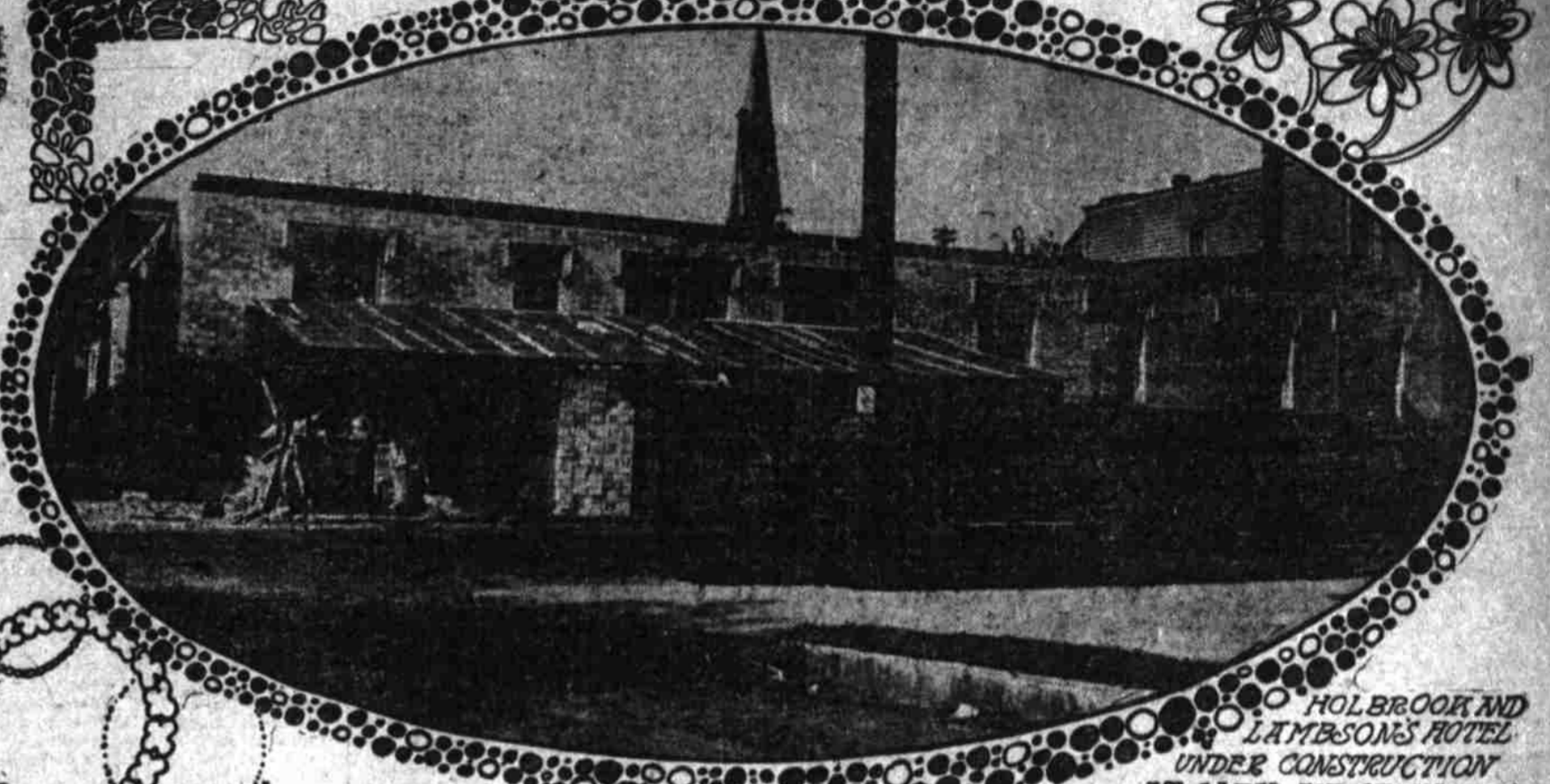


ACREAGE SALES FEATURES OF LAST WEEK'S REALTY DEALS



AT WORK IN THE GRAVEL PITS NEAR VERNON



HOLBROOK AND LAMBSON'S HOTEL UNDER CONSTRUCTION AT 22TH AND STARK STS.

MUCH ACTIVITY IN REAL ESTATE

Two Transactions in Inside Acreage Involved Outlay of Over \$250,000.

EASTERN CAPITALIST HEAVY LOCAL BUYER

Rose City Park Purchase of 160 Acres Consummated on All-Cash Basis—Acreage in Goldsmith Addition Brought \$105,000.

Despite the fact that a hotly-contested city election is drawing to a close and that there were but five business days during last week, the realty market took on an activity altogether unexpected.

The feature of the week's transactions was two large inside acreage sales, the consideration involved going well above \$250,000.

Hartman & Thompson, representing the syndicate owning Rose City Park sold to an eastern capitalist 160 acres in Rose City Park for \$160,000. This sale is of more than ordinary interest, from the fact that the entire purchase price was paid in cash, thus making it one of the largest all-cash deals made here in some months.

The sale was made through the agency of George B. Underwood, who represented both seller and buyer.

Extend Car Line.
It is announced that the purchaser will immediately extend the East Ankeny car line through the property, and will expend a large sum in improving his purchase, making of it an up-to-date attractive residence addition.

Hartman & Thompson paid \$500 per acre for this property about the first of the year, while the sale just made was at the rate of \$1,000 per acre, indicating 100 per cent increase in less than six months.

The other large acreage sale closed was a part of the Goldsmith tract in the Knob Hill district, purchased by the Colonial Investment company from Louis Goldsmith. The tract contains about 24 acres, and was sold for \$105,000, or a little over \$4,000 per acre. The sale was made through the agency of the Title Guarantee & Trust company.

The property adjoins Goldsmith's addition, lying southeast of the Cornell road, and extending west to the Willamette Heights survey. It adjoins on the southwest the land recently purchased by Russell & Elyth from the Scottish-American Investment company, and which is now being graded and otherwise improved for residence purposes.

Improve New Tract.
The Colonial Investment company is a corporation principally composed of eastern capitalists. A. W. Jenks, a mining engineer, who has recently located in Portland, handled the buyer's end of the transaction.

The tract is high and very slightly, and is one of the most desirable residence districts in Portland. While the purchasers have made no definite announcement of their plans, it is supposed that the property will be improved and put on the market.

H. Wempe purchased during the week another front-street business site. This property, which is just one block north of the handsome new building under construction by Mr. Wempe at Front and Burnside streets, belonged to J. C. Ainsworth, who sold it for \$30,000.



Worn Out Pavement at Fourth and Stark Streets



RESIDENCE OF H. SPRINGER, CEDAR HILL



NEW BUSINESS BLOCK UNDER CONSTRUCTION AT 17TH & WASHINGTON STS.

Wakefield, Fries & Co. negotiated the sale. Dr. C. R. Templeton, who recently sold the Templeton flats on Upper Washington street, has purchased from A. B. Steinbach the quarter block at the southeast corner of Johnson and Seventeenth streets for \$22,500. It is probable that Dr. Templeton will erect on the site three modern apartment houses. The property is well located for such a purpose.

C. L. McKenna has just concluded a transaction whereby he acquired a large number of valuable lots in the Good Morning and Northern Hill additions. The consideration of the sale was about \$20,000.

Many Residence Lots Sold.
C. W. Sherman has purchased from J. O. Elrod an irregular shaped tract, comprising five lots in Rosenwood addition, Portland Heights, for \$7,500.

The quarter block at the corner of Oregon street and Union avenue, has been purchased by George L. Passaleo for \$7,000. The site is unimproved.

A large number of residences and residence lots, ranging in value from \$3,000 to \$5,000, were sold during the week.

Several new building enterprises were launched during the week, the architects' offices reporting a greater rush of business than at any time since the early spring.

Plans for the Lewis Montgomery residence, to be built at East Salmon and East Twentieth streets, are complete, and the contract for its construction will be let within a few days. This is to be one of the handsomest private homes on the East Side, and will cost between \$15,000 and \$20,000.

The First United Presbyterian church is preparing to build a \$12,000 church at the corner of Sixth and Montgomery streets. Plans are being prepared by a local architect.

Paul Pferdner has purchased the Methodist church site on Twenty-third street, between Hoyt and Irving, and will erect a building for his advertising novelty factory, now located on First street, near Salmon.

Work on Swift Plant.
Construction work will begin on the Swift packing plant on the peninsula the fore part of this week. The big dredge which is to be used in making a channel in Columbia slough has been completed at the local ship yards, and will be moved over to the slough and put to work.

The announcement comes direct from the men who are in charge of construction. Officials have made no announcements previous to this, and say positively that the reclamation operations will begin this week.

It is estimated that this part of the work can be completed in six or eight months. It will be determined largely upon the capacity of the dredge and the number of accidents and repairs necessary. The work contemplated for the dredge includes fills of part of the low land known as Smith's lake and the deepening of the Oregon slough, which is really a part of the Columbia river.

The high water at this time is favorable to operations and is the principal cause of rushing the work. The Oregon slough, which incloses Hayden's Island, has a strong current and its depth affords an excellent location for the dredge.

Wait for Railroad.
It will probably be six months before actual construction work on the buildings of the packing plant begins, as it will be necessary to wait for the completion of the north bank road that building material can be delivered on the grounds.

C. J. Daly and W. E. Streeter have sold to an out-of-town investor a 50 by 100 foot lot on the north side of Washington street, between Twenty-third and LaCretia, for \$12,000. The lot adjoins The Hill and is near the Muriark hall. The owner will put up a substantial improvement on the property during the present year.

SAYS PAVING OF STARK STREET IS DISGRACE
Property Owners Should Petition Council to Have Best Pavement Laid.

"Within the present year nearly every transportation company in the city and hundreds of professional men and business concerns will have their offices in the district north of Stark street," remarked one of Portland's progressive wealthy men. "Now the point that I want to make is this: Every day in the year scores of strangers will have occasion to visit these offices in these three huge office buildings that are going up in the northern portion of the business district, and they can't get there without crossing Stark street, which in its present condition, is a disgrace to any civilized community."

"Every time that I have occasion to go from my office to the Chamber of Commerce, if I happen to be accompanied by a stranger, I am ashamed to cross Stark street and have my companion see the condition of its pavement."

"The old vitrified brick pavement that was put down there 10 or 15 years ago, is simply villainous. In many places the brick have long since been ground to dust and blown away, leaving chuck-holes that break axles and dish buggy wheels."

"For four years I have heard the people of Portland complain bitterly of the condition of this street. It seems to me that as a matter of common, ordinary pride, the Stark street property owners would petition the council to lay the best pavement obtainable on that thoroughfare."

Has Filed Fifty Thousand Saws.
From the Kansas City Star.
T. J. Goodwin of Ohio avenue declares that in the last 30 years he has filed 50,000 saws and walked 85,000 miles. While accomplishing this, he says, he has carried with him the burden of a saw toe which weighs 22 pounds. He is 49 years old.

From the accounts he has kept, the old man estimates that he has filed an average of 12 saws a day for the last 30 years, and has walked an average of about 12 miles a day for that period.

PORTLAND LEADS ALL IN BUILDING

Tourists Express Surprise at Amount of New Building Done Here.

SEATTLE IS LEFT FAR IN THE REAR

Twenty New Buildings From Six to Ten Stories Begun in Past Ninety Days—Labor Scarce, but Rapid Progress Is Made.

Tourists coming into Portland, from either the sound cities or California, express surprise at finding the building development just fairly beginning here. A number of large building enterprises are being completed in Seattle, but no new construction to speak of is being started. The crest of the building development in Los Angeles is also said to have passed.

But here in Portland the situation is altogether different. A veritable flood-tide of high class building has set in here. In the heart of the business center, no less than 20 six to ten-story class A buildings have been started within the past 90 days.

Three Big Office Buildings.
Within an area of three blocks, three office buildings, the aggregate cost of which will not be less than \$1,000,000, are just getting under way. At Fourth and Oak streets, the basement and part of the first story of the Board of Trade structure is up; one square west, at Fifth and Oak streets, six stories of the steel frame of the Commercial club is up, and at Fourth and Washington the steel frame of the Rothschild structure is mounting skyward.

Rapid Progress Everywhere.
Work on the Beck building, at Seventh and Oak streets, is progressing rapidly, the concrete foundation is in place, and a portion of the iron uprights are in position. The Holbrook-Lambson hotel, at the southwest corner of Eleventh and Stark has the first story up. This will be one of the handsomest private hotels in the city. The walls are to be a rich cream-colored pressed brick finished with green terra cotta trimmings.

The medical-dental office building, at Park and Alder streets, owned by Baldwin and Downing, has three stories of its steel frame in position and a portion of the brick walls of the first story are laid. Across Park street Dr. Cornelius is putting up a six-story building, the concrete foundation of which is about finished. H. Wempe has just begun the construction of a five-story business block at Front and Burnside, covering a quarter block.

Skilled Labor Is Scarce.
Two stories of the eight-story Corbett estate building, at Fifth and Ankeny, have been finished. This is a strictly mill constructed building, and the only one now going up in the west side business district. Contractors and builders are not ant-

PEOPLE MAKE PROTEST AGAINST GRAVEL PITS

City Attorney Says Council Has No Power to Order Pits Closed.

Opening of large gravel pits in Vernon by street contractors has aroused an intense sentiment against certain of the city officials, whom it is thought by these indignant citizens are responsible. Litigation is certain to follow.

City Attorney McNary has rendered a decision in which he states that the city cannot enforce the ordinance recently passed by the council closing these pits, because it would interfere with the execution of the contract previously awarded to Gieslich & Joplin for the improvement of Alberta street. If the contractors were prohibited from taking gravel from the pits the city would be liable to damage suits, according to Attorney McNary.

George B. Frank and the Northwest Improvement association take exception to this decision, and charge that it was made for political purposes only. These citizens declare that the same question came up in the circuit court regarding the closing of the Woodlawn pits, and Judge M. C. George decided the pits could be closed regardless of the contracts.

The records have been looked up and the fight will be based on this decision of Judge George. The people of Vernon allege that the pits are ruining property in that part of the city and must be closed.

MAY TRANSFERS TOUCH HIGH MARK

Believed That the Month of June Will Show Still Greater Increase.

The value of the building permits issued in May was second only to that of April in the history of the city. For the month just closed permits to the value of \$1,152,467 were issued by the building inspector, and for April the sum was \$1,526,977, or for the two months about \$2,700,000.

Only one other month in the history of the city saw the permits go over \$1,000,000, and that was MAY, 1906, when \$1,087,769 was the figure reached. It is believed that the value of June's permits will exceed those of May, as the architects' offices are flooded with orders for plans for new construction.

Realty transfers for the month aggregated \$2,814,905, or about \$1,000,000 more than the value of the transfers of May, 1906, and nearly half a million greater than the value of those for January of this year.

SEATTLE BOOM IS ON DECLINE

New York Magazine Writer Says Portland Is the Place to Buy Now.

NO NEW ENTERPRISES ARE BEGUN IN SEATTLE

Chauncey Thomas of Success Magazine Will Invest His Money in Portland—Seattle Boom Punctured Six Months Ago.

Chauncey Thomas, a New York magazine writer, who for the past four months has been on the Pacific coast studying the entire financial situation and business outlook for a series of articles which will appear in the Success magazine in a few months, has the following to say of the real estate outlook in the sound cities:

"The boom in Seattle is over. Real estate prices long ago passed the intrinsic value of the property, except in the very best residence and business locations and tide lands and waterfronts on the sound.

"Outside lots just within the Indian rubber city limits were traded in on what is practically a margin basis for rising prices justified only by a city of one million people. It is safe to say that the majority of those who bought outside lots did so nine times out of ten on the installment plan, with no idea of ever building on them, but to resell them to other speculators at an advanced price.

"Many did this over and over again, and of course made a great deal of money from their operations, but it is an endless chain system of things and sooner or later the end must come. Unimproved lots miles from the business center cannot go up forever, somebody must in the end pay for all the profits made down the line to the first buyer. And those who are now holding the sack are those who bought last."

French Peasants' Odd Business.
From the New Orleans Times-Democrat.
"In France at this season," said a bird dealer, "the banks of the streams are yellow with bonfires every night. About the fires loaf peasants, men and women, smoking, chattering, spooning. They keep the blaze going all night, and at dawn, behold! the ground is an inch or two deep with May flies, fireflies, moths—little creatures that, expecting some unknown and divine sensation, flew out of the darkness into those clear and gamine flames, fluttered forth again in agony, fell and died."

"The tiny corpses are sold to the French bird dealers at 5 or 6 cents a pint, and are resold for food to the owners of pet birds, finches, thrushes, canaries, nightingales and the like."



Hole in Brick Pavement, Fifth and Stark Streets