

RUSH BIG BUILDING

Penroyer Block Being Covered With Steel.

VALUES GAIN IN VICINITY

Business Structures in North End Improve Locality and Point to Further Operations in Near Future—Realty Notes.

Work on the Olds, Wortman & King building on the site known as the Penroyer block, bounded by West Park, Tenth, Alder and Morrison streets, is going forward with good progress. The steel framework is in place for the basement and first story, and from the appearance of the building it may be said conservatively that holdings have advanced at least 40 per cent by reason of this improvement.

The locality, by the way, already has some good improvements, notably the Rosabell Hotel at East Eighth and Alder streets. The Eaton Hotel is on another corner, and the building now occupied by the Arlington Club, at West Park and Alder, and the Cornelius Hotel in the next block fills up that side of the district. On the southwest, the Tiford building makes a good corner and there are reports that the other corner across Morrison will be improved within a year or two. On the northwest corner of Morrison and West Park in the Eaton Hotel, an important building that will figure in coming values and there are several frames surrounding the block that are certain to be replaced with brick structures.

The new building of Blake-McFall Co. at Fourth and Ankeny will mean more than appears on the surface, for every new structure that is built in the city adds to the fact that Portland is growing out of its old-time boundaries. The northwest end of the city is rapidly developing and in the building up of the district referred to this fact is brought out most prominently.

Realty men are a unit in expressing the opinion that the past week meant more to the real estate business than can be expressed in words. The hundreds of strangers coming to Portland must have received a favorable impression of the city and when they return to their homes, they do not fail to advertise the city as a worth something.

Architect Joseph Jacobberger is preparing plans for a five-story residence for M. J. Dowley. It is to be a two-story bungalow in Colonial style. The dining-room will be finished in mahogany, with the other rooms in fir and enameled white.

Starting in on small work the Monarch Lumber Company is operating its mill on the Peninsula turning out stuff for the big mill to be erected on the site near the Swift plant. When completed the mill will employ about 100 people.

Grout & Zadow consummated the sale of lot 6 and lot 5 at Fifth and Clay streets to R. Rosen for \$12,000. It is the new owner's intention to remove the frame buildings on the site and erect an apartment-house.

The May-Holland Company has disposed of its holdings of 13,000 acres in Yamhill County, known as the Grand River land reservation to Biers & Rea, of Billings, Mont. The purchase price is said to be between \$140,000 and \$150,000.

Goldsmith & Co. have sold to E. Hoch the northeast corner of Third and Everett streets for \$24,000. The property is covered by a three-story substantial building, occupied as a hotel.

Richard Nixon sold last week a two-acre tract on Hawthorne avenue, near East Fifth street, for \$15,000 to Fred H. Green, who will erect a residence on the land at once.

A. Brownell, formerly a fruitgrower of the Willamette Valley, has purchased 200 acres near Portland on the Mt. Hood road, for \$45,000. Mr. Brownell will set out the land in apples and other fruit. W. Walton also bought 200 acres of land in this neighborhood for fruit growing. Say that hundred acres of fruit land have been sold near Portland within the past month. The district is 25 miles from Portland and three miles from Sandy.

Mr. Harriet E. Dunham purchased this week the three-story frame rooming house on the northeast corner of East Ankeny street and Union avenue from J. B. C. Lockwood for \$26,000. The lot is 10,000 feet. The building contains 40 rooms.

Chapin & Herlow report the following sales: Mary E. Arbuckle bought from T. M. Stoppenebach a cottage on Cedar Park, \$2500; Mrs. Arbuckle will make this her future summer home. Thomas C. Bell, of East River, Y., sold to Ira L. Ray four lots on Portland Heights, being the west half of lot 3, in block B, Smith addition; \$2000. A. B. Brown to L. M. Kaysen, house and lot, 290 East Taylor street, \$5000; this sale was made in conjunction with Grout & Zadow. J. P. Johnson sold to G. Thompson lot 13 in La Margaret Park No. 2, containing five acres, for \$1200. R. L. Wilson sold to M. Manning 15-1/2 acres, improved, in Clark County, Washington, for \$3500; also 20 acres, improved, in Clark County, Washington, from Otto A. Voligt to John Tappan for \$3500. These sales were made through Blair & Dart, Vancouver. Through this same agency 20 acres of highly improved farm land was sold by R. M. Rafferty to M. Vaughn for \$2500.

The Spanton Co. reports the filing of the plat of Armoor, part of a 120-acre tract one and one-half miles below Linnton, on the United Railways. This tract is planned into villa sites ranging from a quarter of an acre to one and one-half acres. The owner, the Arcadia Land Company, is grading the streets and the United Railways will erect a station on the property.

Vanduyne & Walton have sold for Mrs. Emma Chase lot 14, in block 21, King's Second Addition, on Lewis street, near Twenty-second street, to Alban Fischelle for \$5000. Mr. Fischelle will build at once a modern apartment house on his property.

W. Walton, of the firm of Vanduyne & Walton, has bought 200 acres of choice fruit land at Firwood, on the Mount Hood Railway, 23 miles southeast from the city, in Clackamas County, with the intention of putting out a commercial apple orchard along Hood River methods and otherwise improving the property.

Vanduyne & Walton have recently disposed of several hundred acres in this locality, most of which will be developed and set to fruit. A. Brownell, formerly engaged in the nursery business in the Willamette Valley, has just purchased 120

acres on which he will start a nursery to supply the demand for fruit trees and other trees improve his ranch. He has a fine gravity water system. Extensive improvements are contemplated for this Firwood country.

Henry E. Reed, who has opened a real estate office in Portland, issued a booklet entitled "Seventy-five Reasons Why Portland Is the Best City." Mr. Reed has compiled some valuable statistical matter and his "reasons" are pithy, convincing and entertainingly presented.

Eugene Hoch last week bought the Terminus Hotel, Third and Everett, from Harris Freeman for \$42,500. Goldsmith & Co. negotiated the sale, which includes a full lot.

A. C. Bohmstedt Company report that their first day's sale of orchard tracts in Lane County amounted to \$68,000. The tract is known as Creswell Orchard, and is subdivided into five and 10-acre pieces. The excursion June 1 was largely made up of intending investors from the Middle West.

Mail & Von Borstel report the sale of a lot 50x100 feet on the south side of East Burnside street, next to the corner of East Eighth street, for Frank D. Hennessy to Richard Walsh. Mr. Walsh bought the property for a home and will commence immediate construction. The consideration was \$2500.

IS REAL BITUMINOUS

TOP GRADE COAL BEING MINED AT SCOTT'S MILLS.

Will Soon Be on the Market—\$40,000 Spent in Machinery and Development.

MT. ANGEL, June 12.—Oregon at last has a real coal mine, whence genuine and of high quality fuel power and coking quality will soon be extracted in commercial quantities. The property is located at Scott's Mills, six miles back of Mt. Angel, and only 43 miles from Portland. A railroad has been surveyed direct to the mine and it has been known for some time that the Southern Pacific and the Oregon Electric have been endeavoring to get eyes toward the heavy tonnage in sight. Although over \$40,000, it is said, has been expended in machinery and development work, the full significance of the find has not been realized until now, as the mining company avoided spreading information as to the quality of the coal. Leases were quietly secured for 1000 acres over the vein and the company acquired by purchase nine acres within the village of Scott's Mills itself. The tract is situated on the right bank of Butte Creek, which is the boundary line between Scott's Mills and Astoria.

Coal just taken from the mine has been used for domestic purposes in Scott's Mills, with highly satisfactory results. It was learned that only a small quantity was all that was needed for the hottest fire. Tests and demonstrations, it is said, have proven the coal's coking and heating qualities. The coal is said to be even higher than that from Rock Springs and Wellington, up till now the best priced coal in general use in Oregon.

A Portland fuel company, it is said, has been making strenuous efforts to control the output of the mine. The output will shortly be 20,000 tons a day, according to the report from the men at the property, and can be increased to 40,000 tons a day. The company has acquired the land and leases and is installing the equipment is the Oregon Coal and Development Company, of Portland, with a capital stock of \$500,000. It is reported that a considerable number of bankers, merchants, professors, men and wage-earners are among the stockholders; word as to the nature of the find and the plans of the management have been passed on and the stock is being bought and sold in the market.

C. T. LaTourneau, of Portland, well known as an experienced mining man, is known to have investigated the proposition thoroughly, and as a result of what he learned is said to have acquired an interest in the mine. He is on the board of directors of the company and from a Portland assayer is said to be to the effect that the Scott's Mills coal is the best he ever found in Oregon.

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BUILDING HOUSES

Short Week Runs Over \$100,000 in Valuations.

NOTHING BIG INCLUDED

Dwellings of Moderate Cost Figure in 65 Permits Issued by Inspector, That Class of Houses Being Favored Still

In the five business days of the past week there were 65 permits issued for new buildings, the estimated cost of which totaled \$120,000. There were no permits for more than ordinary cost structures, and, as has been customary for many months, the great majority of permits were for moderately-priced dwellings.

By days permits were issued as follows:

June 8.
Glenn avenue between Emerson and Killingsworth—Johanna Scott; builder, George Scott; erect one-story frame dwelling; \$1100.
Mill street, corner First—M. V. Venable; builder, C. O. Roddy; erect two-story frame store and rooms; \$5000.
Tenth—Fred Bauer; builder, same; erect one-story frame dwelling; \$1300.
40 East Twenty-sixth street, between Oak and Pine—Mrs. Culley; builder, J. W. Henry; repair one-story frame dwelling; \$350.

June 9.
East Eighty-first street between Fremont and Kilbuck—Frank Sharp; builder, same; erect one-story frame dwelling; \$100.
200 Harold street between Eleventh and Twentieth—John Perrett; builder, same; erect one-story brick millhouse; \$200.
Seventh—John Perrett; builder, same; erect one-story frame dwelling; \$1300.
East Thirtieth street between Francis and Clark—Lawrence Reed & Reed; erect one-story frame dwelling; \$1300.
Glenn avenue between Brainerd and Goings—N. Nelson; builder, same; erect one-story frame dwelling; \$700.
Nineteenth—H. V. Jones; builder, J. Jones; erect one-story frame garage; \$250.
East Sixteenth street between Thompson and Fraser—Mrs. F. DeGraaf; builders, Meekhan & Rice; erect two-story frame dwelling; \$5000.
Clackamas street between Twenty-first and Nineteenth—Meekhan & Rice; builders, same; erect two-story frame dwelling; \$5000.
307 Morris street between Williams and Rodney—Mr. Johnson; builder, D. W. Mott; repair 1 1/2-story frame dwelling; \$150.

June 10.
East Sixty-eighth street between East Glisan and Flander—J. G. Garbino; builder, same; erect one-story frame dwelling; \$1200.
East Thirtieth street between Wagon and Goings—Ella M. Pease; builder, N. G. Stangor; erect two-story frame dwelling; \$1200.
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June 11.
Sandy Road, corner Fifty-seventh street—H. J. Wilkins; builder, J. F. Durst; erect two-story frame store and flats; \$2200.
East Clay street, between East Thirtieth and East Thirtieth—Third United Presbyterian Church; builder, same; erect one-story frame church; \$500.
Fifteenth street, corner Marshall—Dr. H. E. Jones; builders, C. J. Cook & Co.; excavate basement; \$1000.
Maryland avenue, between Felling and Boulevard—Valentia Garbino; builders, same; erect two-story frame dwelling; \$2000.
Rodney avenue—O. P. Wiley; builder, same; repair two-story frame dwelling; \$700.
East Fifty-fourth street, corner Flander—Mary F. Beatty; builder, same; erect one-story frame dwelling; \$700.
Clackamas street, between East Seventeenth and East Nineteenth—Jonas M. Berry; builder, R. B. Rice; erect two-story frame dwelling; \$6000.
Clackamas street, between East Seven-

teenth and East Nineteenth—Jonas M. Berry; builder, R. B. Rice; erect two-story frame dwelling; \$6000.
East Nineteenth street, between Alberta and Brainerd—A. J. Lee; builder, same; erect one-story frame dwelling; \$1800.

June 12.
East Taylor street, between Seventy-eighth and Eighty-third—Kallma; builder, same; repair one-story frame dwelling; \$100.
East Thirtieth street, between Alaworth and Holman—F. E. Schwan; builder, same; erect one-story frame dwelling; \$2500.
Hawthorne street, between Dawson and Willis—H. Hennagan; builder, same; erect two-story frame dwelling; \$1700.
East Second street, between Halsey and Clackamas—W. H. Mead; builder, J. A. Peterson; erect one-story frame dwelling; \$1800.
East Sixty-third street, corner Barr road—John Richards; builder, same; erect one-story frame dwelling; \$100.

SPAIN WANTS CLAIM PAID

Thinks Cuba Ought to Settle Part of Island Debt.

HAVANA, June 12.—It was learned here today from an excellent authority that the action of Spain in endeavoring to obtain the payment of the Spanish national debt, results in the following conditions:

During the negotiations of the treaty of Paris, the Spanish commission had endeavored to get the United States to assume this obligation. This was refused, and Spain, in renouncing her sovereignty over Cuba, did not specifically abandon her monetary claims, which were represented by bonds largely in the hands of French holders. The validity of this claim expired 30 years after the signing of the treaty. Hence, Spain, for the sake of French bondholders, in 1908, instructed Gaytan de Ayala, her Minister here, to renew the negotiations for the payment of the debt. Spain had no serious expectation that this indebtedness would be canceled, but the purpose was to impress the bondholders with her firm intention not to abandon their claim and to renew its vitality for an additional 30 years.

The intimation that Senator De Ayala's recall was due to his failure to press this claim, are today reiterated. It is believed, also, that the Minister here, relieved of his duties further to impress the bondholders, but the actual reason is declared to have been ill-health. It is probable there will be offered a resolution in Congress next Monday to cancel the agreement made between Governor Magon and Senor De Ayala under the terms of which Cuba undertook to purchase for \$300,000 in three annual installments, the Spanish cannon left in the fortress of Cuba, and claimed by Spain under the terms of the peace protocol.

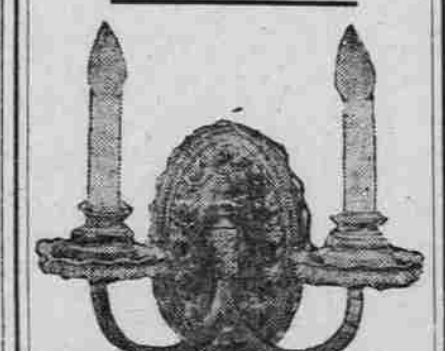
PANIC ON SINKING VESSEL

Two Carboys of Acid Break and Add to Peril.

PHILADELPHIA, June 12.—An explosion in the engine-room of the steamship Shearwater on the Delaware River, off this city, today imperiled the lives of about 50 persons, most of them young women. They were taken from the disabled vessel by a Philadelphia fireboat. The Shearwater sank. The Shearwater was backing out from a wharf at Arch street when the cargo became displaced by bumping against the wharf, causing the vessel to list. The women passengers became panic-stricken, and rushed for life-preservers.

To add to the excitement, two carboys of acid broke, the fluid running down into the engine room, forcing the engineer to leave his post, without shutting off the steam. The captain, fearing that his vessel was slowly settling down, blew his whistle. A dozen boats went to his aid and the passengers were rescued. The Shearwater floated downstream and sank.

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The new book of Pictures, Plans, Interiors, Mantels, Buffets, etc., of Real California Bungalows. The most Practical and Comprehensive. 212 Illustrations. Nothing like it ever published before. Sizes and costs given and suggestions of great value to any Bungalow builder. One Dollar, postpaid. Sample pages 10c.

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10% First Payment—3% Per Month

STREET CARS EVERY SEVEN MINUTES
CEMENT WALKS AND CURBS AND GRADED STREETS
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BEST SOIL FOR ROSES AND VEGETABLE GARDEN
BEAUTIFUL TREES AND SHRUBBERY
HIGH ELEVATION AND PURE AIR
SCENIC ENVIRONMENT IS MAGNIFICENT

The Above Statements Briefly, but Correctly, Describe IRVINGTON PARK. Following Are Several Good Reasons Why It Is Advisable to Locate There Now

All Portland property is rising rapidly, particularly desirable residence property. IRVINGTON PARK, being most opportunely located, cannot remain long at present prices. While prices are still wonderfully low, we are offering unusual inducements to homebuilders. The new carline to the center of IRVINGTON PARK has opened this delightful section of the city to those who demand quick and frequent transportation. Already, over thirty new homes have been built in IRVINGTON PARK and more building. Through the new part of IRVINGTON PARK, now being offered for sale for the first time, another carline is to be built at once. Not often do so many delightful features appear in combination as in IRVINGTON PARK. Its location, transportation, improvements, view and restrictions are such as to make the property inviting to the most discriminating. Whether you purchase a lot or not, a trip to IRVINGTON PARK this day will give you a better, broader and more interesting opinion of the City of Portland than you ever held before. Many of you never knew that Portland was the possessor of such a delightful piece of property as that known by the name of IRVINGTON PARK. And, again, it is sold now at prices far below those asked by all adjoining property, having little or nothing to compare with this piece.

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New West Side Addition

Only three miles from the business center of Portland. Bounded by Glisan street on the south and Quimby street on the North. The Mount Calvary contracted line crosses this property, less than 20 minutes out when the carline is in operation. By June 1, 1910, you cannot buy this class of property for three to five times the price it can be purchased for today, when the new road is completed. The largest profits made in all growing cities in the United States are made by the first investors. As development progresses, real estate values increase.

Nine Reasons Why Portland Heights No. 2 Is the Best Real Estate Buy in the City Today:

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3. A view overlooking the entire Tualatin Valley to the Coast Range Mountains and gradually sloping westward.
4. It has a high class restricted residence section and an unrestricted section.
5. The most scenic ride by rail in Portland.
6. Advantage—it has no railroad today.
7. Positive assurance of a railroad by June 1, 1910. Contract is signed by the city and the United Railways Company.
8. Prices \$60 to \$200 today.
9. Prices June 1, 1910, \$180 to \$800.

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917 Board of Trade Building

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