

BETTER TONE IN REALTY MARKET

Week Indicates Improvement in Inquiry for Inside Business Lots.

OUTLOOK FOR BUILDING

Eastern Capital Ready to Invest in Portland When Suitable Sites Can Be Found — Present Week Promises to Be Dull.

There was a distinctly better tone in the real estate market last week than during the week preceding. Several dealers reported a renewed inquiry for investment properties and nearly every office in the city visited in the latter days of the week discovered evidences of activity. As a matter of fact, the principals were out of their offices accompanied by prospective buyers, in many places visited, and there was a "feeling" manifested that business in realty had taken on an unmistakable strength.

It may be, to a certain degree, that really men have found that sitting around in offices waiting for customers is a poor way to keep things moving, and have decided to get out and turn things up. There is a good prospect for several important deals in what may be designated the southwest district of the city, approximately, and when the parties to the deal get together, which is likely to be done in a few days, there will be more or less of a surprise sprung on the trade.

Good Deals in Prospect.

In a very general way, there is a district out Alder, Morrison, Yamhill and Taylor, between West Park and Thirteenth, that is being figured on by several responsible dealers and brokers, and within the next few weeks announcement will be made of some transfers that will open the eyes of "conservatives."

It is known definitely that at least three big buildings are to start this coming Fall, apart from those already announced, as will be observed in the interview published elsewhere with G. K. Henry. These with the Meler & Frank Company's ten-story structure at Sixth and Alder streets; the Old, Wortman & King's full block on the Penney square; Gay Lombard building at Fifth and Stark; addition to Good Samaritan Hospital; Rosenblatt Hotel, at Tenth and Alder and start of building operations for the Swift plant, together with a continuation of the erection of dwellings at the rate done since the first of the year, will give for this year a record well up if not over that of last year.

The total value of permits issued in the short month just ended was \$754,825, for 372 homes. In May, 1907, 481 permits were issued, carrying a total of \$1,122,322. The Spring months of last year were the heaviest known in Portland and there were more big buildings included in the records than for any previous period. This Spring there were some permits taken out for important buildings, but by large odds the building operations cover more dwellings than in any previous year. While these dwellings are for the most part being erected on the East Side, there is a good proportion on the West Side as well.

Test Hotel Accommodations.

This week will furnish an opportunity to test the present hotel accommodations of Portland. Some of the more timid investors have been expressing fears that the building of hotels has exceeded the requirements of the city. With the presence of thousands of visitors in the city during the Rose Festival it is more than probable some difficulty will be experienced in finding room for them, and evidence be given that the city needs more rather than fewer hotels. It is not sufficient to cite an instance or two where recently opened hotels did not pay big from the start, to prove overbuilding; there is likely to be some other explanation beside the increase in the number of buildings devoted to hotel use. There is a persistent rumor that a syndicate composed of outside capitalists has practically decided to build a hotel on a larger scale than any now standing in the city, and another enterprise, temporarily abandoned last Fall, is likely to be revived at an early date. Reference is had to a tourist hotel for Portland Heights. A practical hotel man from New York who visited this Coast a few weeks ago remarked, when being shown the Heights, that he considered that location the best on the Pacific Coast for a first-class tourist hotel. He also predicted that the building of such a structure would be taken up seriously before a great while, for the opportunity to make a success of such a venture is beyond question.

Realty Transfers Improve.

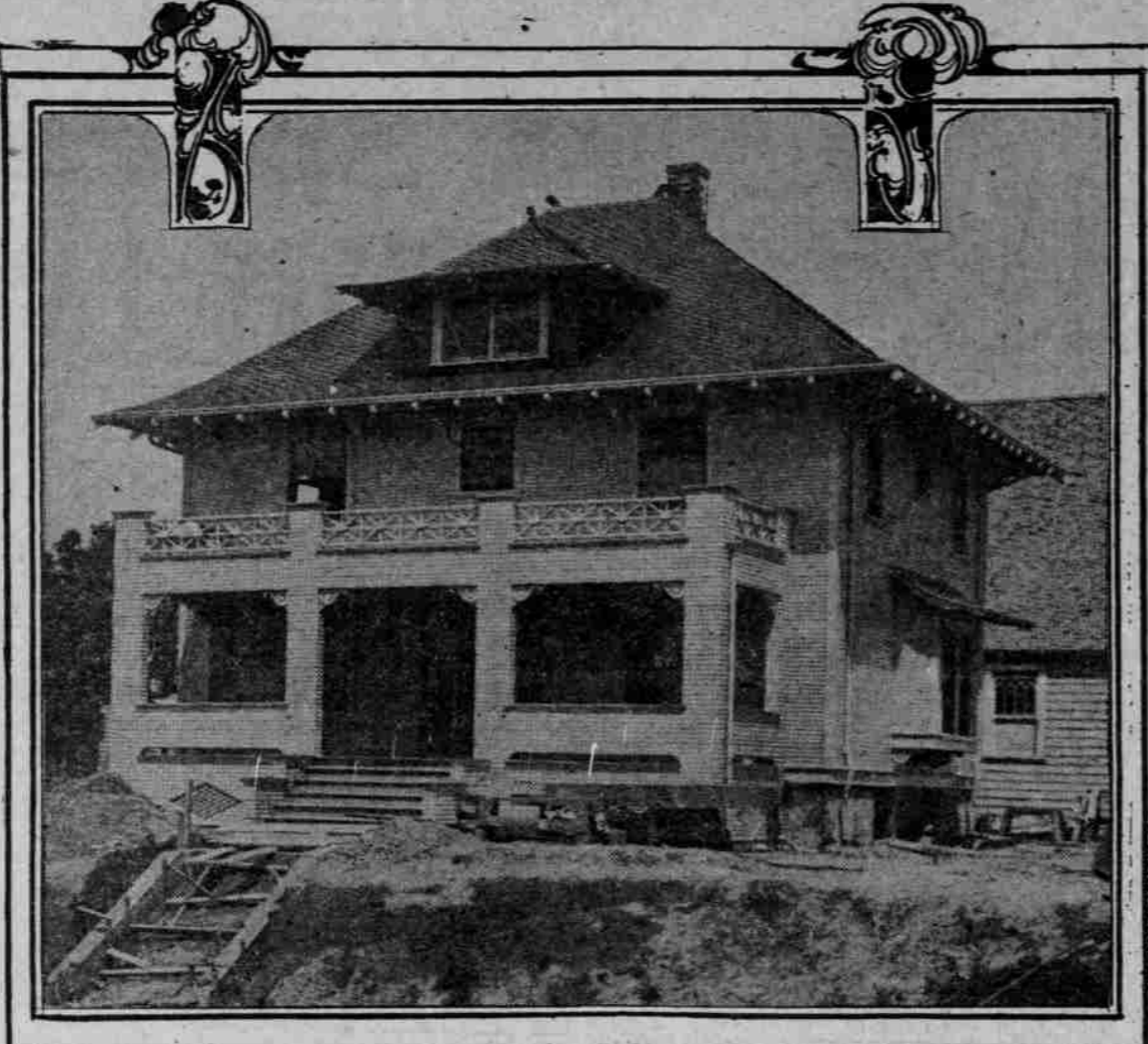
In the matter of real estate transfers for the month of May the total reached \$1,185,990. There is considerable improvement in the matter of recording nominal valuations, due to the agitation in the newspapers and to the action of the Realty Board in favoring a reform in this direction. Instead of the total valuation for the month footing the total given, if real valuations had been recorded in all cases the total would have reached at least \$1,500,000.

Great interest is being taken by the trade in making the coming lecture by R. H. Thomson, of Seattle, a success in point of attendance. The committee having the arrangements in hand called on some 25 of the leading business men of the city on Friday and invited them to act as vice-presidents at the meeting. The committee was received in a way that impressed the members with the widespread interest property-owners are taking on the subject of street improvements. The mass meeting is to be held at the Empire Theater on the night of June 11. Arrangements have been completed to have the subject presented by Mr. Thomson in the fullest manner and to have short addresses made by local men who have given street work much attention.

Hawaiian Prince Mortally Ill.

SAN FRANCISCO, May 30.—Prince David Kawananakoa, of Hawaii, son of ex-Queen Liliuokalani, is seriously ill in this city. He was attacked by pneumonia several days ago and continued to grow steadily worse. The physician in attendance announced today that there is hope that the Prince will recover, although his condition is dangerous. He came here a short time ago from Hawaii with a party of Hawaiians, which was going to the Northwest on a hunting expedition. The party is detained here owing to his illness.

TYPES OF CHARMING HOMES WHICH ARE BEING ERECTED IN PORTLAND AND ITS SUBURBS



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OLD BUILDINGS MUST GO

FIFTH-STREET CORNER WILL BE IMPROVED.

Little French Restaurant That Holds Distinctive Place in Portland Will Close Its Doors.

Sentiment and business don't mix. When it was announced some months ago that Gay Lombard had notified tenants on the quarter block at the northwest corner of Fifth and Stark streets to move out, the news was heralded as another evidence of this citizen's interest in improving the city with modern structures. Mr. Lombard and his associate, Joseph M. Healy, are regarded as among the leading men

of the day in supplanting "shacks" with up-to-date buildings.

The quarter block in question has a number of one and two-story frame buildings occupying the site, and the fact that Mr. Lombard has served notice on the tenants to vacate is sufficient indication that he intends to erect a building on the ground commensurate with its importance as a business location. He has had a placard displayed for some time that he would build to suit a desirable tenant, but now that the tenants are to leave and the old buildings to be removed it would seem to mean that he will build in any event.

Now, as to the sentimental part of the matter. For seven years there had been maintained in one of the small buildings on the site, at 23 Fifth street, a French restaurant owned and conducted by Madame Vucash and her two daughters, the parents coming to Portland from Butte. Before that time it was conducted by La Fabre, whom older residents of Portland will remember. Since Mme. Vucash has been presiding in the "rear room," the

dinners at this unpretentious resort have been recognized as among the most distinctive in Portland. The diners served were just such as one finds in La Belle France in the quaint little restaurants and cafes that have made that country famous as the ideal for Bohemian life.

There was the relish and the soup with its suspicion of garlic; the entree with its sauce of toothsome flavor; the salad; the roast; the sweets and pastry; the cafe noir au cognac, and before-times the nearest approach to the wines of Bordeaux possible in Western America.

The regular patrons of Mme. Vucash's for the last few years have been those who understand and enjoy the food and environments. The little restaurant has entertained millionaires and working people; French sailing masters and \$10 a week clerks; business men whose wives are away from home, and a large clientele of people who have tired of the inconstant steak and porkchop. Not an evening has passed but that one could find the dinner-rooms the resort of men in almost

every walk of life, with tables occupied now and then with family parties out to change the regulation order at home.

But the march of improvement has put a stop to this. Sunday night the last dinner will be served at the little French restaurant, and the madame and her daughters will go over to Woodlawn and occupy their cozy home.

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and take a good long rest from the seven years' constant attendance on their appreciative visitors at Fifth street.

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