

# GOOD WEATHER IS AID TO BUSINESS

## All Branches of Trade Show Big Improvement During Past Week.

### \$100,000 SALE IS CLOSED

#### J. B. Yeon Acquires Quarter Block at Main and Broadway and Will Improve Site—Building Operations Are Brisk.

With the advent of delightful weather, all branches of business enjoyed healthy activity last week. There seems now to be a spirit of rustle and a feeling of confidence in the air. The retail merchants report a marked improvement in trade conditions, the wholesale houses have been crowded in filling orders, home builders and contractors are busy and realty dealers report a steadily increasing demand both for home sites and investment propositions.

The most important deal of the month was closed last Wednesday when John R. Yeon, a Portland capitalist, acquired title to the quarter-block at the southeast corner of Main street and Broadway for \$100,000. The corner lot had been owned for many years by the late J. M. Hodson, and the inside lot by Henry Traubenhelm. The consideration for the corner lot was \$60,000 and for the inside lot \$40,000. The sale was negotiated by the H. P. Palmer-Jones Company. There are frame buildings on the lots, but these will be removed soon and a modern structure will be built on the entire quarter-block.

Fred H. Kriba has purchased from C. H. Farrington the 50x100-foot lot on the south side of Salmon street, between West Park and Tenth streets for \$30,000.

Notwithstanding the fact that there is a tendency on the part of some financial interests to discourage investment in either real estate, bonds or other securities of merit, the records in the County Clerk's office show that there is no steady activity in the sale of real estate and in mortgage loans. The total amount of money loaned on Portland real estate last week was \$23,550, while real estate sales involved about \$200,000.

Building operations continue healthy. There were issued during the week 154 permits, with a total valuation of \$2,445,800. Thirty-two building permits represent a cost of \$112,000.

### CRANBERRIES ARE TO BE CROPPED

Portland Investors Interested in Tracts Near Aberdeen.

ABERDEEN, Wash., May 24.—(Special.)—Development of the cranberry industry on a large scale promises to be accomplished through the efforts of local and Portland investors in Chehalis County property within the next few years. The principal cranberry tract lies between Grays and Willapa Harbors along the beach, where a rich peat soil over a sand base is found. This tract, which is immensely productive, is a mile and one-half wide and several miles long. It includes a number of swamp-like lakes, which when drained by ditches dug and now being dug gives a big area for farming.

Main operations in this locality at this time are being conducted by Portland investors. Several companies have secured large tracts. One Portland man is putting 50 acres into cranberries alone. The cost of cultivation for the first three years is fairly heavy, but the returns on the first crop will pay for cultivation and the cost of the land. The land is easily cleared and raises excellent celery.

An interesting experiment is being tried on the peat bog property owned by Samuel and Edward Benn of this city, nine miles below Westport. Here alfalfa has been planted in the loose sand, and it is believed that in this way much of the loose sand of the open beach can be reclaimed.

Reports have it that Portland men have bought a large tract of land midway between Grays and Willapa Harbors from John Stratton and that a large summer hotel will be erected next year. The location is the finest for hotel purposes along the beach.

### SLOUGH WATER IS SOUNDED

Greater Depth in Columbia Slough Thought to Be Feasible.

The examination made of Columbia slough, from the intake at the Columbia River nearly to the mouth of the Willamette River, by George S. Shepherd, president of the Woodlawn Improvement Club, is said to have established the feasibility of clearing the slough of driftwood and making it accessible for small river boats with a little dredging. It would be necessary to remove or change the bridges over the slough which are the causes of the obstructions.

Another fact established, says Mr.

Shepherd, was that there is no danger that the current from the Columbia River could ever rush through the intake and destroy the improvements made in the Columbia slough district. His report shows that the banks are of cement clay and almost as unyielding as rock, and show no indication that the wash of the current has any wearing effect on the banks. The depth there was reported to be eight feet. It had been supposed that the first thing to do before the intake could be dredged deeper would be to provide an expensive gate to regulate and prevent too great a flow of water. According to Mr. Shepherd's report this will not be necessary, and there will be no danger of the Columbia River changing its course and sweeping through the slough.

Mr. Shepherd made the inspection by rowing a skiff and using a sounding line, noting the current and the bridges, and learned where dykes might be built to advantage. This report is the initial movement toward opening the slough and making it a great waterway of about 19 miles long for shipping along the north side of Portland.

Mr. Shepherd said that at no place was the depth less than eight feet and it is 25 feet deep in many places. He says it would be possible, by pulling out the logs and pile-bridges, for ordinary river steamers to enter the slough from the Willamette River and pass out into the Columbia River at the intake with a deep draught of from 200 to 300 feet the entire distance between the Willamette and Columbia Rivers. Mr. Shepherd covered all the slough but one and one-half miles, and this part is not considered difficult, as small boats have entered and proceeded as far as Kenton without trouble.

The problem that remains to be solved is how and by whom shall the dredging be done and by whom shall the cost be paid.

## MONEY STRAIN LESSENS

### BANKING OUTLOOK IMPROVES STEADILY, SAYS CLEWS.

#### Securities and Merchandise Are Liquidated and Reserves Rise. Coast Receives Hint.

The banking situation in the United States is steadily improving, while abroad the financial strain has been materially lessened since the ending of the Balkan war, according to the weekly financial report of Henry Clews, of New York.

In the United States, the bankers have been pursuing a conservative course during the last few weeks. Loans and collateral have been carefully scrutinized, and more or less liquidation in both securities and merchandise has followed. Mr. Clews says:

"As a result bank reserves are beginning to rise and a slightly better feeling is developing in banking circles, particularly in the West. Pessimism is still strongest in New York and other Eastern points. This is because all depressing factors tend to concentrate at these points. The East not only feels financial pressure more keenly than the West, but it has also had to contend against tariff, labor and political troubles which bear more directly upon Eastern business conditions than upon the interior."

The West is comparatively free of these difficulties, and has the compensating advantages of a good crop outlook and large opportunities for development of natural resources. New England has been particularly depressed by proposed tariff changes and the heavy declines in some of her best securities which are widely held throughout the New England States—namely New Haven, Boston and Maine, and many cotton and woolen mill shares.

"The home monetary situation appears to be gradually righting itself. It is true that dear money usually means cheap stocks, but securities are now selling upon a very low basis, even allowing for any possible reduction in dividends. The bond market shows more settled conditions."

"There is one possibility of disturbance in the stock market, and that is the friction with Japan. In the present dispute there is absolutely nothing that warrants war. Japan could not finance a war with the United States, which would end in only one result—that of disastrous defeat to Japan. But Japan is a proud nation, and may easily feel offended at our treatment, which has been unnecessarily brusque and inconsiderate. It would be far better for the United States, and especially the Pacific coast, to cultivate friendly relations with the Asiatic people, especially if we desire to secure our share of a rapidly growing commerce with that portion of the world. At present we are driving commerce that should go through Pacific ports to our foreign rivals simply because of race prejudice and short-sighted legislation. The situation contains possibilities of friction that might easily disturb the stock market in its present temper."

### After 35 Years Neighbors Meet.

ALBANY, Or., May 24.—(Special.)—Two men who were neighbors for many years when they were young men met for the first time in 35 years yesterday, when J. J. Barnes, who now resides near Dayton, walked into the shop of S. I. McDaniel, of this city. They were neighbors in Tontogany, Ohio, for many years. Barnes came to Oregon 21 years ago and resided for many years in Seba. McDaniel has been a resident of Oregon the last 12 years. He lived two years in Ashland and has been in business in that city for the past 10 years.

# COMPLETION OF ATTRACTIVE HOMES MARKS PROGRESS OF ALAMEDA DRIVE

## Fine Section of Rose City Park District Fills Up With Many Handsome Modern Residences, Ranging in Cost From \$3500 to \$7000.



Otto Salsman. It is a large and attractive two-story house. These homes are typical of the others built in this community. One can stand near the corner of East Fiftieth street and Alameda drive and count 20 newly-built homes, costing from \$3500 to \$7000. The Alameda drive runs through the entire territory to the northeast, winding about with the curves of Gravel Hill and forming a drive of rare beauty and picturesqueness.

Y. W. C. A. BUNGALOW STARTED

At Cost of \$2400 University Young Folk to Have Home.

UNIVERSITY OF OREGON, Eugene, Or., May 24.—(Special.)—Erection of the new Y. W. C. A. bungalow at the University of Oregon is under way. The basement was excavated and the foundation laid May 9 by a large gang of students, this having been University day, the annual campus work day. Since that time Curtis Gardner, '08, who was placed in charge of the building, has been rushing the construction, which he expects to complete in two months. The site of the bungalow is on Kincaid street, between Twelfth and Thirtieth streets, and directly facing the campus. Its cost will be \$2400, which sum was largely earned by entertainments given by the students. The building will be used exclusively by the women of the university as a place for rest and for meetings.

### BANDON WHARFAGE IMPROVED

#### New Steamer Added and Increased Business Is Reported.

BANDON, Or., May 24.—(Special.)—Many changes are being made along the waterfront here this Spring. The warehouses are increasing their facilities for handling freight. The passenger traffic in and out of port and up-river is taxing the capacity of the steamers. The Coquille River Transportation Company will this week add a new, modern steamer with a capacity of 126 passengers. It will make two round trips a day between Bandon and Coquille. The old wharves of the A. F. Easterbrook Company are being torn down,

# ROSE CITY PARK IS GROWING EXAMPLE

## Wilderness of Brush Turned Into Residence Mecca in Only Four Years.

### MILLIONS ARE INVESTED

#### Between \$5,000,000 and \$6,000,000 Go in Development and Building to Make District One of Best Settled on East Side.

It is estimated that between \$5,000,000 and \$6,000,000 has been expended in the Rose City Park district within the past four years, in which time a wilderness of brush was conquered and changed into one of the best settled sections on the East Side. While progress the first two years after this territory was platted and placed on the market was rapid, developments the past two years has been even more rapid and substantial. In a recent canvass for funds for the new community Presbyterian Church, 1300 houses were found in a certain section of the district adjacent to the church, which is near Sandy boulevard and East Forty-second street, but the canvass only took in a limited district. In Rose City Park district at present there are probably 2000 homes all built within the past four years, and mostly the past two years. These homes represent an average cost of \$3000 each, and the total is a large sum. It happened that from the start Rose City Park and the benefit of a lot of enterprising men to push it along, to spend money in laying water mains and grading streets, and the first set of men were followed by a street and energetic lot who widened the Sandy boulevard to 80 feet at a cost of \$14,000, and followed that up with a hard-surface pavement, which with concrete sidewalks and double car tracks, cost more than \$300,000 more, developing the finest highways on the East Side. Again a big sum was paid out for sewers, some of which are now being laid. These men bought a site on Sandy boulevard and erected a clubhouse at a cost of \$6000, and the property is now valued at \$16,000. It is prominent to the enterprise of Rose City Park.

The Board of Education in erecting another unit to the Rose City Park schoolhouse on East Fifty-seventh and Thompson streets, as the first part was soon filled to overflowing. The addition is being built on the south side of the present building. The fire station, which was built on Sandy boulevard and East Fifty-sixth streets at a cost of \$2000, has been occupied by a fire company. The boulevard was widened to the city limits. At present the hard-surface pavement ends at East Seventy-second street, but a movement has been started to pave the street to the city limits during the present year. Alameda Drive, which follows the margin of the hill that divides the upper and lower districts and extends through the entire section will be paved during the year. Practically all the streets in the main portion of Rose City Park are up for hard-surface pavement during the year. They all connect with the Sandy boulevard, and it is estimated that the proposed pavements in the central portions, with Alameda Drive, will cost upwards of \$250,000. A large slice of Rose City Park is up for hard-surface pavement at a cost of something more than \$100,000 this year.

S. D. Vincent is erecting a two-story reinforced concrete building on Sandy boulevard at a cost of \$15,000. A number of business buildings have been built on the boulevard between East Thirty-seventh and East Fifty-seventh streets. A considerable business center has developed along the boulevard. When the city limits are extended to take in Park Rose the street will be paved to the Columbia boulevard.

Seventy-five homes of attractive character have been erected in Gregory Heights within the last four months. A fine district adjacent to Sandy boulevard, N. C. Gregory, interested in this addition, has three under way, and 15 more houses are to be built at once. In Argyle Park three houses are under construction and plans have been drawn for 10 more. James C. Logan has built six in Belle Crest and has two more building. P. J. Foran is building two homes. In Hyde Park 15 homes are being built. At the corner of Sandy boulevard and Fremont street a two-story business and apartment house is under construction. It will be 100x80 feet in size. It will be the largest building of the sort in this neighborhood. Special improvements have been made on East Seventy-second street. Owners of the property on East Sixtieth street are making special effort to make that street attractive, and the Sixtieth Street Betterment Club has been organized composed of residents and property owners on East Sixtieth street, to promote the betterment movement. The club is offering prizes for lawns and other improvements with the result that on both sides of the street there is much activity. Clinton B. Smith is the secretary-treasurer, and is taking a personal interest

in making East Sixtieth the most attractive in Rose City Park. The Gregory Investment Company plans to improve all the streets in Gregory Heights this year. In speaking of this section of Rose City Park, P. J. Foran, who handles property in the several additions near East Seventy-second street, made this statement:

"I doubt if there is another section of the East Side which is doing better than this entire district. In Gregory Heights, Belle Crest, Argyle Park, Hyde Park and the other additions homes for men of moderate means have been erected and others are constantly being built. As soon as homes are built they are sold. They are even sold in advance of completion. There are no vacant houses anywhere around here that I know of. The houses are owned and hence you will hardly find a vacant house out here. Many modern homes at moderate cost have been built all through this district. We have a most beautiful district, one of the most attractive, in my judgment, on the East Side, and one that has a most promising future. This district is 250 feet above the base of city grade. We have a view of the Columbia River and the mountains to the north and east. We have a permanent class—men who purchase homes and who stay. When we get all the adjacent streets improved we will be in the same class as the most prosperous sections of the city."

The canvass for funds for the erection of a modern \$15,000 building for the Rose City Park Church has practically been completed, and Architect L. R. Bailey is now drawing plans for the structure. It will be built near where the present building stands near Sandy boulevard and East Forty-second street. It will have a seating capacity of 700 persons. At first it was planned to build a frame church, but it is considered probable that stone or brick will be used. A building committee has been appointed and the plans will be prepared in time to start and complete the building this year. The Rev. Boudnot Seelye is the pastor of this church. Normally the church is un-Methodist in its nature. The latter church has secured a site and the Methodists will act later. At present they hold meetings in the Rose City Park Clubhouse.

The most important improvement projected is the paving of Halsey street between East Thirty-seventh and East Fiftieth streets, and the laying of car tracks on Halsey to East Eighty-second street. Work has been started on Halsey street. The Halsey Improvement Club is trying to have space left in the middle of the street for the proposed tracks so that the pavement will not have to be cut through for the tracks in the near future. A considerable sum has been

# FARMS ARE IN DEMAND

## BRIGHT WEATHER IS LURING PEOPLE TO COUNTRY.

### Exchange of Farm Near Eugene for Ranch Near Pendleton Involves Consideration of \$100,000.

With the advent of warm, clear weather, there has been unusually brisk trading in lands the past week. There seems to be a new movement, not only back to the soil, but to other cities in the Willamette Valley are in demand. Investors and farmers are arriving constantly from other states and are seeking locations for permanent homes. Brokers report that inquiries for tracts suitable for diversified farming are increasing, and are of the opinion that general trading in lands will continue strong throughout the Summer.

Among the largest deals recently closed is the exchange of two farms, involving a total consideration of \$100,000, by the Great Western Land Company, of Eugene. A large wheat farm near Pendleton was traded for the 40-acre farm of Peter Carlson, near Eugene.

At Nyssa, in Malheur County, a deal has just been closed by Robert Van Gilbe, who sold his 160-acre farm, four miles north of Nyssa, to W. L. Sanderson for \$28,000. Mr. Sanderson will set the entire acreage to prune trees.

W. W. Cardwell and G. W. Dimmick, of Roseburg, have purchased from D. Evans a farm of 230 acres lying on the Umpqua River, near Roseburg. The consideration was \$40,000. The farm is highly improved.

W. J. Bell, of Eugene, has sold his 24-acre farm near Coburg to H. J. Hansen, recently of Vallier, Mont. for \$4000. Mr. Hansen has taken possession of the place.

P. Mark of Sheridan, has purchased a farm of 200 acres from James McFarquar, the consideration being \$5500. William Wagoner, who arrived in Oregon recently from Nebraska, has purchased a farm of 65 acres lying near Sodaville. The purchase price was \$3000. Samuel Nelson, of Pilot Rock, has purchased a tract of 428 acres located in the southern part of Ematilla County, the consideration being \$2887. John Betts and sons have exchanged their fine farm at Laurel, near Hillsboro, for a ranch of 1680 acres at Hay Creek, in Crook County. They expect to engage in stockraising on an extensive scale.

# BUILDING AT THIRD AND COUCH STREETS UNDER WAY.



FOUR-STORY STRUCTURE TO COST \$80,000. Construction has been started on the four-story Pike building, at the northeast corner of Third and Couch streets, by the Investors' Building & Trust Company. The lower floor will be occupied by stores and the upper floors will be used for hotel purposes. The building will cost about \$80,000.

# FINE THEATER IS OPENED AT MEDFORD.



MODERN STRUCTURE BUILT AT COST OF \$50,000. MEDFORD, Or., May 25.—(Special.)—The new \$50,000 Page Theater was opened Monday night with Maude Adams in "Peter Pan." Long before the curtain went up the house had been sold and the boxes were filled with Medford society people at \$50 a box. Dr. F. C. Page, a local capitalist, built the theater and has leased it to Fuson & Gordon. When not used for regular dramatic attractions—a moving-picture show will be conducted, thus keeping the theater open every night in the year. One unique feature of the new theater is that no steps are used between floors, but a broad inclined plane, which, in case of fire, would allow rapid egress and prevent a panic. The curtain is decorated with a large view of Crater Lake.