

SPLendid SUMMER ACTIVITY IN REAL ESTATE AND BUILDING

EAST SIDE HELD CENTER OF STAGE

Three Large Transactions Feature of Last Week's Realty Market.

SUBURBAN PROPERTY CASUALLY STRONG

Best Deal Was Purchase by Former Seattle Capitalists of Charles Francis Adams' Irvington Holdings. All Important Happenings.

East side realty held the center of the stage in last week's market, three very large transactions having been closed and all involved holdings on the other side of the river. The demand for both inside and suburban property was unusually strong, portending an active market throughout the summer. The heaviest single transaction of the week was the sale of the remaining holdings of Charles Francis Adams, the Boston millionaire, in Irvington. The deal involved the transfer of 760 lots all within the district bounded by East Fourteenth, East Twenty-fourth, Tillamook and Fremont streets. The property was purchased by J. C. Costello and E. A. McGrath, Seattle capitalists, who have operated extensively in Portland realty for the past few months and who have recently cast their lot here, becoming permanent residents of Portland. The consideration involved in the purchase was about \$700 per lot.

Improvements Planned. Messrs. Costello and McGrath announce that contracts will be let without delay for laying hard surface pavements and concrete sidewalks throughout the district embraced within the purchase. By the terms of the sale the purchasers are required to enforce the restrictions originally imposed upon the builders of homes in the addition, guaranteeing that Irvington will remain heretofore a select portion of the city. Acting upon the instructions of Mr. Adams, the Boston magnate, J. T. Bailey, who has long owned Irvington, made radical cuts in the prices of Irvington lots. In some instances 30 and 50 per cent cuts were made in the price of the lot. The result was that in one week the entire remaining holdings of Mr. Adams were sold. Adams is said to have been at one time the second largest owner of Portland realty, but by this last sale he divested himself of his entire holdings here, except 400 acres near Rose City Park.

Another very large deal in the same section of the city was the purchase by the Jacobs-Stine company of the Title Guarantee & Trust company's Rossmore addition. The sale was negotiated directly between Mr. Jacobs and the Title Guarantee company, and involved a consideration of nearly \$250,000. Rossmore is a continuation of the elevated ground of which Holladay Park and Irvington is a part, and is just nine blocks beyond the first side business district. The land was owned by Rossmore, one of the best improved of the new east side additions.

Six thousand feet of six-foot cement sidewalks have already been laid there and contracts have been let for laying 55,000 feet additional. Streets are being graded and water mains laid throughout the district. This is the fourth large suburban addition that the Jacobs-Stine company has handled since coming to Portland six months ago. Belle Crest, Berkeley, Belle Crest No. 2, and now Rossmore. While inside residence and suburban property have been very active recently, business property has by no means remained stagnant.

New Top Notch Prices. The purchase by the Realty Association of Portland of the handsome new business block, belonging to Joseph M. Healy, at the corner of East Morrison street and Grand avenue, marks a new top notch price for east side business property. The price paid for this quarter block was \$140,000. It is understood that the building, which was set out in the past year cost \$55,000, leaving the value of the unimproved corner at \$75,000, or \$150 a front foot.

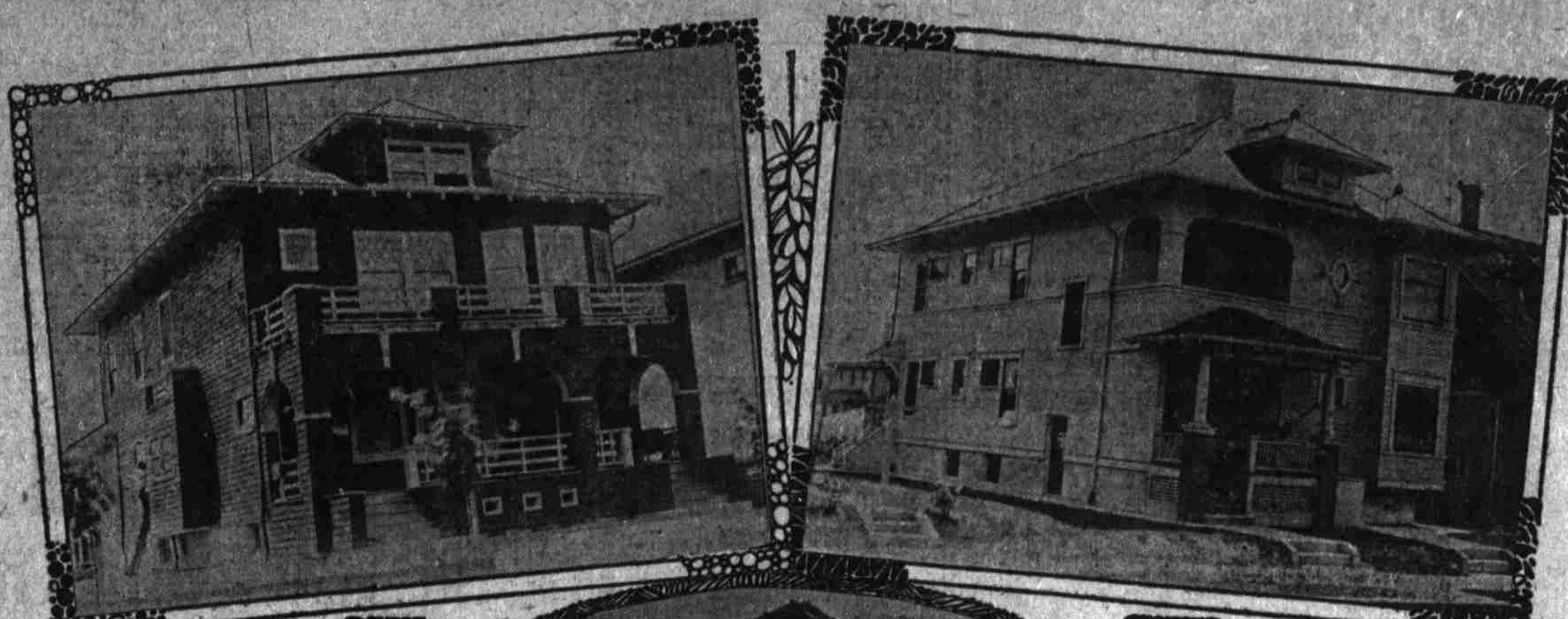
While this seems to be a good price for property on the other side of the river, well informed realty dealers freely predict that the best business sites ever there will bring twice that amount within the next two years.

On the west side a number of warehouse sites changed hands. One firm made a sale of a half block in North Portland for \$50,000. The purchaser was a large mercantile firm, operating in several western cities, that is now seeking an entrance to this rich field.

MAKING PLANS FOR NEW HOSPITAL

Structure on the East Side is to Cover Half a Block and Cost a Hundred Thousand.

Architects Whidden and Lewis are engaged in preparing the plans for the proposed Homeopathic hospital, which is to be built on the block bounded by East Second, East Third, Multnomah and Haswell streets. It is believed that bids will be asked for some time in July. The plans call for a 4-story, building of brick and cement construction to cover one-half the block. About \$100,000 will be expended in its construction.



A. L. DUPUY RESIDENCE E. 15TH ST. BET. E. TAYLOR AND E. BELMONT.

NEW APARTMENTS WILL BE BUILT

Modern Fireproof Building of Six Stories Planned for Eleventh Street Site.

Holtzman Bros., owners of a 50 foot lot on Eleventh street, between Alder and Morrison, are preparing to erect a modern fireproof apartment-house. A small frame building stands on the lot now, the lease on which expires next month. The plans of the proposed improvement call for a six-story structure to cost about \$75,000.

Several modern brick apartment-houses are going up in the district west of Park street. Dr. Cornelius is building a six-story building of this character at West Park and Alder. Holtzman and Lambson are putting up one of the handsome structures of the kind at Eleventh and Stark streets, and it is reported that a quarter block on upper Morrison is to be occupied with a six-story family hotel and apartment-house, the erection of which will begin this summer.

THIS PROPERTY SOLD AT GOOD INCREASE

Improved Lot on Oak Street Earns Owners Whereby Seller Earns Splendid Interest.

Dr. G. E. Watts closed a deal last week with Dr. C. W. Cornelius for a 25x100-foot lot on Oak street between First and Front. A three-story building occupied by the Olsen-Roe Transfer company covers the property.

The property was sold for \$27,500, which is an advance of \$2,500, or 10 per cent over the price paid by Dr. Cornelius for it a little less than two months ago. Property in that immediate district has doubled in value within the past six months, or since the Portland Railway, Light & Power company purchased the block on which it is proposed to build a modern depot and transfer station.

CONTRACT AWARDED FOR NEW BUILDING

Contractors Palmer & Elliston have been awarded the contract for the construction of the Gerlinger building, to be erected at Second and Alder streets. The building is to be of brick, with an ornamental pressed brick front, four stories in height, and will cost about \$40,000. Contracts for the heating plant, plumbing, tiling, etc., have not been let. The general contract includes the removal of the present brick structure on the lot, which has for the past 25 years been occupied by Chinese.

VERNON CHURCH IS NEARING COMPLETION

Work on the new Vernon Presbyterian church is progressing satisfactorily. The concrete foundation has been laid, and the frame superstructure is making good headway. The building will cost about \$5,000, and have a seating capacity of 450. The plans were drawn by Architects Travis & Wilson.

A recent report shows that cooperative farming is making great headway in Germany. At the close of 1905 no less than 17,512 cooperative farming associations were in full swing, with a membership of over 1,000,000 farmers.



HOTEL LENOX THIRD AND MAIN STS.

ELABORATE CEREMONIES PLANNED FOR THIS CORNERSTONE LAYING



St. Stanislaus Polish Roman Catholic Church.

Ceremonies attending the laying of the new St. Stanislaus Polish Roman Catholic church, under course of construction at Maryland avenue and Failing street, will be held at 1 o'clock this afternoon in charge of Archbishop Christie. It is expected that a large number will be in attendance at the exercises. Addresses will be delivered by Archbishop Christie, Mayor Lans and M. G. Munley. Members of the Ancient Order of Hibernians, St. Joseph's Verein, Polish National Alliance society and other Catholic organizations will be present, marching to the edifice from St. Mary's rectory on Williams avenue. Rev. Charles Serozki is pastor of the church, and funds are in his hands to complete the building, which is 132x44 feet, with a seating capacity of 400. It is the only Polish Catholic church on the coast.

FEW CARIBS LEFT

One Hundred, Maybe, of Tribe Found by Columbus in the Antilles.

Americans will always be interested in the Carib Indians because they were the inhabitants of the Antilles when Columbus and his successors discovered those islands. The Caribs were mostly exterminated by the Spanish conquerors, and not a vestige of them is left except in the islands of Dominica and St. Vincent.

The largest group of Carib islanders is now kept by the British on a reservation on the windward coast of Dominica. The group numbers 500 persons, of whom only about 100 are pure Caribs, the remainder having more or less negro blood. S. Grieve, the Scottish naturalist, has recently visited the reservation and tells what he saw in a book he has just written. He says the pure Caribs are proud of their race and think they come of the same stock as white men, possibly for no other reason than that their hair is straight like that of the white race. When a Carib woman has a chance to marry a Chinese she usually improves it and says she is marrying a man of her own race. Perhaps she is not very far wrong, as the Caribs are closely related to the Indians of the mainland, who are supposed to be of Asiatic origin.

The Caribs of the islands come originally from the South American mainland, and their relatives today are quite widely distributed over the present South America. It is hoped to keep them from extinction, but unless they confine their numbers to their own race they will become more negro than Carib. The Caribs on the reservation have their own king and queen, who are now old and blind and live upon a small pension granted by the British government. King Ogie, though he has a few subjects, is assisted in his rule by a prime minister and an advisory council. The influence of the pure Caribs is controlling in the tribal affairs. Many of the pure Caribs have clean cut and pleasing features and some of the children are quite handsome. The mixed race, however, have pronounced negro characteristics. All the children attend schools, and education is now confined to the English language. This will be to the advantage of the next generation, it is thought, because the Caribs are living in one of the British colonies. The adults still speak the French patois and they also have a language of their own.

They are fond of hunting, and are more skilled than the negroes in some kinds of work, but they ask higher wages and thereby often lose opportunities for employment. They are splendid boatmen and perform wonderful voyages in their dugouts across the stretch of sea to Martinique, Gaudeloupe and other islands. Their dugouts, which they fashion out of a single tree, are in great demand in the other islands and are exported from Dominica. The only other special industry is the making of baskets, which are strong and light, and some of them have patterns worked into them with colored cane. Many of them are sold at a good round price.

The other Carib colony on St. Vincent is small in numbers and it is doubtful if there is a pure blood among them. The eruption of the Soufriere in 1902 was most disastrous to this colony, for only a remnant of the Caribs escaped.

Wizard's Warning

From Tid-Bits. The traditions connected with the historical residences of the British aristocracy are many and varied, but none perhaps is more curious than that related about Yester, the Scottish home of Lord and Lady Tweeddale. The old castle—now a picturesque ruin—referred to by Sir Walter Scott in "Marmion," contained a wonderful vaulted hall which High Gordon, the magician, is said to have erected with one stroke of his wand. But it was not a case of "easy come, easy go," and the wizard solemnly vowed that any man who attempted to tamper with the fair building should die swiftly and violently. The old Lord Tweeddale's eldest brother, Lord Gordon, was crushed to death by a falling tree, a short time before his had done some clearing operations that interfered with Hugh Gifford's hall.

Prices of Slaves

From the Louisville Courier-Journal. "Slaves," said the Socialist smiling grimly, "should be interested in the price of other slaves. Well, then: 'Before the war a good strong man was worth \$2,500; a woman \$1,500, a child \$500. 'In Rome, in the golden age, a laborer only cost \$100, and sometimes, after a great victory and an influx of captives into the capital, it was possible to buy strong, capable slaves for 25-spices. 'Skilled slaves, men with trades brought higher prices. Cicero paid \$1,000 for a scribe. Catiline had a cook that cost him \$2,500. 'A gardener was worth \$300, a blacksmith \$750, an actor \$5,000, a physician \$10,000.'

WM. DONOVAN RESIDENCE 608 BELMONT ST.

NEW HOSTELRY IS FIRST-CLASS

Hotel Lenox Is Latest Addition to Portland's Better Class Hotels.

The latest addition to Portland's up-to-date, first-class hostelries is the Hotel Lenox, a four-story pressed brick structure occupying a quarter block at the southeast corner of Third and Main streets. The building was put up by E. C. Jorgenson at a cost of \$125,000 and is under the management of F. E. Daggett and C. T. W. Hollister, who have expended about \$35,000 in furnishing it. There are 100 guest rooms on the three upper floors, 24 of which are connected with a bath. The building is equipped with a pneumatic compressed air cleaning plant. The walls and ceiling of the office are paneled in Oregon fir, and the wainscoting and walls of the main elevator entrance are done in Italian marble.

PORTLAND LEADS ALL CITIES IN BUILDING

Portland's gain in the value of building permits for June, 1907 over that of June, 1906 was \$468,782, equal to about 118 per cent. At the hour of closing the building inspector's office yesterday there had been issued during the month 55 permits, valued at \$366,900. For the month of June, 1906, 222 permits were issued, valued at \$298,167. Every month for the past year Portland has led all other American cities in the per cent of increase in building development, and with the immense amount of building now going on and the unusual activity among the architects there is no reason to suppose that this city will not continue in the lead for several months to come.

Lost Either Way

From the Washington Star. A Philadelphian said of Miss Anna T. Jeannes, who has given \$1,000,000 for negro education in the south: "Miss Jeannes is a splendid philanthropist. To a good cause she is generously itself. Giving promptly and freely, she has no sympathy with niggardly. I once heard her tell a story about a niggardly rich man of her childhood. "This man visited a school and made an address. At the end he called a little boy up to him and said: "'No, sir.' " "I'm sorry," said the rich man, "if you had a purse I should have given you a dime to put in it." "This man was scheduled to speak at the school again the next month and when he came the boys were prepared for him. An empty purse lay hid in every little pair of trousers. "And sure enough, at the end of his speech the man called another boy and said: "'Have you a purse, son?' " "Yes, sir," was the eager answer. "'I am glad of it," said the other. "If you hadn't I should have given you a dime to buy one with."

Metaphors From Metals

From the New Orleans Times-Democrat. "It is most amusing," said a metallurgist, "how the world relies on metaphors for its metaphors and similes. "Thus an orator is silver-tongued or golden-mouthed. An explorer is crowned by African suns. A resolute chap has an iron will. A sluggish moves with leaden feet. An ostrich has copper-lined stomach. A millionaire has tin. A swindler is as slippery as quicksilver. A borrower has brass."

CONSTRUCTION IS VERY RAPID

Half Dozen Steel Framed Buildings Going Up in Record-Breaking Time.

DEMAND FOR SPACE CAUSES QUICK WORK

Delay in Completing Large Structures Like Board of Trade or Rothschild Affairs Means Loss to Owners of Several Thousands.

A noteworthy fact connected with the construction of the half dozen steel-frame buildings now going up in Portland is the speed with which the steel skeleton of these later structures is put together, when compared with the great length of time that was required to do the same work on the first three or four buildings of this character that went up here. It will be recalled that from the time work began on the foundation of the Wells-Fargo building it was all of six months before the twelfth story of the steel frame was in place. Quite a great length of time was consumed in excavating the foundation and putting together the steel and iron frame of the Corbett office building at Fifth and Morrison, and the Falling structure at Fifth and Alder.

Change Has Taken Place. Now, however, quite a change has taken place. The steel frame and a portion of the brick walls of the new Commercial club is in place, and it has scarcely been three months since the skeleton of the Corbett office building was started. It is possible, is the record that was made in riveting together the steel skeleton of the Rothschild structure at Fourth and Washington work on which began only about two months ago. The same condition is seen with respect to the earlier reinforced concrete buildings and those now in process of construction in the city. The Board of Trade building, adjoining the Chamber of Commerce, and the new Proudfoot hotel at the east approach to the Burnside bridge are making very rapid progress, when the enormous amount of work required in structures of this class is considered. The extraordinary demand for office space and storerooms has largely to do with the rapidity with which the big downtown buildings now under construction are going up. A delay of two or three months in completing such a building as the Board of Trade or Rothschild means a loss of several thousand dollars to the owner.

CUSTOM COLLECTIONS REACH HIGHEST POINT

The collections at the custom house during the fiscal year ending yesterday were larger than ever before in the history of the port, the grand total being \$1,152,537.82. Cashier Merriman says that this amount exceeds by about \$400,000 the former record year. That the deputy collectors have been kept busy this year is evident from the fact that no less than 2,000 entries for duty have been recorded. The value of imports and exports for the year have not yet been compiled.

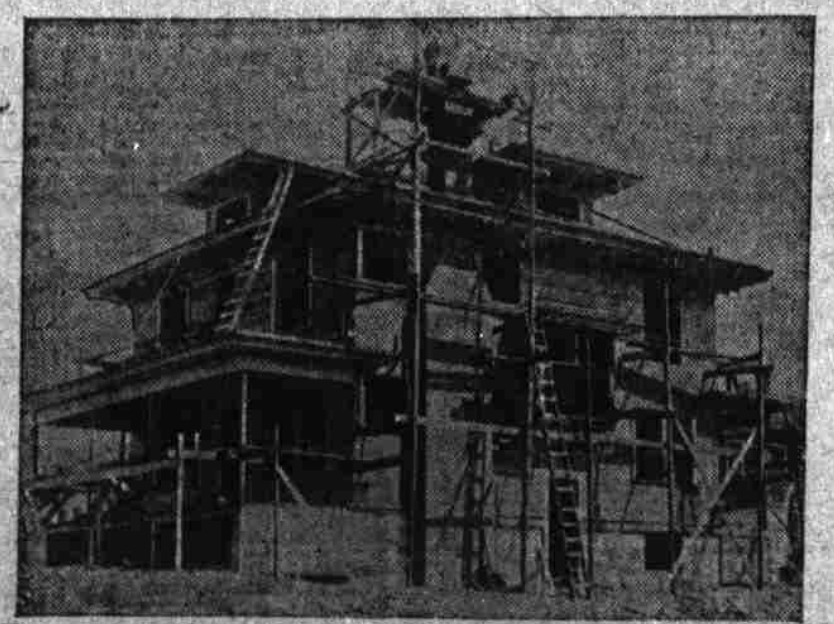
SELLWOOD

Business and homes combined—Portland's busy suburb, a most delightful building spot. We are now building more homes, stores and factories, the most notable of which is a beautiful modern two-story brick block, the home of our bank, with all the modern conveniences and many up-to-date offices and store space, which are mostly rented in advance of completion.

We are not only situated in one of Portland's most prosperous suburbs, but we are on high and slightly ground. The very best of soil—no rocks, stumps, clay or adobe. Beautiful scenery of foothills and the ever grandeur of the Willamette river. Snow-capped mountains in full view, so comforting on a midsummer day. Bull Run water, electric lights and a good car service.

TAKE SELLWOOD CAR

The Sellwood Realty Men



Type of New Residences Under Construction in the Belmont-East Twentieth Street District.