. In 1894, he performed the difficult feat of getting himself a Democrat, elected Governor by a plurality of 800, while Roosevelt carried the state in the same election by a plurality of 351,000. Johnson made good during his two-year term, and carried out the reforms he had promised. This seemed to please the state, for he was re-elected by a majority of 73,000 over one of the hitherto most popular men of the state.

According to Mr. Holdman, the people of Minnesota think there is no other logical candidate than Johnson. He says that capital and labor alike both respect the Governor. As to his chance of winning, Mr. Holdman says that only once in the history of Minnesota has a Democratic Governor been elected by a small majority until Johnson came before the public, and he bases his vote-getting ability on this fact.

LAUNCH SWEEP OVER DAM

Gasoline Supply Fails and Four Girls Are Drowned.

EMPORIA, Kas., May 9.—Four young women, ranging in years from 16 to 20, were drowned last night in the Neosho River at Hartford, near here. The boat in which the party was riding capsized. The dead: Edith Webster, 16; Grace Lytle, 18; Beulah Lawrence, 20. In company with Kate Griffith, Mary

Griffith, Carol Lytle, Emil Steinhouse and Howard Lyon, they were cruising in a gasoline launch. When the party was a short distance above the dam at the Hartford mill, the supply of gasoline gave out and the engine went dead. Steinhouse, who was acting as engineer, could not swim. Lyon got out of the boat and endeavored to turn it and run it ashore, but his strength gave out, and the launch with all its occupants, yielding to the swift current, swept over the dam.

Lyon rescued Mary Griffith and Carol Lytle, while Kate Griffith floated down the river some distance and was rescued by a passerby attracted by her screams. Only the body of Edith Webster has been recovered.

Treaty Made With Yaquis.

NEW YORK, May 9.—Private advices received here today state that terms of peace have been arranged between the government of the State of Sonora, Mexico, and the rebel Yaqui Indians. The treaty came from Alberto Cubillas, Acting Governor of Sonora.

Metzger fits glasses for \$1.00. Swell tan shoes at Rosenthal's.

DELAY IN TRIALS

Land Cases Are Postponed to June 2.

WAIT ON TRACY C. BECKER

Proceeding Against R. A. and James H. Booth and T. A. Singleton for Conspiracy Will Be First Taken Up.

Another postponement in the date of the pending Oregon land-fraud trials was announced yesterday in the United States Court. The date now fixed is June 2. Originally these cases, in which indictments were returned over three years ago, were expected to be tried in February last, immediately following the trial of John H. Hall. But, at the conclusion of the Hall case, the trial of the remaining 22 indictments was set for April 13. Before that date arrived the trials were again deferred until May 18.

Yesterday the cases were again put off for two weeks longer, the reason assigned being the inability of Tracy C. Becker, Special Assistant to the Attorney-General, to reach Portland before late this month. It has been announced several times from Washington that Mr. Becker, assisted by United States Attorney McCourt, would prosecute all of the indicted cases with the exception of those against J. N. Williamson and Binger Hermann. These are being reserved for Francis J. Heney, who has frequently said he expected to return and try them personally.

It is now reported that Mr. Becker, who has been in Los Angeles for several weeks conducting other land-fraud cases, will have concluded his work in California as early as he can get time to take up the cases next month. It is also expected that T. B. Neuhausen, Special Inspector of the Interior Department, will also be returned to Portland by that time. Mr. Neuhausen compiled much of the important evidence that will be offered by the Government against the defendants. He is now in Washington as a witness, and an assistant to the Government representatives in the prosecution of the Hyde-Benson case.

District Attorney McCourt yesterday said that he expected soon to arrange for the convening of a jury to try the cases when they are called. He said that the first case to be tried in June undoubtedly would be that in which State Senator R. A. Booth, of Lane County, is one of the defendants. Senator Booth was indicted together with James H. Booth and T. A. Singleton under the general conspiracy statute, charging them with conspiring to defraud the Government of valuable timber lands.

COMMIT FRAUD ON POETS

Athletic Club Officers Accused of Abuse of Mails.

LOS ANGELES, Cal., May 9.—Baron H. Long, secretary of the Jeffries Athletic Club, and Gordon E. Riggs, press agent of the club, were arrested by Federal authorities today on an indictment returned in the Southern District of New York, charging them, jointly with Edward Madden, of New York, with fraudulent use of the United States mails in the conduct of the business of the Madden Music Company.

It is charged that they solicited poems from various persons under advertisements and representations that they would write music to the poems and place them profitably with music publishers. The indictment charges that Madden, Long and Riggs, in fact, intended to present the poems only to irresponsible and disreputable publishers, who might obtain further sums of money from said persons by further false representations.

Long and Riggs gave bonds of \$2500, and will appear May 19 in the Federal Court to show cause why they should not be removed to New York for trial. The names mentioned in the indictment as those of persons having sent poems are Verda Swartz, Cedar Springs, Mich., and W. W. Jenks, Toga, Pa.

Plans for Puget Sound Drydock.

WASHINGTON, May 9.—Revised plans and specifications for the new drydock to be built by contract for the Navy at the Puget Sound yard have been completed by the Bureau of Yards and Docks. The cost is to be limited to \$2,000,000. The dock will be built of concrete with steel walls and struts, and will have granite blocks. The extreme length is to be 883 feet.

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