

RECORDS REACH LARGE FOOTINGS

Realty Transfers Last Week Nearly \$600,000 in Totals.

MANY DWELLINGS BUILDING

Warehouse Districts on Both Sides of the River Are Filling Up With Buildings for Old and New Concerns.

Real estate transfers last week assumed old-time proportions—meaning by "old time" the records of a few months ago. For five days, from Monday to Saturday, the total footed approximately \$600,000, which would have reached nearly \$800,000 if the sales with nominal considerations had been registered at real values.

The largest single transaction was that of the transfer of the quarter block at the corner of Seventh and Stark streets from J. B. Yeon to Theodore B. Wilcox at \$160,000. Among the transfers registering nominal considerations was the 408-acre tract on the Peninsula, giving \$10 as the consideration.

Portland can never hope to have the real value of transfers compiled until the custom is abandoned of recording sales at nominal prices.

In building operations of a more important character that were started, evidences of intention are furnished at the northwest corner of Fifth and Stark, where the old buildings have been razed on the quarter block under long-time lease to Gay Lombard; at the northwest corner of Fourth and Ankeny, where the warehouse of the Pacific Paper Company is to be built; at Sixth and Alder, Meier & Frank Co.'s site, and down the Peninsula on the site of the Union Meat Company's plant. In the terminal-yard district several large warehouse owners are preparing for the erection of their buildings and the same activity is observed on the East Side along the line of the Southern Pacific.

No Stop in Homemaking.

Records of the Building Inspector show that the building of residences is proceeding without cessation and that besides the moderately priced residences there are numbers of high-priced mansions figuring in the records.

"It is an ill wind," etc., is a comment that is made, perhaps heartily, over the big fire that partially destroyed the Abington building on Third street Wednesday night. That building, while not regarded as among the higher-class office buildings of the city, was nevertheless rather a good-appearing structure and housed a large number of tenants. These were compelled to seek offices elsewhere, and the office buildings ready to receive tenants profited by the calamity. Some took rooms in the new Board of Trade building, some in the Beck, others in the Sweetland, Rothchild and other of the newer buildings, while others found quarters in the older buildings.

Among the insurance men the fire is ascribed to faulty electrical wiring, and agitation has been started to have the Council create the office of electric inspector, whose duties shall be to pass on the installation of electric wiring along the lines and with the authority of the Plumbing Inspector. "Why not?" said an insurance man, yesterday. "What difference does it make to a victim whether he is attacked in his sleep with disease germs coming from a sewer or from a tongue of fire coming from a faulty electric wire?"

Reed Estate to Rebuild.

It is reported to be the intention of the Reed estate to at once restore the Abington building, if possible, with modern appointments. Upon investigation, the old walls cannot safely be used, to tear down the damaged building and erect another in its place. A lease of the top of Coombs' Crest has been effected by the proprietor of the observatory from the Smith estate. The terms of the lease have not been made public. It is said the grounds are to be laid out in a pleasure park and additional attractions installed.

An important addition to the manufacturing facilities of the Smith & Watson Iron Works is to be made in the building of a machine shop, at Harrison street, between Front and Water streets. The building, for which permit was issued during the past week, is to be 100x300 and two stories in height. The cost of the building is estimated at \$25,000.

Plans are being made for the factory at Eighteenth and Ipswich streets for the Carman and Trotter company, the big furniture concern that is to engage in the manufacture of furniture in this city. Plans have been accepted for the Parlin & Orendorf warehouse on the Southern Pacific on the East Side and work will be pushed forward rapidly until the building is completed.

Change in Plans.

It is semi-officially announced that the hotel project of the Hotel Investment Company has been abandoned and that instead an office building will be erected on their leased ground at Fourth and Alder.

Gus Rosenblatt has about decided to build his new hotel at Tenth and Alder five stories with an additional story surrounding the light shaft, to be arranged in large compartments for the use of commercial travelers. The iron and steel work in the basement is about all in place and erection of the upper stories will proceed as rapidly as the material can be handled.

Will Handle Linton Realty.

In order to profit by the extension of the United Railways to Linton, officials of the company have formed the Ruth Trust Company, with a capital stock of \$200,000. Herman Wittenberg, A. C. Simmons and O. B. Taylor are the incorporators. The company gets its name from a young daughter of Thomas Greenough, the new president of the United Railways. It is the purpose of the new concern to deal in realty and particularly property about Linton, which, it is believed, will advance materially in value with the extension of the United Railways to that section.

MANY PORTLAND PEOPLE ARE BUILDING HOMES LIKE THESE AND LIVING IN THEM



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2 BUNGALOWS OF RALPH R. RUFNER EAST 10TH AND HANCOCK STS.

BUILDING RECORD BROKEN

JULY EXCEEDS IN NUMBER AND AMOUNT.

Compared With July in Two Preceding Years, This Month Leads Handsomely.

Records of the last two years have been broken in the number and amount of building permits issued. For the week just closed 187 permits were issued, carrying estimated cost of \$217,310. These amounts added to those already taken out bring the totals for the month up to 260 permits issued, with \$377,409 represented in valuation of improvements involved.

In July, 1906, there were 270 permits issued, with \$749,521 estimated cost, and in 1907 there were 374 permits and \$709,641 valuations. With five more business days to be heard from, it is quite probable that this month will show \$200,000 more represented in building operations than did the two preceding years.

Among the more important buildings that figure in the present month there are the annex to the Good Samaritan Hospital, Rosenblatt Hotel, Smith & Watson Iron works addition, Y. M. C. A., Parlin & Orendorf, Wallace & Devlin, and several others of good size.

The expectation for the coming month is also full of promise, for a large amount to show in building operations for there are several large undertakings that are to start by that time.

NEW INSTITUTIONS PROPOSED

Church of Brethren to Erect Homes for Dependent.

At the meeting of the annual conference of the Church of the Brethren in the church on Killingsworth avenue, representing Oregon, Washington and Idaho, it was decided to establish in Portland a Bible school, and papers for incorporating the organization were made out and filed.

RIVER CHANNEL TO BE DEEPER

Movement Under Way to Dredge to Milwaukie.

There is a movement to have the channel in the Willamette River deepened as far south as Milwaukie to permit ships of ordinary depth to reach Sellwood and Milwaukie. It is argued that this will enlarge the harbor and bring into use for manufacturing purposes all the water front that far up the Willamette River. Just what the cost of this dredging would be is not known, but it is estimated at about \$100,000, a small sum if it would result in making the water front available for manufacturing purposes. Sellwood and Milwaukie people are very much interested in this dredging proposition. It would be easy to pick out sites for prospective manufacturing purposes as far as Milwaukie if there were deep water for ships.

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2 BUNGALOWS OF RALPH R. RUFNER EAST 10TH AND HANCOCK STS.

SAYS NO BLAME ATTACHED

Shooting of August Helming, Mistaken for Deer.

MARSHFIELD, Or., July 25.—(To the Editor.)—In last Tuesday's Oregonian a front-page cartoon, as well as a short editorial, forcibly calls attention to the presumed carelessness of a man who, mistaking his hunting companion for a deer, shot and killed said friend.

The cartoon, editorial and news item, as applied to the case of August Helming, mistaken for a deer and shot by a friend near Corbin, Curry County, are entirely unjust and very materially add to the weight of wrong born by Mr. Reynolds, as well as convicting him of gross carelessness, not to say contributory negligence, in causing the death of his friend. And by reason of its high standing with the news-reading public of the Pacific Coast and the vast number of general readers, The Oregonian, I am sure, were it in possession of the facts, would never do a fellow man such a gross injustice and injury as to publish him "a careless fool who took his friend's life" when such a charge was unjust. Therefore, with the knowledge that The Oregonian would only want to know how, in order to do justice to the unfortunate shooter, Reynolds, I venture to relate what I know of the fatality.

I met Mr. Reynolds a few hours after the accident and feared from his dejected and sorrow-stricken appearance that he might be tempted to do violence to himself to escape, not only his self-reproaches, but the very audible comments of the usual number of village gossips who seemed to make it their business immediately upon his approach to express their opinion of "a durn fool that don't know a man from a deer,"

etc.; also some who hinted darkly at murder: "Shot in the back," "no one saw them"; "I heard they had quarreled"; "was there any money found on the body?" etc. All this came to the ears of poor Reynolds, while he was distracted and endeavoring to secure the services of a Deputy Coroner or some one, as the County Coroner was not in the state, who would make some sort of an investigation and, if possible, get the facts relating to the accident.

Really, the killing was the consequence of over-carefulness—in this way: Both men, especially Reynolds, were accustomed to the use of firearms and Reynolds, before they started on the trip, warned his friend of the dangers of an accidental rifle discharge in mistaking a man for a deer. They then agreed not to separate, and not to carry the guns loaded, but when they saw or heard guns to notify each other, and then load their guns. Reynolds, in order to give his friend—who was very anxious to kill a buck—the best chance, put him in the lead. As they approached some brush at the foot of a small hill, they heard a noise in the brush which they ascribed to a deer. Reynolds said, "Get ready," and they both worked the loading lever of their respective guns to throw a shell into the barrel. Reynolds at the same time stepped to one side in order to be in position to shoot past the other man. In some unknown manner, probably due to a slight defect in the mechanism of the gun, which is not uncommon, as all sportsmen know, the piece was discharged and Helming almost instantly killed.

From all these and other circumstances related by Reynolds, the affair was purely an accident, not caused by carelessness and probably unavoidable, had they not carried arms at all, which they had promised to use only to secure venison. In view of the manifest dis-

creed of Mr. Reynolds at the catastrophe and his evident desire to do anything in his power in the way of reparation for an accident that no amount of care upon his part could have avoided, I hope that The Oregonian will not too severely censure him and further increase his too evident sorrow, but from an ever-present sense of justice give him such small comfort as he may gather from a truthful and accurate account of the way the accident happened, and his attempts to avoid such accidents. Such a communication in The Oregonian will go far toward helping Reynolds' peace of mind and removing from his friends' and enemies' minds the charge against him of gross carelessness with firearms.

From my brief acquaintance with the young man, as well as from accounts I have here heard of him through some prominent citizens, such as Dr. McCormack and others, I should say that Reynolds is a very careful, conscientious and pleasing personage who is entitled to all consideration and much sympathy in this sad affair.

W. G. McPHERSON.

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TOPIC OF DISCUSSION

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