

IMPETUS IS GIVEN TO REALTY MARKET

Big Deals in Downtown Property Involve Total Consideration of \$2,000,000.

BUILDING PERMITS CLIMB

Invasion of East Side Shipping District by Hill Interests Presages Great Development for Big Area.

Emergency from a temporary lull following the primary election, the realty market has assumed wholesome proportions. In fact the situation indicates that big things are about to take place in both building and realty activities.

There are in process of materialization no less than half a dozen of big deals which, in the aggregate, involve a consideration of nearly \$2,000,000.

In addition to these downtown propositions, there are several subdivision deals pending. Trading in residence property is maintaining a steady pace, according to the registration of transfers.

If the reported sale of the Marquam building is concluded this will be the largest deal in inside property of the year. The property is valued at \$750,000. It is understood that the buying syndicate will modernize the building.

The property has a frontage of 200 feet on Morrison street, 75 feet on Sixth street and 75 feet on Seventh street. Negotiations also are under way for a downtown corner involving a consideration of about \$250,000. Two other deals, one representing a consideration of \$100,000 and another of \$17,500, are about to be closed.

A substantial sale was the transfer of the fractional lot on the north side of Yamhill street, between West Park and Tenth streets, to a Portland investor for \$40,000. The property is 50 by 45 feet in size and is improved with a frame dwelling. It was purchased as a speculation. The sale was negotiated by E. J. Daly.

Confirming the story published exclusively in The Oregonian regarding the invasion of the East Side shipping district by Hill interests, the Hill interests have adopted to gain a foothold on the East Side by establishing extensive shipping facilities and an immense freight house of the Bush type.

While it was generally known that the Hill people were the interests contemplating the big East Side development, there was considerable speculation as to how an entrance would be effected from the West Side and as to the extent of the proposed plans. Mr. Gray declared to the satisfaction of the East Side shipping interests that his people had acquired sufficient property to meet their requirements, that a practical plan for reaching the East Side had been agreed upon and that everything had been accomplished towards establishing modern freight and shipping facilities. He said that all that remains to be done is to acquire the right-of-way on certain blocks to build a loop line in the district. The franchise with brick competition among the railroads for freight traffic and shipping facilities will be equally as good as are enjoyed on the West Side, and that a pronounced development will take place in Central Portland.

It is understood that several big concerns are planning to establish plants in the district as a result of the Hill invasion.

The Portland Realty Board made it known at its weekly meeting Friday that it will establish a uniform rate of commissions to be charged on leases. It was pointed out that rates of commissions on both leases and realty deals are less in Portland than in virtually all large cities in the country.

Carl Jones, president of the board, and a committee on leases, submitted a report in which it was recommended that the following rates be charged: Ground leases for 50 years or longer, 2 1/2 per cent of agreed valuation for the first term of years. More than 10 and less than 50 years, 1 1/2 per cent of agreed valuation. 25 years or less, same as business property.

Business property: One year, one-half of first month's rent. Two and three years, first month's rent. Four and five years, 2 1/2 per cent total rental valuation.

With all opposition practically eliminated, the project to widen Lower Seventh street to 80 feet to make it conform with the width of the street above Burnside street seems to be in a fair way of being carried to a conclusion soon this year. The proposed improvement is considered especially important, as it is believed that Seventh street will eventually become one of the great business avenues of the city. It will be the direct West Side approach to the new Broadway bridge and will be a direct outlet for an immense traffic with the north East Side, or the entire Peninsula district.

The widening of Seventh street will also have a marked influence in promoting the importance of Sixth street. It is declared.

Portland continues to make big strides in building operations. There have been issued so far this month 340 permits representing a total valuation of \$706,401. A large percentage of the permits are for dwellings.

For the week just closed a good showing was made. There were issued 229 permits, with a total valuation of \$259,531.

The summary of the week's permits is as follows:

Day	Permits	Valuation
Monday	37	\$50,706
Tuesday	37	\$51,121
Wednesday	41	\$52,811
Thursday	41	\$52,811
Friday	41	\$52,811
Saturday	23	\$28,244
Total	229	\$259,531

Mount Scott Road Completed.

The road running south from Lent Station and connecting with Main street in Lent to Mount Scott has been resurfaced by the county. Crushed rock was used and for most of the distance the center of the road was surfaced 29 feet wide. Other portions near the station were surfaced the entire width of the road. The extra expense being carried by the adjacent property owners. The county also has improved that part of the road north from the station so that Main street in Lent is a hard-surface street, from Mount Scott to the Powell Valley road.

SCENES SHOWING DEVELOPMENT IN SOUTH PORTLAND.



1. MODERN BUNGALOWS ON KELLY STREET RECENTLY IMPROVED; 2. CONTRACTORS RUSHING STREET EXTENSIONS IN SOUTHPORT ADDITION.

BIG ADVANCE MADE

Building Construction Gains on East Side.

APRIL SHOWING GOOD

With Advent of Warm Weather Activity Becomes Brisk—Trading in Residence Property Strong.

Laurelhurst Draws Builders.

For April 116 building permits were issued for residences on the East Side, while for the West Side 10 permits were issued. In April, 1911, 353 building permits were issued for the East Side and 18 on the West Side. For the past four months of the present year 1184 permits were issued for residences on the East Side and for the first four months of 1911 1147 building permits were issued, a slight gain in 1912 over 1911. There has been a slight falling off in permits for business buildings in 1912, against 48 for 1911, but with the coming of the winter a more brisk building movement is expected.

Within the past few weeks there has been a noticeable increase in residence sales and erection of residences has increased. Laurelhurst and Beaman appear to be in the lead in new, expensive homes. In Laurelhurst there is a big building movement. In Irvington there is a noticeable increase in sales of residence lots. In Eastmoreland, near the Reed College grounds, brisk sales have been made since construction on the college buildings was started.

Since the fine weather came there has been brisk movement in residence property in Irvington and surrounding areas. Purchases of homes and home sites in Irvington are by home-builders and speculative buyers. The Irvington Investment Company sold the following lots the past few weeks: Mary F. Dunn, lot on East Seventeenth, between Siskiyou and Klickitat streets, for \$1500, on which a modern home will be built; George W. Caldwell, attorney, lot and half on East Fifteenth, between Stanton and Knott streets, \$2500, for the site of a modern home; Kenneth M. Norris, of Honeyman Hardware Company, lot on East Eighteenth street, for \$1500 for a residence; William Hildebrandt, lot for \$1500 on which to build a home; Ray C. Watkins, lot \$1400; Ellsworth W. Cramer, lot \$1500, on which he will erect a home; Walter Clinton of Honeyman Hardware Company, \$1500, lot for a home; G. De Young, a builder, bought a lot for \$1500; O. E. Shouder, three lots, \$3500, for an investment; Harriet Boyer and Miss A. Davis, lot, \$1500, for an investment.

S. D. Vincent & Co. report the sale of eight lots located in Campus Heights, near the site of the Reed College, the purchasers being a group of investors under the title of the Falcon Syndicate. The price paid for the lots was \$2500 and the syndicate will hold the property as an investment.

John L. Karnopp sold a lot at the southeast corner of East Forty-first street and Hawthorne avenue for \$2500. He purchased a lot in Hawthorne Addition from Nellie D. Housman for \$2000. It is 119x100 feet, on East Forty-sixth, just south Hawthorne avenue.

M. P. Brady has purchased eight lots in Edgmont Addition, near Irvington, from the Russell estate for \$45,000. These lots are scattered in different parts of the addition and are all the remaining holdings of the estate. Barrett Bros. made this sale.

NEW BEACH COTTAGES TO RISE

Building Activity at Gearhart and Seaside Is Pronounced.

Although the railroad to Tillamook has opened up a number of new beaches they have seemingly failed to attract many builders from Clatsop Beach, Seaside and Gearhart especially. Within the last two weeks foundations, a dozen or more, have been dug for houses that are to be ready for the coming summer.

Harry Hamblet is building on the ocean front what is expected to be one of the handsomest cottages at the resort. It will cost about \$3000. J. Andre Foulhoux, a Portland architect, is also building a substantial summer home.

J. G. Tillman, a Portland contractor, is building four houses for persons residing in Portland. The cost will run from \$1000 to \$2000 each. Work on these cottages already has been started. Mr. Tillman has plans for a number of others, all of which are to be finished before the summer is far advanced.

H. J. Fisher and J. B. McKnighton are both building on Cottage avenue, at the edge of the woods, about three

SUBURBS ACTIVE

Public Improvements Are Extensive at Southport.

MANY STREETS GRADED

Work Starts on Freight Depot.

Side tracks are being laid from the main line on East First street to the site of the proposed freight depot to be built by the O. R. & N. on East Oak and East Second streets. Material for the building will be taken direct to the site over the spurs. Preparations are being made to fill up the block near the entrance to the new railroad bridge. A large pipe is being laid under East First street from the river to the low blocks, through which material will be pumped from the bottom of the Willamette river.

FAMOUS RESORT OPENS

PELICAN BAY LODGE BOUGHT BY KLAMATH CAPITALISTS.

Former Harriman Summering Place to Be Retreat for Business Men and Tourists.

The famous Harriman lodge on the Upper Klamath Lake is at last to become a watering place for business men and tourists. It was announced last week by Paul Johnson, of the Klamath Development Company, that the old Griffith place at Odessa, along Odessa Creek, is to be included in the project. The Klamath Development Company and Paul Johnson are the owners of the new property.

A party consisting of Paul Johnson, manager of the Klamath Development Company; William Morse, son of the inventor of the telegraph; W. B. Innes and R. L. Mikel are now at Pelican Bay, where Mr. Johnson will formally receive both the Pelican Bay and Odessa properties from the keeper, F. D. Courtable, who has had charge for the Southern Pacific.

The Harriman Lodge and Pelican Bay property is to be kept intact and will be conducted as a tourists' resort, and will be in charge of Mr. Morse. W. B. Innes will have charge of the subdivision of the Odessa lodge properties. That part lying above the famous Budd Springs and along Odessa Creek is to be cut into small lots each having a frontage on the creek and will be sold to the residents of Klamath Falls and residents of other places desiring homes on the Upper Lake. There will be about 700 lots placed on the market.

It is announced that the various buildings at Harriman Lodge will be kept as nearly in the same condition as they were when occupied by the late railroad magnate.

Workmen Get Clothing Free.

Innovation after innovation has come in the automobile shops of Detroit and there seems to be no end to them. The R-C-H Corporation, which makes the R-C-H car, last week announced that it will hereafter supply its men with their working clothes. Each employee received two suits of overalls and these will be kept cleaned and repaired for him.

DICKINSON SUCCEEDS JOSSELYN

Hotel Man Named on House Committee of Automobile Club.

M. C. Dickinson, of the Oregon Hotel, has been appointed to succeed B. S. Josselyn on the house committee of

THE KEY TO SUCCESS

HOW MUCH RENT ARE YOU PAYING?

What Have You to Show For It at the End of the Year?

Instead of Paying Rent Out, Pay It In

THE OREGON HOME BUILDERS' NEW PLAN REQUIRES NO "DOWN PAYMENT"

No matter how small your income, if you want your own home and can spare a dollar or two a week, you can secure a home of your own design.

A BETTER HOUSE AT A LOWER COST

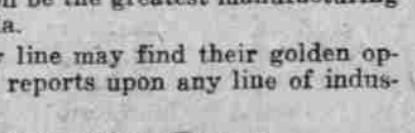
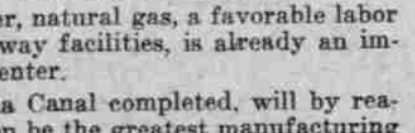
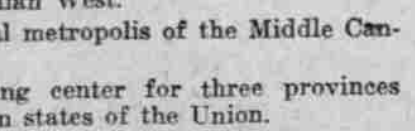
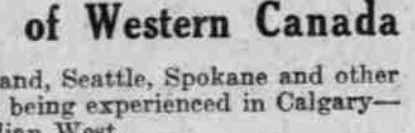
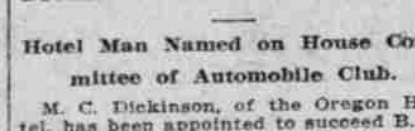
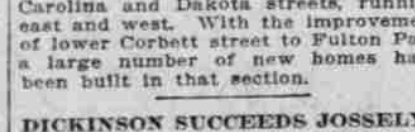
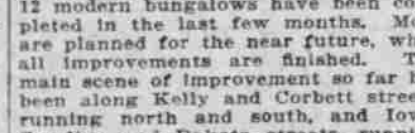
You will secure a better house for less money than from any other source. We build hundreds of homes at the same time. All our building materials are bought at first wholesale cost. All our operations are on an immense scale and you save the middlemen's profits on your home.

You pay for your home in small monthly installments less than rent.

If you want your own home, a better, more beautiful home than you can rent; if you want to save the rent money you now pay out, investigate our "Home Contract" plan today.

Call, write or phone for literature, giving full information.

The Oregon Home Builders
Corbett Building, Portland, Oregon



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No matter how small your income, if you want your own home and can spare a dollar or two a week, you can secure a home of your own design.

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DEEP WATER SEAPORTS MIGHTY SCARCE IN OREGON

BRIGHTON

ONE OF THE FEW FAVORED PLACES

FACTS CANNOT BE DOWNED

With advantages that BRIGHTON enjoys, there is not a shadow of doubt about the development of an important commercial and manufacturing city on Nehalem Bay.

BRIGHTON has daily trains to and from Portland.

BRIGHTON is ASSURED of the extension of the present jetty. This will increase the present depth of 17 1/2 feet over the Nehalem bar.

BRIGHTON is ASSURED of big sawmills. The largest in Tillamook County is now being completed.

BRIGHTON has the timber—25 billion feet being tributary to Nehalem Bay.

The Time to Buy Is at the Beginning of a Town—Present Rock-Bottom Prices Will Make Many Rich.

LOTS \$50 UP—ON EASY TERMS

Wise People are Investigating. Why Delay? Call for Folder and Other Information

BRIGHTON DEVELOPMENT CO.

904 and 907 Spalding Building, Portland, Main 150

5-5-12-12

The Portland Automobile Club by President Clemens. Mr. Josselyn was unable to give the necessary time to the work this committee will have in hand. It is now composed of L. H. Rose, Northwest manager of the Studebaker Corporation; W. G. Chancellor, of Chancellor & Lyon, and Mr. Dickinson.

Mr. Clemens and T. Irving Potter, George Knight Clark and H. L. Keats, directors, took a trip to the club grounds last week to view the progress made on the new clubhouse. According to the architect and contractors, the building will be completed on scheduled time. The grand opening is due to take place the night of June 15.

FINE HOTEL BUILDING RISES

Structure for Dooly Investment Company to Cost \$125,000.

With the raising of the old frame buildings on the quarter block at the southwest corner of Twelfth and Washington streets, excavation will be started at once for the five-story hotel structure for the Dooly Investment Company.

The building will be of reinforced concrete construction and will be strictly modern and fireproof throughout. The first floor will contain storerooms and a big lobby, entrance to the hotel to be on Washington street. There will be 120 rooms in the hotel, all unusually large. The structure will be among the finest in the city. It will cost about \$125,000. The contract for the construction has been let to the Hurley-Mason Company.

WHY GEARHART PARK?

What Makes It the Ideal Spot for a Summer Home?

SEASHORE, RIVERSIDE OR WOODLAND LOCATIONS

Excellent Surf Bathing

ONLY Natatorium "By-the-Sea"

ONLY Golf Links "By-the-Sea"

MOST Complete Hotel "By-the-Sea"

BEST and QUICKEST through train service. LOWEST railroad rates.

Pure Mountain Water

Just the place for your family to spend the Summer. Do you own a cottage there? If not, build one. Full size lots \$180 and up. Easy payments. Electric lighting and pure mountain water delivered at each lot. Agent upon the ground, or call at office.

GEARHART PARK COMPANY

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The rapid growth which Portland, Seattle, Spokane and other Western cities have enjoyed is being experienced in Calgary—the Wonder City of the Canadian West.

B Calgary is the commercial metropolis of the Middle Canadian West.

C Calgary is the distributing center for three provinces greater in extent than ten states of the Union.

C Calgary, with cheap power, natural gas, a favorable labor market and splendid railway facilities, is already an important manufacturing center.

A Calgary, with the Panama Canal completed, will by reason of its strategic position be the greatest manufacturing center of Western Canada.

S Manufacturers in almost every line may find their golden opportunity in Calgary. Special reports upon any line of industry prepared and forwarded.

ANDREW MILLER
Industrial Commissioner, Calgary, Alberta.