NEW OREGON JOURNAL BUILDING, SEVENTH AND YAMHILL STREETS, WHICH IS NEARING

PORTLAND REALTY **CONTINUES ACTIVE**

July Trading in Business and Residence Property Unusually Brisk.

English and Canadian Capital Is Invested in City Parcels-Several Substantial Sales Made. Building Permits Gain.

The Portland realty situation continues exceedingly active for the Sum-Dealers report that businest during July has exceeded expecta-Inquiries for income property have been increasing the past two weeks, and there is every indication that trading will be unusually brisk following the Summer months. While Portland investors, as a rule, are holding off until the close of the harvest and crop-moving periods, it is to be noted that scarcely a week passes

narvest and crop-moving periods, it is to be noted that scarcely a week passes that deals of importance are not nego-tiated. It is the belief of brokers that political agitation is having little ef-fect on the general market, notwith-standing the apparent inactivity of many professional traders.

many professional traders.

Activity was notable last week in both the number and importance of sales. A Fourth street income-bearing parcel was sold for \$300.000, a half-interest in a lot on Seventh street brought \$50,000, a Sixth street corner brought \$60,000 and an Exat Side property was sold for \$30,000. In addition to these transfers, there are current reports of several substantial deals under way in downtown property that will be closed in a few days.

out-of-town investor who figured in the week's trading was Colonel Henry Platt, of Wales. Colonel Platt purchased a half interest in property at the southwest corner of Seventh and

An important deal in suburban property was the purchase of a 45-acre tract on the Section Line road by J. E. Tasker from O. C. Grayes for \$50,000.
Mr. Tasker came to Portland a short Tasker from 0. C. Graves for \$50,000. Mr. Tasker came to Portland a short time ago from Regina, Canada, and during his residence here he has invested approximately \$100,000 in Portland city and suburban property. Mr. Tasker's last purchase is considered an attractive one. About one-half of the tract has been cleared. This portion tract has been cleared. This portion will be sub-divided into half-acre building sites and placed on the market soon. Mr. Tasker plans to erect a fine residence on the higher part of the tract. The sale was negotiated by the Tabor Heights Realty Company.

In residence sales a good business is reported by dealers. Home-building companies are continuing to erect dwellings and appear to have no difficulty in finding purchasers. In most of the new additions big strides are being made in the erection of dwellings, while in the suburban districts considerable improvement is under

the construction of new homes. In 1909 the number of homes erected was approximately 2500, in 1910, 3100, in 1911, about 3100 and this year the number will probably exceed 3500. The major part of residence construction is on the East Side. However, with the development of the West Side hills into fine home districts and with the research while improvement of the West Side hills into fine home districts and with the research while improvement of the research while improvement of the statement of the condition of the title."

NEW FREIGHTHOUSE DELAYED general public improvement programme under way in South Portland, there is every indication that the West Side will forge to the front during the next 12 months in the construction of homes.

The record of the Building Inspec-

The record of the Building Inspector's office for the week is as follows:

Number Amount.

Monday 35 \$91,485
Tuesday 29 31,450
Wednesday 21 25,385
Thursday 21 14,445
Friday 20 57,065
Saturday 11 9,695

invested in real estate, his holdings totalling more than \$55,000,000, says an exchange. Much of his realty was central, although he had large interests in about every growing neighbor-hood in the city at the time of his

death.

As a matter of fact, practically all of Philadelphia's successful business men invest heavily in good real estate when the opportunity offers. The reason for this is two-fold. In the first place, as has been said before, good real estate is an absolutely secure investment, and secondly, it forms an excellent means for raising money on mortragare at a low rate, for use in a excellent means for raising money on mortgage at a low rate, for use in a mercantile business, where a profit many times the rate of interest paid on the mortgage is possible. The rate for mortgage loans is about 5 4-10 per cent, while merchandise profits are in many cases nearly five times as much.

BANKER AIDS STOCK INDUSTRY

Hogs Imported by Bend Man and Distributed Among Farmers.

Practical co-operation with the farmer by the banking interests has proved successful at Bend, Or., where C. S. Hudson, cashier of the First National Bank at that place, has greatly encouraged the hog raising industry. It seems the plan was originated by him and it is growing in favor in many parts of the country. Mr. Hudson believed that the country around Bend was a good one for hog

raising, arranged for the shipment of a carload of well-bred sows from the Middle West, distributed them to farmers in the vicinity of Bend and took their notes in payment, these

notes to run for one year.

The first year of this experiment has now passed, and Mr. Hudson is very much encouraged. In a letter just received by D. O. Lively, vice-president of the Portland Union Stockyards Company, Mr. Hudson says;
"I am glad to advise you that the hogs will prove to be a very profitable investment for the people who purchased them. I have had a report from each man, and taking the two litters of pigs from each sow I believe they will average a profit of 100 per cent anjece or more. In two or per cent apiece or more. In two or three cases I know they made as much as 200 per cent."

ATTRACTS FOREIGN BUYERS GASTON DISTRICT IS ACTIVE

Rich Farming Land in Demand, De clares Thomas Carmichael.

Thomas Carmichael, of Gaston, an extensive land owner and breeder of high strained cattle, said while in the city last week that he expected to see a big activity in farm lands in his direct during the next few months, "The Gaston district is about 32 miles from Portland and is one of the richest in the valley," said Mr. Carmichael. "Prices of land have been kept low, but values are bound to increase as the demand for farms there is growing steadily. The electrification of the Southern Pacific line will mean a great thing for our district. The residents and landowners there helieve that the project to hore a tunnel under Council Creat also will prove a great factor in the development of the Tualatin Valley and the Gaston territory." Thomas Carmichael, of Gaston, an the development of the Tualatin Valley and the Gaston territory."

ACCURACY IS IMPORTANT

REALTY TITLES ARE SOURCE OF MANY DIFFICULTIES.

In Investigation of Property Ownership Many Things Must Be Considered. Declares Expert.

Some interesting sidelights into the ousiness of handling property and the formalities connected with a transfer of real estate are given by F. L. Taylor, secretary-treasurer of the Spokane Ti tle Company, in a recent interview. In the investigation of real estate titles at the southwest corner of Seventh and Ankeny streets from Percey Blyth for \$50,000. Mr. Blyth will join Colonel Platt in the erection of a modern structure on the site. Plans for the building, it is announced, will be completed in a short time. The sale was negotiated by Wilder Bros.

Another substantial deal was closed early in the week, when Charles Pragier and Ralph Brackett purchased from John Caswell a half-block on the east side of East Third street, between east Davis and East Everett streets, for \$30,000. The property is situated in the East Side shipping district, and will be held as a speculation. Defi-

the East Side shipping district, and ing of the law and failure to consult atwill be held as a speculation. Defitorneys. This is shown in the case of
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Tasker from O. C. Grayes for \$50.000. until after death or financial difficul-ties overtake the husband, when they learn too late that the deed to the wife had the same effect as if it had been made to the husband. Some lay-men foolishly undertake to prepare their own wills, with the result that long litigation follows, "When the investigation of a title is commenced the entries in the ledger affecting the property are all listed, and also the names of all persors who

and also the names of all persons who have owned that property. The ac-counts containing these names are then examined and all instruments of the second class are listed. The instru-

ay.

Portland is making a big showing in the construction of new homes. In or defects in the title that must be

Ground Which Was Filled Recently COST Not Thoroughly Settled.

months in the construction of hemes.

The total valuation of buildings issued thus far for the month already exceeds the record for the corresponding month of last year. With three more business days in the month, the gain will probably reach \$300,000. The permits already this month show a total of \$1,588,431, compared with \$1,375,318 for the entire month of last year.

During the week there were issued. During the week there were issued 127 permits, with a total valuation of \$209,490.

Not Thoroughly Settled.

Completion of the new Southern Packing freight-house on East Oak street may be delayed for six or eight weeks to allow the ground upon which it rests, which was filled in by sand and gravel dredged from the river, to settle. The earth upon which the concrete head wall on the south end of the structure rests already has settled more than six inches since construction work there was started a few weeks ago. Explorations in the neighborhood revealed that other filled-in ground settled.

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REAL ESTATE IS ATTRACTIVE completed plans for a seven-room dwelling to be built on East Twenty-Many Big Business Men Are Owners of Real Property.

Most of Philadelphia's successful business men are large realty owners, in fact the builk of the fortune left by the late William Weightman was invested in real estate, his holdings

BE \$134,000 TO

Explorations in the neighborhood revealed that other filled-in ground settled fully 12 inches before it became solid. The Southern Pacific property is settling at the rate of about an inch a week.

Work on the steel frame of the freight shed is progressing at a normal rate.

Fine Home Planned.

Architects Johnson & Mayer have completed plans for a seven-room dwelling to be built on East Twenty-fourth street, near Hawthorne avenue, will be six stairways on this floor.

Portland's finest and most modern grammar school building is now under way on the West Side. The structure is to occupy the center of a double block bounded by Corbett, Porter. Front and Hooker streets and will be known as the new Falling School. It will be constructed of absolutely fire-proof material.

There will be 12 large classrooms on the first floor, in addition to teachers' room, principal's reception-room and private office and coat and hat closets. There will be six stairways on this floor.

admitted without entering other parts of the building.

Special attention has been given the arrangement of the playgrounds and playrooms. The outside playgrounds for girls will be 42x90 feet and will occupy space in the center of the east front of the building. The boys' outside playgrounds will be of similar arrangement on the west side. The playgrounds will be covered, so that it will be convenient to use them at any time of the year. In addition to the playgrounds, ample provision has been made for playrooms for boys and girls. grounds, ample provision has been made for playrooms for boys and girls in the basement. The playrooms will be at separate ends of the basement. The heating and ventilating systems will be important features. The air will be washed and filtered before used. Each pupil will have the benefit of 1800 cubic inches of the treated \$\frac{1}{2}\$ are hour. while every modern convenience has been included in the plans, the architects, Whitehouse & Foullhoux, have kept the cost of the building as low as possible.

The contract for the construction has been let for \$134,000. The building cost includes the installation of the heating includes the installation of the heating and ventilating plants, plumbing, painting and finishing work. The plans call for the best plumbing fixtures. The building will accommodate 922 pupils. The cost of the building will be equal to \$137 to each pupil and \$5750 for each classroom. It is expected that the building will be ready for occupancy in the early part of Winter.

Californian Buys Tract.

T. M. Hill, of Oxnard, Cal., has purchased a tract of 20 acres from E. B. Clark, the consideration being \$5000. The land lies near Witch Hazel and is orercoms and auditorium. The unimproved. The sale was negotiated f the auditorium will be 37x88 by J. J. Curtis, of the W. C. Harding It will be provided with two Land Company.

HIGHER STANDARDS URGED

Fireproof Structures for Apartment Dwellers Among Greatest Needs of City, Declares Port-

house fire some of these days that may result in much loss of life and prop-erty," said an architect yesterday. "During the past few years many apartment-houses have been built in Portland that are far from being fire-proof. Fortunately, there has been no

serious fire in any of them, but I be lieve that it is up to the city author ties to pass an ordinance now prohibi-ing the erection of frame or mill con-struction apartment-houses. Firepro-

material costs more, of course, but in the long run it proves the cheapest. "The present standard of living has created a demand for apartment-houses in all cities. The larger the city, the more pronounced is the de-mand for this class of buildings. The partment-houses is now a permanent

city, the more pronounced is the demand for this class of buildings. The apartment-house is now a permanent institution. There are so many things to be considered in this matter that no time should be lost in providing for every safeguard possible for the bene fit of apartment-house tenants. In my opinion, an apartment-house should be just as nearly fireproof as any building in the downtown district.

"In the apartment-house district on the West Side it will not be many years before much of the area will be built up solidity with apartments. If the lower class buildings are permitted to rise in this district it will prove a big mistake. Portland is going to be a big city and we should begin now to build right. Fireproof construction in apartment-houses is the one great need in Portland today."

Building inspector Plummer is of the opinion that more serious consideration should be given this kind of construction. He points out that a fireproof apartment-house is a much better investment than a frame or mill constructed building for the reason that the cost of maintenance is less, insurance is lower and it attracts a better class of tenants. As a matter of fact

ance is lower and it attracts a better class of tenants. As a matter of fact a large percentage of apartment-house dwellers today insist on living in fireproof buildings just as much as do transient hotel patrons.

CUT-OVER LANDS SOLD

2400 ACRES.

Rich Acreage in Scappoose District

Woods, of Tellacaset, and several Portland investors. Both Mr. Ruley and Mr. Lueddemann have removed to Portland and will reside here permanently. The tract is ideally located, being about 25 miles from Portland on the southern watershed of the Columbia River. The entire length of the tract is crossed by the Portland & Southwestern Railroad, a standard-gauge line connecting with the S. P. & S. at Scappoose. It is announced that the line will later be extended to the Nehalem Valley.

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The greater portion of the tract is slightly rolling upland, but there are large parcels of bottom land lying along the creeks that traverse the property. The soil is classified as red shot and is considered excellent for fruitgrowing as well as intensive farming. The property has been subdivided into small tracts and is now being placed on the market under the name of "Scappoose Acres."

The tract was purchased from the Chapman Timber Company, one of the heavy owners of Oregon timber. This company is now carrying on logging operations in that district, headquarters for these operations being located at Chapman station, which is in the center of the tract platted as Scappoose Acres. These operations afford employees and is giving the preference to settlers upon the adjoining lands. Scappoose Acres is being sold through Lueddemann, Bothfur & Company, and has just been put on the market.

The sale of the tract to the holding syndicate was negotiated by Lueddemann, Bothfur & Company, and has just been put on the market.

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Passenger traine officers of Canago terminal rail and steamship lines and resident representatives of other rail and steamship lines met and after a general discussion the following was adopted: "Recommended, that an or-ganization be formed, to be known as and steamship lines met and after a general discussion the following was adopted: "Recommended, that an organization be formed, to be known as the See-America-First Association; that the membership shall consist of all carriers, both land and water, chambers of commerce, boards of trade, civic organizations and others interested in the "See-America-First" idea; that the object shall be the propagation of the ject shall be the propagation of the See-America-First' idea; that the object shall be the propagation of the slogan 'See America First, and exploitation of American scenic wonders; that the chairman of this meeting shall appoint a temporary board of managers to act until their successors are regularly elected; the composition of the permanent board of managers to be a matter for later consideration; the chairman of this meeting to call a conference of the temporary committee or board of managers at an early date; board of managers at an early date; the subsequent meetings of the full or-

RESIDENCE SALES ARE BRISK Grace B. McGinn has just finished a cottage on Cottage avenue.

Postmaster C. B. Merrick is a recent lot-buyer at Gearhart. D. W. Ward have had an exceedingly active which he will build. Judge M. G. Mun-

"We have had an exceedingly active month in sales of residence property and building sites," said G. F. Johnson, manager of the Provident Trust Company, yesterday. "We have closed many sales in the Laurelhurst and Rose City Park districts, while the movement in lots in Irvington Park, Glenelyn Addition and Rose City Park has been particularly brisk.

the has been particularly brisk.

"The company is now building a large number of houses in different parts of the city. We are arranging to engage in the home-building business on an extensive scale. Portland ness on an extensive scale. Fortland is in a presperous condition and is bound to be prosperous and make much greater growth during the ensuing year. Portland is now essentially a city of homes, and there is every indication that the development along this line will maintain a healthy pace."

Fireproof Apartment Under Way.

Fireproof Apartment Under Way.

The contract for the construction of the seven-story Wauna Apartmenthouse for the Hoffman estate has been let to the Brayton Engineering Company. The structure will be located on Davis street, between Twenty-first and Twenty-second streets, at the head of King street. The structure will be fully fire-proof and will cost \$175,000. Work was started on the construction last week. The building was designed by Whitehouse & Foullhoux.

A motor operated capetan and a spring uffer coupling for trailers feature an army utomobile truck recently built in Paris.

GEARHART PARK IS MAKING BIG STRIDE

Many Attractive Cottages Already Completed and More Being Planned.

LOT SALES ARE ACTIVE

Development of Grounds and Completion of Driveways Are Big Aid to Resort-Summer Colony Increases Rapidly.

Among the most popular and rapidly-dvancing seaside districts of Oregon is Gearhart Park, which is a part of Clatsop Beach, a short distance south of Astoria. Established only a few years, Gearhart has not only a big colony of Summer dwellers, but also contains a large number of attractive cottages. So far this season more houses have been built and planned than at any period since this resort

was established. In addition to the eraction of cot-LOCAL SYNDICATE ACQUIRES tages, there has been an unusual amount of development work this year. There has been more than a mile of roadways, sidewalks and bulkhead constructed since last season. Additional

Rich Acreage in Scappoose District to Be Subdivided Into Small Tracts.

One of the important deals of the month was closed a few days ago when 2400 acres of cut-over lands in the Scappoose district were purchased by a syndicate composed of J. B. Ruley, formerly of Gilman, Ill.; E. L. Lueddemann, of Colorado Springs, Colo.; B. E. Woods, of Tellacaset, and several Portland investors. Both Mr. Ruley and Mr. Lueddemann have removed to Portland and will reside here permanently. The tract is ideally located, being about 25 miles from Portland on the southern watershed of the Columbia Piver. The entire distance between Portland and Gearhart. Many automobilists have made the trip this season, and pronounce it a most enjoyable drive.

Marked Improvement Made. "A marked improvement was shown this year in the early season business at Hotel Gearhart, which, with the ac-tivity last Winter, indicates that Gear-hart is a popular resort throughout the year," said O. W. Taylor, manager, yes-

FINE SCHOOL PISES

special stairways leading directly to the outside, so that when neighborhood meetings are held the public can be addressed and of the Federal courts. County taxes and city assessments are also examined.

This may show 'clear record title'
The Lower Columbia River Agricultation in the title than must be of the playsrounds and playrooms. The outside playgrounds and playrooms. The outside playgrounds of the player control of the center of the cast of the Columbia River Agricultation and playrooms. The outside playgrounds of the player control of the pla

hear the ocean front, and will erect a house soon. Dr. George A. Marshall is occupying his newly completed cot-tage, Martin Schacht, a Portland archi-tect, bought a building site and is planning a cottage.

Architect J. Andrew Foulthoux has

Architect J. Andrew Pointhoux has just completed a house on the ocean front at a cost of \$2000. Samuel Rosenblatt, a Portland merchant, has recently purchased an ocean-front lot, and will soon erect a modern residence. material is a question that has been receiving the attention of architects as well as contractors. Of all the apartment structures erected in Portland the past year there are very few of fire-proof, class "A" construction. There are three or four buildings being planned now, however, that are to be fully fire-proof.

"Portland will have an apartment-house fire some of these days that may result in much loss of life and proports" said an architect yesterday. galow. Arthur he has a more occupying a cottage recently purchased from the Gearhart Park Company, Mrs. Robert S. Farrell moved into her cottage just completed by the Gearhart Park Company on Marion avenue. Miss

has bought a fine ocean-front lot on which he will build. Judge M. G. Munly is planning to build a beautiful Summer home in the near future on an ocean-front lot recently acquired by him at Gearhart. Mrs. Frances C. Wittman has completed an attractive bungalow on Cottage avenue. Miss Frances C. Gage, traveling secretary of the Y. W. C. A. has just completed a handsome cottage on Cottage avenue, which has been leased to R. D. Carpenter for the season. R. F. Barnes and family have moved into their new cottage on Marion avenue. Father George F. Thompson, of the Church of the Magdelene in Portland, has completed the Church of St. Margaret at Gearhart, which was opened last Sunday, Archibishop Christie officiating.

Other recent buyers of lots at Gearhart include W. F. Staley, L. F. Stephens, Mrs. Anna Coleman, V. L. Strong, Elizabeth Hazlott, A. W. Stewart, Mary T. Sheridan, Jane V. Doyle, Ivan Humason, Dr. Calvin S. White, Mark W. McGowan and J. E. Werlein, most of whom are planning the erection of cottages before the opening of next season.

Colonial Residence Under Way.

The Mautz Building & Investment The Mautz Building & Investment Company is building an eight-room Colonial residence on Summit avenue, in Greenway, for George Mayes. The dwelling will be 30x70 feet in size and fully modern. The exterior will be faced with spruce siding and the chimneys will be of stucco. The house will cost about \$10,000.

