PROPERTY DEMAND NOT TO BEQUIETED

Healthy Tone of Realty Market Presages Period of Renewed Activity.

DOWN-TOWN SITES SOUGHT

Important Building Announcements Made in Connection With Large Real Estate Sales Mean Much to Portland.

Portland real estate is indeed in a healthy condition as reflected by the numerous sales that were negotiated in the last week, by the great amount of inquiry concerning valuable down-town properties, where there are doz-ens of prospective investors seeking the diversion of the city that the great trading in lots throughout the city. But far more important in the development of the city than the actual transfers of land is the great wealth of building which has been announced

On every hand property owners are preparing plans for substantial build-ings. These are not centered in any one location, but extend all over the cliv, It is not a question any longer of rentals. The great demand for lo-cations is now so far ahead of the completed buildings that an urgent call is being made upon property own-ers to expedite their buildings that office space, store space and rooming

The building of a great city here is assured and now it is just a question of how long it will take before the present demand for locations can be met. A year ago, when several office buildings were under construction, the question would sometimes be asked. "Where will the people come from to fill them?" But when these were com-pleted every room was filled imme-diately by persons who had taken res-ervations early in the course of construction. When persons who had de-layed turned to offices vacated in the older buildings, he found even these taken up by others who had been awaiting that opportunity. Now there

are dozens of buildings under construc-tion. These have all been practically rented from basement to roof. Others are merely projected, but even owners of these are besieged with applications for reservations.

It is this great demand that is making "Greater Portland," but on the other hand it is the Greater Portland that is making the demand. The great influx of new business, new capital, new manufacturing plants, new industries of every sort, and, in connection, new men to work for these manufac-turing plants and to engage in business, is resulting in a growth of population that is remarkable.

The effect on real estate and real estate values has been little short of remark-In the downtown district there have been offers for property on every street and the only thing that has been holding back the sales has been the fact that the owner, looking not at the present but at the future, refuses to place any price on his property. Here it is that capital is meeting its hardest hurdle. Portland property owners in the down-town district simply refuse to sell their holdings and as a result the prices keep climbing skyward. Another factor, how-ever, has been the widening of the busi-

HANDSOME PRIVATE CLUBHOUSE WILL SOON BE OCCUPIED

NEW ARLINGTON CLUB, PARK AND SALMON STREETS

years ago for \$13,000 and the income has years ago for \$13,000 and the income has more than cared for the interest, insur-ance and taxes. The sale was negotiated through the agency of Gray, Cunning-ham & Gray, Dr. Rockey bought this corner as an investment.

R. V. Jones, of the Western Oregon R. V. Jones, of the Western Oregon Trust Company have bought a quarter block at the southwest corner of Eleventh and Montgomery streets from J. C. Mit-cheltree and J. A. Messner for \$28,000. Several old frame residences are now on the property. These will be replaced with a high-grade apartment-house. The sale was made through the agency of Dabney & Dubney.

G. F. Sanborn, a wealthy lumberman has bought a lot on Northrup near Twen-ty-fifth, in the Nob Hill district from A. Gregg, of Wenatchee, for \$6000. The lot adjoins the handsome residence which Mr. Sanborn purchased a year ago from the VanSchuyver estate for \$60,000, With this lot added to his holdings, Mr. San born now has a tract 150x175 feet.

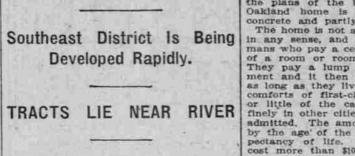
E. S. Jenne has bought 115x50 feet on East Fifty-seventh and East Burnslde streets as a location for two frame store buildings. This section is rapidly developing as a semi-business district. The sale was made by the H. P. Palmer-Jones Company.

Emil Muchlig has bought from Mrs. N. J. Levinson a lot on East Twenty-second street for \$4250. The site is im-proved with an old house. It was bought as a home. Mrs. Levinson bought this property a year ago for \$3500.

M. Himmelfarb has bought a quarterblock at the southeast corner of Second and Porter streets from W. T. Stephens for \$11,000. The property is improved with four houses bringing in a good rental. It was bought as an investment. The sale was made by Louis Salemon & Co.

REALTY BOARD TO SEE COMET

McMinnville College Telescope to Be



All the vacant land on Milwaukie street, between Brooklyn and Sellwood, has been platted, the recent plats being the Benedictine, Reynolds and the Strowbridge tracts. Work has been started in these tracts by the grading of streets. In the Reynoulds tract, owned and handled by Tom Wood, a large force of men with teams is improving the streets. This tract is between Milwaukie street and the Willamette River.

Some grading has been done in the Benedictine tract which is the O. R. & N. piece, but there is no work in progress there at present. The extension of Grand avenue along the bluff above the Willamette River will pass near these tracts. A considerable building movement is ex-pected as soon as the improvements under way in this section have been com-pleted. As the ground is all high, it will command a good figure. Milwaukie ave-nue, a main thoroughfare for the south

German Speaking Societies of Oregon, has just received from East Oakland, Cal., photographs of the buildings of the Cal., photographs of the buildings of the institution there, and will also secure the plans of the buildings later. The Oakkand home is partly of reinforced concrete and partly of wood. The home is not a charitable institution in any sense, and only is open to Ger-mans who pay a certain sum for the use of a room or rooms during that lives

and president of the Consolidation of

mans who pay a certain sum for the use of a room or rooms during their lives. They pay a lump sum to the manage-ment and it then becomes their homes as long as they live. They have all the comforts of first-class home with none or little of the care. The plan works finely in other clics. Only Germans are admitted. The amount paid is regulated by the age of the people and their ex-pectancy of life. Such a home would cost more than \$100,000 to start with.

TRACT FOR SUMMER HOMES

Edward Renfer Opens Acreage on Cedar Creek

Edward Renfer, of Portland, who owns a large tract of land on Cedar Creek, just beyond Sandy, is making arrangements to have part of the tract platted for summer resorts. It is a very beautiful tract and Cedar Creek runs through it. It is a favorite picnic ground for auto-mobiles and outing parties, and Mr. Ren-fer thinks it can be disposed of to peo-

fer thinks it can be disposed of to peo-ple who want to have summer homes within easy reach of Portland. Survey-ors will be put to work at once and the part on Cedar Creek platted. Issac S. Gariner and A. Eldred have purchased a 10-acre tract located near Lents for \$8000 from Mrs. S. Gartner of San Francisco. The tract will be plat-ted and put on the market.

6-STORY FLAT IS PLAN

15 ORCHARD KINGS

NEAR MEDFORD

Reaped Returns Last Year Ranging from

\$1000 to \$3200 Per Acre Net

Hundreds Netted Over \$500 Per Acre

ELEVEN-EIGHTY ORCHARD TRACTS

Contain identically the same character of soil as that in the orchards which produced the above results, lie close to Medford and are sold on surprisingly easy trrms. Planted and cared for if desired.

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Name			
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Vacant Acreage Now Taken Up and Being Prepared for Market -- District Goes Ahead Despite Present Lack of Sewers.

ness district because the capital which is clamoring for admittance will not be kept out

Last week saw the closing of a large number of sulcs in new business districts on the borders of the older and congested section. These were limited to no particular part of the city. East Side, West Side, South and North all figured in the trading. There were several large platting projects negotiated to meet the ever increasing demand for home sites, there were deals of semi-business prop-erty, apartment-house sites were pur-chased, properties were bought as investments at prices far in advance of those paid but a few months ago. Everything is indicative of continued activity in inside real estate for several weeks at For a year the market has been first

active, then a trifle quiet; then more active, then again not quite so quiet as before; then decidedly more active and again a faint lull and so on, always growing more and more active in the long run. One of these slight lulis has just been taking place, a luli which a year ago would have startled everyone in the city by its activity, and now realty deal-ers are preparing for another period of activity even greater than during the last six or eight months.

Good profits were taken by E. J. Daly and Mrs. Clara L. Smith on a quarter block at the southwest corner of Sixteenth and Thurman streets yesterday, when this property was sold to local investors for \$25,000. There are three cottages on the property, bringing in a good rental. Mr. Daly and Mrs. Smith purchased the property five years ago for \$13,000.

Mr. Daly also reports a sale made yesterday through his office of a.50x 100-foot lot on the east side of Twentythird street, between Glisan and Everett streets. This property was owned by E. B. Gaze and was sold to a Salem investor for \$12,500. It is located across Twenty-third street from the new Packard garage.

W. H. Foster has purchased a modern three-story brick apartment-house lo-cated at the southeast corner of Tenth and Hall streets, from Thomas A. Barlow for \$30,060. This is a new building erected about a year ago by I. A. Peters. It contains 11 apartments of three and four rooms each. The property was bought as an investment through the agency of Sheffield & Riely.

One of the largest deals of the week was the taking over by S. Benson, a wealthy timberman, of the block bounded by Couch. Davis, Seventeenth and Eigh-teenth streets. This was owned by School District No. 1 and was the site first pro-posed for the new West Side High School. When the property became useless for this purpose, after the second site had been secured, it was placed on the market. Mr. Benson is obliged to pay \$125,-000 for the property.

000 for the property. This block was purchased a triffe over a year ago by the School Board. The district paid Dr. Henry Jones, Dr. W. T. Williamson and Rufus R. Erickson \$91,-169.50. The profit taken by the School Board is an example of the steady in-crease in values in this part of the city.

Dr. A. E. Rockey has purchased a quar-ter block at the southeast corner of Fifth and Montgomery streets from J. Rosenthal and J. C. Friendly for \$25,-600. A frame barn is at present on the property, paying an income of \$95 a month. The site was purchased three

Used on Saturday.

At the invitation of Professor Edgar Van Osdel, president of McMinnville College, the Portland Realty Board members will visit the college town on Saturday night, May 28, for the purpose of observing the comet. McMinn-ville College is equipped with a fine telescope, the best of its kind in Ore-

gon. The members of the board will leave The members of the board will leave at 4 o'clock on Saturday afternoon, ar-riving at McMinnville at 6 P. M. In the evening they will visit the college and have the exclusive use of the fine telescope. Some of the party will re-turn to Portland on Sunday morning, while others will remain over as guests of the McMinnville Commercial Club, which will escort the members of the board by automobile around the or-chard tracts in the vicinity.

"FREE" LAND TOO COSTLY

Man Who Makes Lucky Drawing Can't Afofrd to "Prove Up."

WALLA WALLA, Wash., May 21 .-(Special.)-Declaring a poor man had no chance and that it was an outrage the

way the land had to be gotten. Charles H. Hunt, of this city, who drew No. 273 in the allotment of the Flathead Indian reservation, is back in Walla Walla. Hunt went to the reservation several weeks ago. When he landed on the scene his first setback was in only being al-lowed 40 acres of the choice land. In order to secure this it was necessary for him to live on the tract five years, or 14 months and pay \$7 an acre. Besides this, Hunt says he was required to pay nothing like \$30 in order to file on the

When these different requirements came up one after another and there was expense connected with every one, Hunt began to doubt the old adage that It was just as good to be born lucky as rich. He says a man has to be a millionaire in order to get the land from the Government.

NEW POSTOFFICE OPENED North Portland May Be Rated as

Third-Class After Year.

North Portland Postoffice, with V. D. Crosby as postmaster, was opened yes-terday at the Union Stock Yards. The new office has no connection with the main office at Portland. Postmaster Crosby will begin as a fourth-class offi-cer, his compensation for the first year

cer, his compensation for the first year being on a postage cancellation basis, and in no quarter of the year will he be allowed to draw to exceed \$250. After the office has been in existence a year it will be classified upon the basis of its receipts and it is believed that it will be raised to the third class. The North Portland Fostoffice 12 in the Stock Exchange building.

Editor Dodd Acquitted.

district, is soon to be improved with hard-surface p_vement between Haw-thorne avenue and Hoigate street, the work to start as soon as the sewers have been completed.

There is no district of the city where the property owners are being so heavily taxed for sewers and streets as in Brookyn, but it is understood that while the expense is heavy, the improvements will make the district. Already property has advanced more than 50 per cent in the past five months, and better results are expected as soon as the improvements

are completed. The sewers and streets will cost \$2,000,000 or even more, exclud-ing the improvements in Westmoreland." the big tract carved out of the Crystal Springs farm. Improvement of Milwaukie street, be

tween Hawthorne avenue and Holgate, will cost upwards of \$150,000. The hard-surface pavement on Division street, besurface pavement on Division street, pe-tween East Tenth and East Forty-first streets, will cost another \$50,000. In the Waverly-Richmond district a hard-sur-face district has been formed between East Twenty-sixth and East Forty-first streets and between Division and Powell streets and between Division and Powell road, where the pavements alone will cost \$250,000. In Waverleigh Heights, water mains are being hald which will cost more than \$35,000.

The site of the Reed Institute in East-moreland has been cleared and graded. It is proposed to extend East Twentyeighth street to the site and make it a general thoroughfare. Councilman Rush-light has been asked to take up the matlight has been asked to take up the mat-ter of opening this street, or rather the parts which are not opened. Back of the movement to open East Twenty-eighth are all the promotion clubs of the ward, including the Seventh Ward Im-provement League. Some of the parallel streets also are to be opened to the south, and, if possible, to the site of the Reed Institute. Institute.

The Baby Home managers have comby the construction of a double sun porch on the south side. These porches are large enough to accommodate about 50 bables if necessary.

GERMANS PLAN FOR HOME Costly Structure May Be Modeled

After Oakland Institution.

A home for Germans modeled after the one that stands in East Oakland, Cal, is being talked up among the lead-ing Germans of Portland with the expec-tation that such a home may be built in Portland. Otto Kleeman, architect.



inch angles; all sizes unequal angles.

East End Burnside-Street Bridge, Portland, Oregon.

"CROWN COURT" APARTMENTS WILL BE FIREPROOF.

Site on King Street Bought for This

Sum of \$75,000.

As a site for a six-story reinforced concrete and fireproof apartment house, the Northwest Securities Company has purchased 72 feet frontage King street, 100 feet north of Washington street. The company has recently been incorporated, the officers being R. L. Durham, president; C. A. Whitemore, vice-president, and F. H. Whitfield, secretary and treasurer. The building will be called "Crown Court."

will be called Crown Court. The building, for which plans have been prepared by A. C. Emery & Co., will contain 35 apartments, in addition to janitor's quarters. It will have a handsome entrance and lobby treated in marble, a modern heating plant and plumbing throughout, electric pas-senger elevators, freight elevators.

JUST READY FEB. 25th, 1910. **California Bungalow** Homes

The newest, best, most practical and most comprehensive Book of the Bun-galow; 300 illustrations of the beauti-ful bungalows of Los Angeles, Pasa-dena and environs; exteriors, floor plans, interiors, mantels, buffets, doors, etc.; costs and descriptions. Homes costing from \$350 up. Price one dollar, postpaid. The Bungalowcraft Co., 403 Chamber of Commerce, Los Angeles, Cal.

FALLS CITY

ORCHARD

TRACTS

BENSON LAND

Handsome Structure, to Cost

hoists, etc. One of the principal fea-tures of the construction will be that all the rooms will have light and air from the outside walls, there being no light shafts in the building. Each of the apartments will contain three rooms and tiled bath, and will be handsomely finished with hardwood

fireproof-that is, built of reinforced crete with fireproofed fi

For the inflation of automobile tires . Frenchman has invented tubes containing aluminum with a small portion of mercury bichloride. The admission of water forms hydrogen gas under pressure, which may easily be turned into the tires.

