10



the dealers. The deal was referred to in The Oregonian of yesterday and is the corner of First and Main, which was reported as having heen closed at \$53.000. This price places a mark on holdings in that part of the city that confirms well-established views that business houses established views that business houses are seeking an outlet from downtown lo-cations, where valuations have about reached a stopping place, for the time at least. The figure at which this changed hands is not considered being at least. out of the way, as the brick building on the corner is well built and in good con-dition. 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 busiyear.

ness houses The sale last week by Dr. Cornelius of the 50x50 corner at First and Oak was considered by the trade as only a fair price for the property, which was \$26,000. 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 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 \$40,-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 der ished and a modern four-story building erected.

J. P. Finley said last night that the present intention is to build an under-taking establishment on the new site and that, as it is on the shady side of the street, the premises are admirably adapted for that purpose. The building now occupied by the undertaking firm is under lease, which will expire before a great while, and when the new build-ing is ready the old establishment will ing is ready the old establishment will

of the First-street property by W. H. Grace, of Baker City, a few days ago suggested to one of the promi-nent brokers in conversation yesterday a topic that was being discussed by other dealers as well. Said he :

Out-of-Town People Interested.

"I look for an active inquiry from residents of Eastern Oregon and down the Valley for Portland investments from now on into the coming Fall. Last season's grain crop was a bumper one and our farmers found themselves in possession of surplus funds after the grain was bought and paid for. Now, it happened that the banks of the state were in need of funds about that time and offered inducements to the farm-ers to allow their deposits to remain in the banks.

"When this season's crop is disposed of it is not probable the banks will care to receive the farmers' deposits on the same terms as last year. The natural consequence will be that much

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 A or 5 per cent he is usually satisfied. When he finds that by investing say double that amount in Portland rent-ing property and can receive 8 to 10 R. H. Thomson Makes Friendly ing 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 excel-lent chance of doubling his money in a few months that sheawill struct his Criticism of Portland. a few months, that also will attract his favorable attention TALKS ON STREET WORK

"The fact is, right today there are large holdings of Portland realty in the hands of investors from other places in Oregon and I confidently expect much more to be taken this

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 250 miles of wellpaved streets and has spent \$8,000,000 on park systems. Realty values have in-creased to an enormous extent following these improvements. Olmsted's statistics giving the park acreage as to popu-lation places Portland well down the list, for this city has 90 population to each acre of parks. "The city charter is to blame for our

slowness in improving the streets and extending our park system. Under the present charter petition may be made to the Council to have one street or part of a street paved. That results in patch-work. The people voted in favor of the district plan of street paving and for a bond issue to cover an enlarged scheme of public parks. A, contest was insti-tuted in the courts to test the validity of the bond issue and the contest sus-tained. After 10 months of inactivity on the part of the city officials the case finally reached the Supreme Court, where it costs at present it rests at present.

"This city has outgrown the small town class and we should be looking around for an engineer of the Thomson experience and attainments. Our pres-ent City Engineer is a good honest man, experien but he has not had experience in handling big propositions such as confront Portland today. The salary fixed by our charter is entirely inadequate. It should he made \$5000 or \$6000, so that we might secure the services of a man who can command that salary." secure the

The Star Brewery's famous Hop Gold beer is unexcelled in all respects and is highly recommended for its strength and health-giving qualities. Orders for bottled beer receive prompt atten Phone East 46. Home phone B 1146. attention.

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

BY JOHN JAY HARRISON.

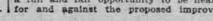
R. H. Thomson's address before an audience of several hundred of Portland's heaviest realty owners, bankers, mer-chants, lawyers, city officials, brokers and dealers in real estate, students of municipal government and representative cilizens generally, on last Thursday night, has already borne fruit. Isadore

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. Bolse, Samuel T. Lockwood, J. R. Weth-erbee, W. D. Wheelwright, R. L. Glisan, 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. B. Wil-cox to meet as a committee to formulate some plan to start on the work of im-

some plan to start on the work of im-proving the condition of the streets of the city. The committee is to meet at the Commercial Club Tuesday, June 16, at 8 P. M.

Mr. Thomson, who has accomplished much in the way of making Seattle's streets approach the line of perfection in certain districts of that city, was un-sparing of Portland in his criticism of the number of poorly laid pavements and "village methods" seen employed in some of the best districts of the city. It is Mr. Lang's loca to meet this criticism by having the committee act on the sugges-tions offered by the speaker, and ascer-tain if this city cannot make some move in the direction of overcoming the lack of local pride, which is charged with being responsible for the poor work done. One matter that will be taken up is the delay in having the recently voted bond issue considered and its validity passed upon. The lecturer made a strong point

upon. The lecturer made a strong point in comparing the way funds are raised and expended in Seattle and here. He explained that when the Board of Works in his city decided that an improvement suggested was for the good of the greater number, both in the way of providing better facilities for getting about and in enhancing the value of reality, small ob-stacles were swept aside and the work was started and finished before the "croakers" realized what was going on. And with that everybody concerned had a full and fair opportunity to be heard



sulted in having new streets cut through big hills, fills 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 in-vestigation had come to the conclusion that all materials-wood, asphalt, brick, granite blocks, etc.-had their uses if honestly provided and honestly laid down. He traced the history of the city of Berlin from the time of Prince Bismarck to the present day, and held up that city as a model for others to work by. He attributed the rapid growth and impor-tance of the city to its work in providing canals running through barren lands and to its perfect sanitation and municipal pride in making good streets and keeping

them good. Mr. Thomson inclined strongly to the use of brick in street-making, and referred to a recent invention of slag brick 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, does very 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 heautiful 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."

"You cannot spend a dollar in betterments of your streets that will not come back to you a hundred fold," was an-other statement he made in his most serious vein. "A man who won't take Portland real estate and realize he has made a good bargain is an undesirable citizen

Mr. Thomson has the rare quality of taking what is ordinarily a dull subject and presenting his facts and figures in a and presenting its facts and indires in a way to make them interesting as well as instructive. Through his address he treated technical subjects in a way that no one could fail to understand, and his citing of examples of engineering feats he had accomplished was done so mod-estly that they appeared to be mere everyday routine. everyday routine.

Besides being an accomplished engineer. he is an accomplished speaker, and when at the conclusion of his address he disat the conductor of this address the dis-played stereopticon views on a screen on the stage, he kept his hearers no less in-terested in the visible examples of what had been accomplished in many cities in the way of public improvements than he kept them laughing at his brilliant com-

ments in a humorous vein. Members of the Realty Board, under whose auspices the talented engineer vis-ited Portland, expressed themselves yes-terday as being immensely imprased with on the same terms as last year. The terms as last terms are the terms as last terms terms as last terms as last terms terms as last terms as last terms are to produce fruit. They said he had trod on the toes of the last terms are to produce the terms are to produce fruit. They said he had trod on the toes of the terms are terms as last terms are terms are

Local Hotel Company Pays.

In the face of assertions that the hotel business of Portland is in danger of be-ing overdone comes along the quarterly dividend of the Hotel Portland of 4 per Besides a \$10,000 addition to the Milwaukle schoolhouse and a \$10,000 resi-dence being built by J. W. Grasiee, the cent. On Thursday the annual meeting of stockholders was held for the election of officers, the old board being re-elected, dwellings under construction at the pres-ent time. Real estate men, Captain F. Harlow and A. H. Dowling, say that sales as follows: Harry L. Corbett, president; W. C. Alvord, vice-president; C. A. Dolph, W. C. Alvord, vice-president; C. A. 100 J. William M. Ladd and Martin Winch. In William M. Ladd and Martin Winch. In of residence sites are being made every 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 day, and that not within the past te years has there been such a pronounce progressive movement at Milwaukle. Part of the farm of T. R. A. Sellwood was cut up into town lots several months ago, effect on the business, from which hotels in other cities were slow to recover. Only one period in the hotel's existence was sold off to more profitable than the year just closed and that was the Exposition year. attractive homes have been built, NEW BUILDING BLOCKED Refusal of License to Hoquiam Ho-

HOQUIAM, Wash., June 13 .- (Spenial.)-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 Hogulam Trust Company's hotel, which is just outside the restricted district for licenses, has tended to deprive Hoquiam of many thousands of dollars in pro-posed new structures. Many new building 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 Hoquiam Trust Company has ex-pended over \$112,000 in building and equipping an up-to-date hotel and store building of reinforced concrete, and its defeat is much deplored. Falling a bar license, the magnificent

tel Stops Progress.

structure will be fitted up as a store and office building. It is still hoped that the present Council will reconsider its action and grant the required license, thereby bringing to Hoquiam a great volume of transients who now stop in Aberdeen.

The Fourth of July.

PORTLAND, June 12 .- (To the Editor.)-The concensus of opinion seems to favor a quiet Fourt of July in Portland this year. It is probably the cor-rect 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 re lease our patriotism from cold storage would it not be well to invite Battery A of the Oregon National Guard to fire a

anothing salute of 13 guns and another at high 12 of 46 guns? The small expense necessary therefor could, by action of the proper committee, be paid from the balance of subscriptions carried over from last year's celebration. As one who was active in securing that As one who was active in securing that fund I feel at liberty to make the sug

J. D. LEE

Sale.

prospective homebuilders.

which five years ago could not be given which five years ago could not be given away, are now sold at from \$1000 to \$1500 and are hard to secure even at these prices. The lower court has confirmed the decision of the Baliroad Commission that Milwaukie shall have a 5-cent fare with transfer privileges. It is consid-ered probable the case will be carried to the Supreme Court. The people of Milwaukie have contended for a 5-cent fare for a number of years and will oneer town of Milwaukle has two dozen fare for a number of years, and will continue the fight if the case is appealed.

Return of Prosperity.

TACOMA, Wash., June 13 .- (Special.)-Commencing this week, the Northern Pacific shopmen will work six instead of and a large number have already been five days a week, which means an in-crease of the pay roll of about \$5000. There Milwaukie Heights a number of tractive homes have been built, the are now over 800 men in the slops and ost expensive being that of J. W. the force is being gradually increased.



IN STOCK-3 to 24-Inch Beams. 4 to 15-Inch Channels. 11/2x11/2 to 8x8-Inch Angles

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Portland, Oregon.