

LOOK FOR ACTIVE REALTY DEMAND

Dealers and Brokers in Portland Confident of Good Times All Summer.

INQUIRY FROM INTERIOR

Sales in South End of City Attract More Than Ordinary Attention and Indicate Extension of the Business District.

"Things are looking fine," was the comment made yesterday by leading realty men, and facts bear out that opinion. Building operations are showing no signs of falling off, but on the contrary seem to have taken on another spurt. Besides the larger buildings that are under way, about a dozen in number, every day brings to notice others that are to be started this Summer. Announcement was made yesterday that excavation work was started on the big warehouses to be erected by the Crane Company at Everett street, between Thirteenth and Fourteenth. The principal building will be of six stories and will stand on the corner of Thirteenth, on the east side, and will cover the full quarter block. The rest of the building will be two stories.

Another building that is to be rushed is the Rosenblatt Hotel at Tenth and Alder. Forms have been placed in position for the concrete foundations and this work will be under way this week. Material is being assembled at the site of the Y. M. C. A. building and operations are progressing on the Cadwell building on Second street. In a few days demolition work will start on the quarter block of Gay Lombard at Fifth and Stark, the tenants having moved from the frame buildings on the site. While no definite announcement has been made by Mr. Lombard as to his plans, it is reasonable to surmise that he will build in the near future, as the ground is too valuable to remain unproductive.

Permits Make Good Showing. Building permits for the month to date include four buildings to exceed \$10,000 in cost each. One is a church building estimated to cost \$15,000; another an apartment house at \$23,000; a West Side dwelling at \$12,000, and the P. R. L. & P. Company freight house and dock, \$21,000, or a total of \$81,000. There have been eight permits issued for buildings to cost between \$5000 and \$10,000, 45 to cost from \$1000 to \$2000, inclusive, and 15 to cost between \$2000 and \$4000. For cottages to cost under \$1000 there were 16 permits taken out. The total to Friday afternoon for the 31 business days of the month amounted to 90 permits with reported values of something over \$235,000. The present indications are that the full month's totals will run over \$300,000, and if some of the supervising architects take out permits for entire construction work on several large buildings that are to be started this month, the total will run considerably over the amount given.

Expect More Demand. For 10 days realty men have been expressing the opinion that a good movement was to be expected here in the city lots. Yesterday added one deal at least that was made at a figure that would seem to bear out the soundness of the dealers' view. It was referred to in the Oregonian of yesterday and was the corner of First and Main, which was reported as having been closed at \$83,000. This price places a mark on the market in that part of the city that confirms many established views that business houses are seeking an outlet from downtown locations, where values have about reached a stopping place, for the time being at least. The figure at which this piece changed hands is not considered out of the way, as the brick building on the corner of First and Main, in good condition. A heavy holder of realty in the vicinity said yesterday that all that district needs is to do away with some of the cheap buildings that occupy too many of the best sites and have them replaced with substantial modern structures. Then, he said, there will be a steady moving southward of the better class of business houses.

The sale last week by Dr. Cornelius of the 56x100 corner at First and Oak was considered by the trade as only a fair price for the property, which was \$28,000. Of course the building is not particularly important, though the foundations were put in to carry a four-story building. Dr. Cornelius owned the property about 18 months and sold it at a good advance.

Page Place Taken by Finley. Another deal of the past week attracted considerable attention, being that of the purchase of the old Judge Page property on the southwest corner of Sixth and Salmon streets. Arthur L. Finley is the purchaser and the consideration was \$60,000. E. T. Ames was the former owner. There are two dwellings on the site, which is 56x100, and when the leases expire on the houses they are to be demolished and a modern four-story building erected.

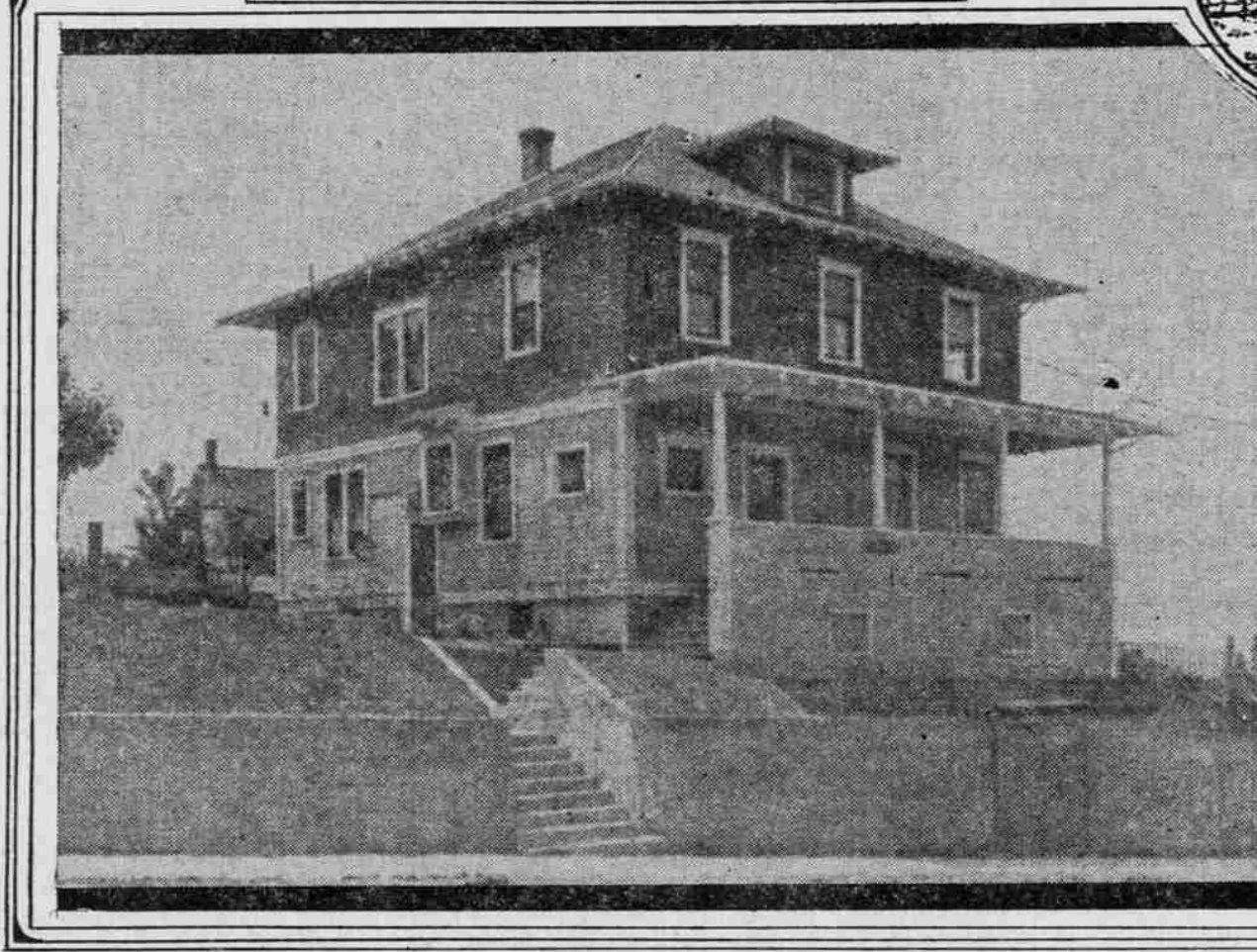
ATTRACTIVE TYPES OF RESIDENCES BEING BUILT IN EVERY SECTION OF CITY



ESTATE OF GEO. T. MYERS 10th AND TAYLOR



O GORDON, 117 KERBY ST COR. HILLINGSWORTH



DR HERMAN BIERSDORFF, 200 STANTON ST



THOS. KERR, TAYLOR AND L. OWNSDALE

of interest is assured than is possible in the interior towns. "As an instance, say a man owns a town property in one of the smaller places that cost him \$10,000 to \$15,000. If he can get rentals that will net him 4 or 5 per cent he is usually satisfied. When he finds that by investing say double that amount in Portland renting property and can receive 8 to 10 per cent he is more than likely to be interested. Again, if he finds that by investing a like amount to that he has in the country, in building lots in Portland suburbs he stands an excellent chance of doubling his money in a few months, that also will attract his favorable attention.

TELLS OF FAULTS

R. H. Thomson Makes Friendly Criticism of Portland.

TALKS ON STREET WORK

Lecture Under Auspices of Realty Board on Condition of Roadways Here Results in Awakening of Leading Citizens.

TELLS OF CITY'S DILEMMA

Isadore Lang Explains Faults in Charter Provisions.

Isadore LANG, member of the Park Board, presided at the lecture delivered by R. H. Thomson Thursday night, and in his opening remarks referred to a recent trip to Eastern cities to observe street conditions and particularly park systems. "I found," said Mr. Lang, "the most marked improvement and most liberal policy in Kansas City of any of the cities I visited. That city has 200 miles of well-paved streets and has spent \$3,000,000 on park systems. Realty values have increased to an enormous extent following these improvements. Olmsted's statistics giving the park acreage as to population places Portland well down the list, for this city has 900 population to each acre of parks.

BY JOHN JAY HARRISON. R. H. Thomson's address before an audience of several hundred of Portland's heaviest realty owners, bankers, merchants, lawyers, city officials, brokers and dealers in real estate, students of municipal government and representative citizens generally, on last Thursday night, has already borne fruit. Isadore Lang, who presided at the meeting in the Empire Theater, has issued an invitation addressed to C. F. Swigert, Whitney L. Bole, Samuel T. Lockwood, J. R. Wetherbee, W. D. Wheelwright, R. L. Gless, E. L. Thompson, C. S. Jackson, J. N. Teal, E. B. Piper, John F. Carroll, Adolphe Wolfe, Herman Wittenberg, C. K. Henry, W. J. Clemens and T. E. Wilcox to meet as a committee to formulate some plan to start on the work of improving the condition of the streets of the city. The committee is to meet at the Commercial Club Tuesday, June 16, at 8 P. M.

ment, and if objection was reasonable the plan would be altered. If the objections were trivial they were swept aside and the work would proceed. This manner of conducting the work, he said, resulted in having new streets cut through big hills, hills made, grades established and a uniform scheme of street paving carried out.

He was careful in his address to avoid advocating any particular kind of paving, explaining that the sort best suited to any locality was agreed upon and mere experiments were passed by. Mr. Thomson said he had visited nearly all the principal cities in the older countries and had made careful study of the materials used in street-making, and from this investigation had come to the conclusion that all materials—wood, asphalt, brick, granite blocks, etc.—had their uses if honestly provided and honestly laid down.

Mr. Thomson inclined strongly to the use of brick in street-making, and referred to a recent invention of slag belch, the durability of which he was watching with interest. Brick paving has been used in Seattle for 16 years with satisfactory results, but in referring to brick he said, no criticism was intended of asphalt and wood. Macadam, he remarked, when covered with a coating of concrete or cement, is well for light traffic. Sandstone is used, he said, in Seattle on steep grades.

The lecturer impressed his audience as being sure of his ground and absolutely sincere in his deductions. After saying that Portland could be made one of the most beautiful cities in the country, he added: "That is, if you want it to be, and it's your own fault if it is not made so."

unprogressive rather severely, but the truth is that Portland is in danger of being overdone comes along the quarterly dividend of the Hotel Portland of 4 per cent. On Thursday the annual meeting of stockholders was held for the election of officers, the old board being re-elected, as follows: Harry L. Corbett, president; W. C. Alvord, vice-president; C. A. Dolph, William M. Ladd and Martin Winch, in Manager Bowers' report he announced that the Portland is one of few Coast hotels paying at present, the money stringency last Fall having had a serious effect on the business, from which hotels in other cities were slow to recover. Only one period in the hotel's existence was more profitable than the year just closed and that was the Exposition year.

Local Hotel Company Pays.

In the face of assertions that the hotel business of Portland is in danger of being overdone comes along the quarterly dividend of the Hotel Portland of 4 per cent. On Thursday the annual meeting of stockholders was held for the election of officers, the old board being re-elected, as follows: Harry L. Corbett, president; W. C. Alvord, vice-president; C. A. Dolph, William M. Ladd and Martin Winch, in Manager Bowers' report he announced that the Portland is one of few Coast hotels paying at present, the money stringency last Fall having had a serious effect on the business, from which hotels in other cities were slow to recover. Only one period in the hotel's existence was more profitable than the year just closed and that was the Exposition year.

NEW BUILDING BLOCKED

Refusal of License to Hoquiam Hotel Stops Progress.

HOQUIAM, Wash., June 13.—(Special.)—It is believed by many conservative business men of the city that the City Council, in refusing to grant a liquor license for the new Hoquiam Trust Company's hotel, which is just outside the restricted district for licenses, has tended to deprive Hoquiam of many thousands of dollars in proposed new structures. Many new buildings were in project, but now the projectors say they will take their capital to cities where the Councilmen do not combine to defeat the city's prosperity.

The Fourth of July.

PORTLAND, June 12.—(To the Editor.)—The consensus of opinion seems to favor a quiet Fourth of July in Portland this year. It is probably the correct conclusion. The time is too short for elaborate preparations. As a very fitting reminder of Independence day an expression of our loyalty and that we release our patriotism from cold storage would it not be well to invite Battery A of the Oregon National Guard to fire morning salute of 13 guns and another at high 12 of 46 guns?

MILWAUKIE MAKES STRIDES

IMPORTANT BUILDINGS BEING COMPLETED.

Farm Lands Adjoining Town Cut Up Into Lots Meet With Good Sale.

Besides a \$10,000 addition to the Milwaukee schoolhouse and a \$10,000 residence being built by J. W. Grasles, the pioneer town of Milwaukee has two dozen dwellings under construction at the present time. Real estate men, Captain F. Harlow and A. H. Dowling, say that sales of residence sites are being made every day, and that not within the past ten years has there been such a pronounced progressive movement at Milwaukee. Part of the farm of T. R. A. Sellwood was cut up into town lots several months ago, and a large number have already been sold off to prospective homebuilders.

Return of Prosperity.

TACOMA, Wash., June 13.—(Special.)—Commencing this week, the Northern Pacific shopmen will work six instead of five days a week, which means an increase of the pay roll of about \$600. There are now over 800 men in the shops and the force is being gradually increased.

You Save Money

When you purchase your fixtures from us—and then you are also sure of getting the best most unique fixtures that are in Portland. See our many original ideas in lighting fixtures.

THE M. J. WALSH CO.

SALESROOMS: 515 STARK BLDG. 5th AND 6th. BOTH PHONES.

DAVIS & DRENNEN

406-408 East Burnside Street. Gas and Electric Lighting Fixtures Sold direct from manufacturer to the consumer—the highest quality at the lowest prices. Do not fail to get our prices.

PACIFIC IRON WORKS

O. E. Heintz, Manager. Phone East 57, Home B 1157. CASTINGS OF ALL KINDS, STEEL BUILDINGS AND BRIDGES. IN STOCK—3 to 24-Inch Beams. 4 to 15-Inch Channels. 1 1/2 x 1 1/2 to 8 x 8-Inch Angles. East End Burnside-Street Bridge, Portland, Oregon.