

# REAL ESTATE ACTIVITY WILL TOUCH HIGH MARK THIS FALL

## STRONG MARKET SUMMER FEATURE

Steady Rise in Property Values Makes Owners Unwilling to Sell.

## ENORMOUS NUMBER OF HOMES PURCHASED

Investors and Dealers Look for Record-Breaking Transfers During Coming Months—Eastern Money Will Come With New Residents.

The Portland real estate market may be said to have been in a waiting or expectant mood during the past few days. While it is true that the volume of sales has been somewhat curtailed for the past 10 days, it is also true that holders of realty evince no signs of weakening. Prices are quite as firm now as they were in the early months of the year, when the daily sales were averaging over \$100,000, and considerably higher. Realty dealers report as much trouble in securing contracts of sale as they did when the market was much more active and prices were increasing with greater rapidity. The stage has been reached where it is with exceeding difficulty that the owner of a choice piece of real estate can be brought to the point of signing a deed. In spite of the fact that the volume of trading has been very heavy in the past three years, much of the best business and residence realty still remains in the hands of old residents of the city.

### Outsiders Make Fortune.

These people have seen outsiders come here and in a few months time accumulate a comfortable fortune buying and selling Portland realty. The fact that this has taken place time and again has taught the pioneer promoters something of the value of Portland realty, and now he thinks not only twice but several times, before quoting a price on his holdings.

One of the most encouraging and satisfactory features of the local market during the past summer has been the extraordinarily heavy homebuying movement that set in early in the summer and is still in full swing. Not a day passes that the sale of half a dozen or more residences is not reported. This activity is not confined to any one section, but obtains in all parts of the city, showing that it is not brought about by the efforts of the owners of one or more additions to build up and sell out their suburban tracts. In fact, but little of this extensive building up of an addition by the original owners has been done in Portland, although the announcement is made that a large tract, large east side additions is to be extensively improved in this manner by the owners within the next year.

### Fall Activity Expected.

A number of local architects and builders have built a large number of attractive cottages within the past year or two and are now preparing to put on the market. Architect Ernest Kroner has probably done more of this class of work than any other builder in the city. There is a general feeling among realty brokers and operators that during September and October, the period of cheap railroad rates to the east, a heavy movement in realty will set in. No very extensive speculation in business property is looked for, but an unusual activity in all classes of residential holdings is expected. The corresponding of the various commercial organizations of the city is making a large and anxious effort to bring about a marked increase in the volume of business in Portland real estate. Viewed from every standpoint, the outlook for the market for the next few months is unusually bright.

## PARTY TAKES TRIP TO BAY OCEAN PARK

Side Trip Is Taken While at the Tillamook Fair.

A party of Portland residents and eastern tourists, who have just returned from an automobile trip to the Tillamook fair, report having made an interesting side trip while at Tillamook to Bay Ocean park, the newly developed beach resort, on Tillamook bay that is just now attracting so much attention among lovers of the cool ocean breezes and the delightful surf bathing in the Pacific.

The party consisted of Dr. C. B. Brown, Mrs. J. B. Yeon, Mrs. M. N. Norton, H. Wenne, Paul Steinmetz, R. D. Imman, W. A. Bowen, Dr. W. Brooks, S. W. Childers and C. A. McCargar of Portland, C. S. Dudgeon, Chicago, E. Grover, Hillsboro; H. W. Smith, Nashville, Tennessee; Mrs. R. C. Rube of Sedro-Woolley, Washington, and F. C. Cyrus of Astoria.

The party was ferried across the bay to Bay Ocean park, where a delightful day was spent in a picnic and in exploring the fine site of the new beach resort.

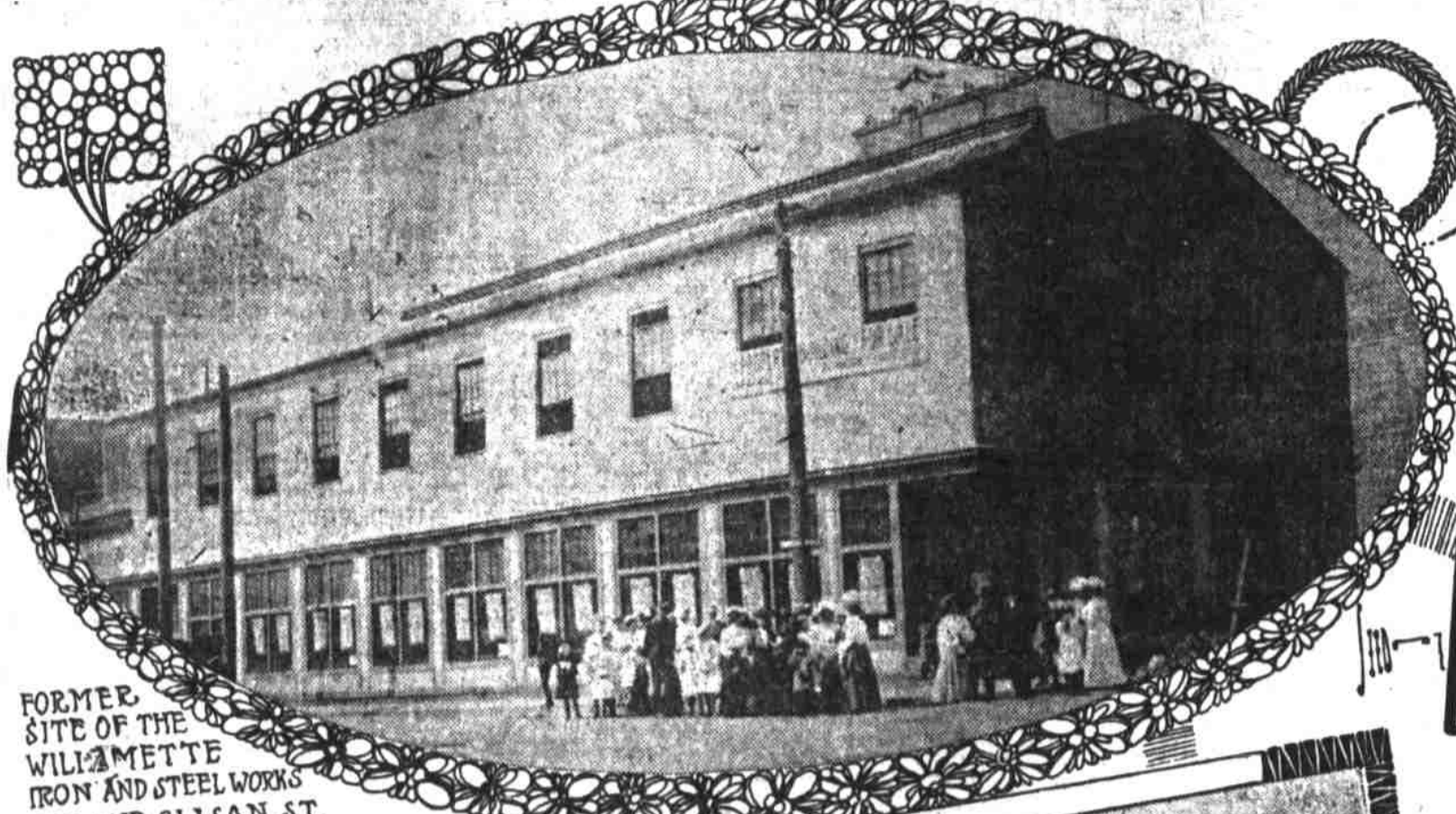
C. S. Dudgeon, of Chicago, was especially enthusiastic over the beautiful surroundings of the park, and predicted that as soon as the contemplated improvements are made at Bay Ocean it will become one of the most popular beach resorts on the Pacific coast.

## NEW BRIDGE LIVES DEMAND FOR REALTY

Since the completion of the Grand avenue bridge over Sullivan's Gulch the demand for property on that thoroughfare has taken an upward trend. One of the largest sales recently was that of the northwest corner of Lawrence Reynolds for \$11,000. Negotiations are in progress for the purchase of other holdings in the newly opened up district.

## TWO RESIDENCES ARE TRANSFERRED

L. H. Fairchild has purchased from Bertha Fairchild a house and the half of two lots at the southwest corner of Hawthorne avenue and East Eleventh street. Consideration, \$10,000. The site is improved with a modern, two-story cottage.



FORMER SITE OF THE WILLAMETTE IRON AND STEEL WORKS 3RD AND GLISAN ST. SOLD BY D. C. PELTON FOR \$110,000.

## FORM COMPANY TO BUILD BUNGALOWS

Los Angeles Man Attracted By Portland's Growth Invests Here.

Two years ago, the "bungalow" was rarely seen in Portland. Now there are scores of these attractive, convenient dwellings scattered throughout the city.

The demand for this class of residences is on the increase here, and partly to meet this demand, the Butterworth-Stephenson company has been incorporated under the laws of Oregon. The officers of the company are: President, A. S. Butterworth; vice president, J. W. Cook, of the Title Guarantee & Trust company; secretary, Fred A. Jacobs of Jacobs-Stine company. For the last 15 years, Mr. Butterworth, who is a man of large capital, has been operating in Los Angeles and Pasadena and during the last 11 years, a large number of new homes have been built under his direction in those cities. Mr. Butterworth has recently come to Portland and taken offices with the Jacobs-Stine company. Since coming to Portland, one beautiful bungalow has already been put under way in Rosemead and will soon be completed.

In speaking of the plans of the Butterworth-Stephenson company yesterday, Mr. Butterworth said: "During the summer I visited Portland for the first time in years, and was so impressed with the growth and with the opportunities here that I at once decided to begin operations in this city. Returning to Los Angeles I arranged my business affairs there so I could come to Portland at once and we have incorporated and are already at work. There is an enormous demand for artistic bungalow homes such as made Los Angeles and Pasadena famous from a residence standpoint."

"Already a number of persons have decided to let us construct bungalows for them, and within a few years eastern people will be praising Portland as a city where the bungalow is being made. We construct these bungalow homes on a cash payment down, and on an easy plan which makes it possible for the home buyer. Within a very short time we will have tied up a large number of lots, and these bungalow homes and will keep work going along as rapidly as possible."

## DRY KILN BUILT OF REINFORCED CONCRETE

The St. Johns Lumber company is just finishing its new reinforced concrete dry kiln, which has a capacity of 30,000 feet of lumber. To further provide for the drying of lumber, the company has installed in the kiln an automatic fire sprinkler system, which will quickly extinguish any blaze that may break out in the kiln.

## EAST SIDE PROPERTY TO BE IMPROVED

The United States National bank has sold during the past week three pieces of East Side realty. The southeast corner of East Twenty-sixth street and Holladay avenue was sold to Sanderson Road and C. George for \$10,000. The northeast corner of East Twenty-sixth and Pacific streets was sold to a local investor. The southwest corner of East Twenty-fifth and Oregon and Pacific streets, was sold to a local investor.

## QUARTER BLOCK ON EAST SALMON SOLD

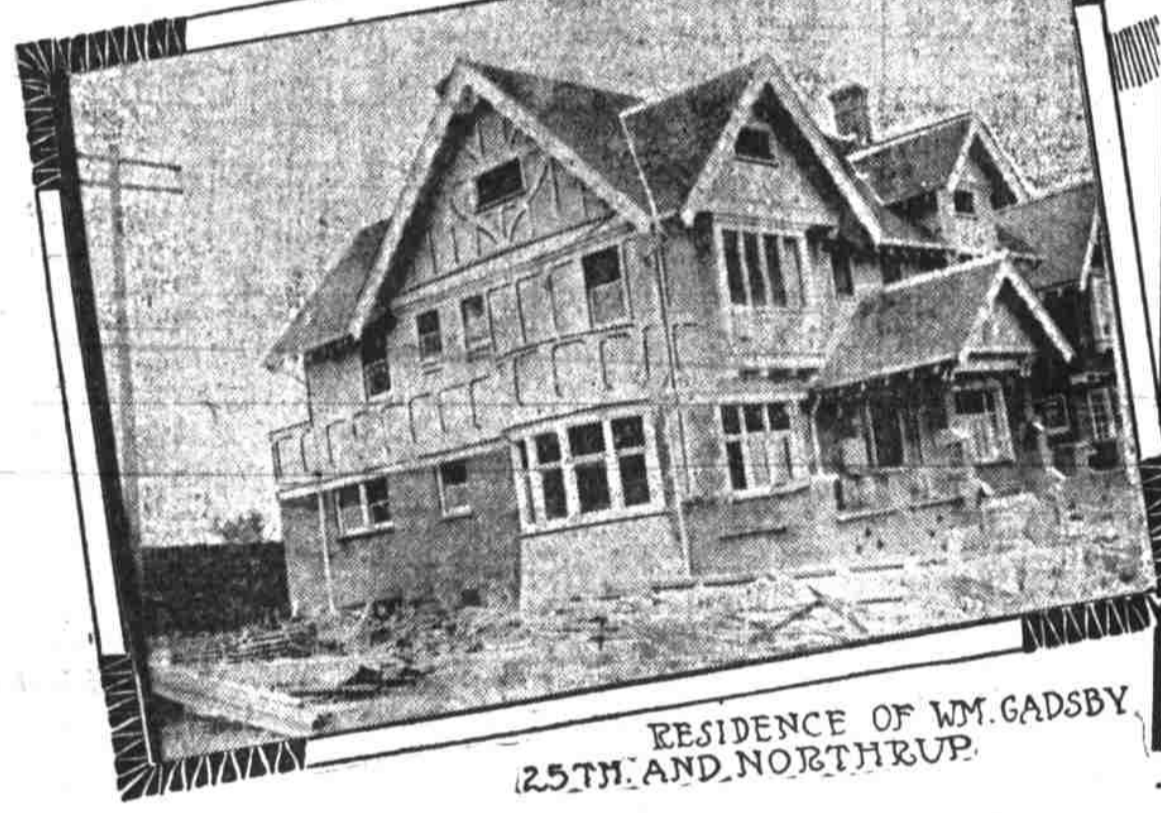
The quarter block at the southwest corner of East Salmon and East Twelfth streets has been sold by S. W. King to J. C. Olds for \$3,000. This property is in a district that is rapidly building up with a good class of residences and flats. It is understood that Mr. Olds will improve it at once.

## Gain in Transfers.

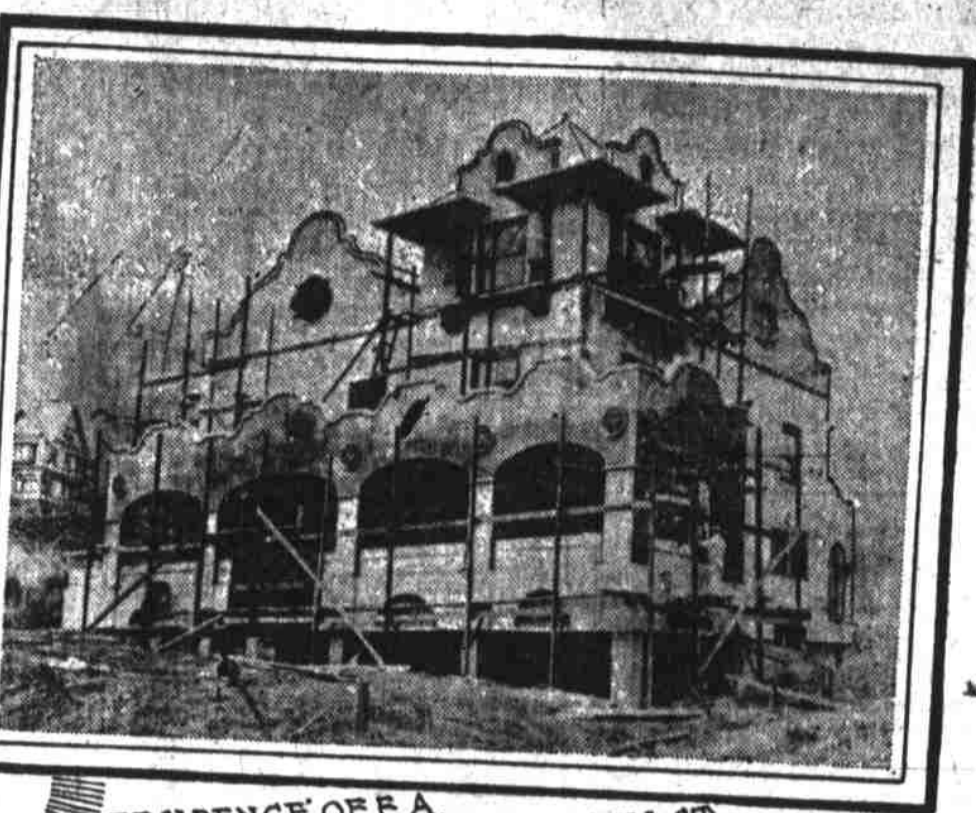
Transfers of realty filed for record during the month just closed amounted in value to \$1,722,234. For August, 1906, their value was \$1,595,662, showing a gain for August, 1907, of about \$126,572. Building permits issued during last month show the same satisfactory increase as is shown in the real estate transfers.

For the month just closed there were 376 permits issued, valued at \$279,830, and for August, 1906, their value was \$268,491, indicating an increase for August, 1907, of about \$11,339.

Garments work equally well on coarse or fine fabrics: cotton, muslin, linen prints, flannels, woollens, silks, lawns, lingerie.



RESIDENCE OF WM. GADSBY, 25TH AND NORTHRUP.



RESIDENCE OF F.A. KREBS COR. 25TH AND LOVEJOY ST.



'THE VIRGINIAN' NEW APARTMENT HOUSE ON FLANDERS ST. BET. 20 AND 21ST STS.

## PRAISE FOR PROGRESS SHOWN BY PORTLAND

San Francisco Real Estate Man Notes Signs of Prosperity.

Oliver C. Stine of the Jacobs-Stine company is up from San Francisco for a short business visit and is loud in his praise of the progress Portland is making. In discussing the situation here, he says:

"I have closely studied the situation in Portland the past few days and am delighted with the outlook. Business during August was all that we could expect and the fall months promise great activity in real estate lines. From all I can gather Portland was never so prosperous as at the present time. 'With your splendid climate, wonderful scenic advantages, unsurpassed drinking water and the enormous wealth back of Portland, I prophesy a remarkable increase in population during the coming fall and winter. The low rates offered by the railroads will attract thousands to this section and of course a large percentage of these people will locate in the city. This eventually means new homes for these newcomers and new business for every house in Portland. I know of no city that has a greater future than Portland and we are seeing every day a large volume of printed matter telling about the city's advanced improvements when that time comes that I have is that more of my time cannot be spent in my delightful city."

"I have no hesitancy in saying that the time is not far distant when the price of residence property in Portland will be equal to that in Los Angeles and San Francisco. It comes those who are buying in Portland will have the handsome profit of 50 per cent on their investment. This statement is made in a hearty manner but after careful consideration of the conditions and outlook in all three cities."

## DOG AGENTS Some Railroad Animals Collect \$200 in a Year.

Among the different funds established by the Great Western Railway company for the benefit of their employees, the "widows and orphans' fund" has become familiar to the traveling public through the instrumentality of the company's collecting dogs. The sum collected by the dogs amounts to between \$200 and \$300 per annum, and provides enough to meet the assistance given to the widows and orphans. A great deal of the fund is made up of contributions from about 1,500 who are dependent on the fund. Some of the dogs earn as much as \$30 or \$40 a year; others as little as \$10. A great deal depends upon the characteristics of the animal and much upon the way it is trained. The most famous of the Great Western Railway collecting dogs was undoubtedly Tim of Paddington, which collected at that station for several years. He has been dead a few years, but his preserved remains are to be seen in a glass case on the principal departure platform, where he continues to appeal to the public on behalf of the widows and orphans. In May, 1906, he was by special command of the late Queen Victoria honored by the presentation to her Majesty at Paddington station, and in February, 1901, he was similarly honored by a presentation to his Majesty King Edward VII. He has earned for the fund considerably more than \$1,000.

Another collecting dog—Jim—was brought to Slough station when a few weeks old. He was like a ball of wool and could be put into one's pocket. He was very carefully trained. The first thing taught him was to get over the steps of the footbridge, and he never afterward once crossed the metals. He commenced collecting when about four months old. After a time he was taught to bark when he received a coin, which little recognition caused a great deal of amusement to the numerous patrons. One Sunday a hospital parade was organized at Southall, and Jim was taken there to collect. When his boxes were opened they were found to contain 26 coins. Considering that he gave a bark for each one, this must be regarded as a good afternoon's work. He died suddenly in his harness in 1898 and was afterward placed in a glass case on the platform by voluntary contributions from residents in Slough and the station staff. Including the contributions placed in his box since his death, his earnings amount to more than \$100.

In a few instances the dog at a station is owned and cared for by a single individual, but generally is regarded as belonging to the staff. The animals are invariably well looked after and kindly treated. It is sufficient to say, in favor of this method of helping the widows and orphans, the Great Western dogs had up to last end of last year been successful in collecting nearly \$3,000.

## IMPROVEMENTS TO CHAMBER OF COMMERCE

Interior Is to Be Remodeled At a Cost of Several Thousand Dollars.

Remodeling improvements estimated to cost about \$10,000 are to begin at once on the interior of the Chamber of Commerce building. A permit to do the work was taken out yesterday by the owner of the structure. The large room on the second floor, which, for the past 15 years, has been occupied by the Portland chamber of commerce as offices and as a place for the exhibit of Oregon's resources, will have two additional floors put in, which will be subdivided into 20 offices. The lower hall on the second floor will remain as it is and will continue to be a fine scenic advantages, unsurpassed drinking water and the enormous wealth back of Portland. I prophesy a remarkable increase in population during the coming fall and winter. The low rates offered by the railroads will attract thousands to this section and of course a large percentage of these people will locate in the city. This eventually means new homes for these newcomers and new business for every house in Portland. I know of no city that has a greater future than Portland and we are seeing every day a large volume of printed matter telling about the city's advanced improvements when that time comes that I have is that more of my time cannot be spent in my delightful city."

## Care of the Lawn.

The oftener grass is mowed the better it will withstand dry weather. If it becomes necessary to apply water during July or August, do it thoroughly. A little wetting with the good for nothing lawn sprinkler is worse than none. Enough water should be applied, says the Village, so that the ground below the sod becomes thoroughly soaked, thus attracting the roots downward. Do not use the lawn mower when the grass is wet.

Try using a commercial fertilizer on the lawn at intervals during the summer. The result will surprise you. All fertilizer manufacturers make a lawn fertilizer that is much more efficacious than stable manure, more cleanly and sanitary.

If old, well rotted manure could be applied very thick and allowed to remain some good might be accomplished, but the usual custom is to spread a thin coat, leave it a few weeks and then rake it off. It might about as well not be used at all.

The commercial fertilizer is much better in every way. By its use an old, worn out lawn may be rejuvenated. Any fertilizer dealer who knows his business is able to give full information about its cost and use.

If you have a thin, weedy spot in your lawn, scratch it and sow grass seed very thick. If at first you do not succeed in getting turf, try again. Thick grass will drive out the weeds in time.

## Correcting the Record.

From the Indianapolis News. Representative Champ Clark of Missouri tells a story about former Representative Henry U. Johnson of Indiana. "Mr. Johnson," he said, "was engaged in a debate with an Illinois congressman and called him an ass. His business is able to give full information about its cost and use. If old, well rotted manure could be applied very thick and allowed to remain some good might be accomplished, but the usual custom is to spread a thin coat, leave it a few weeks and then rake it off. It might about as well not be used at all. The commercial fertilizer is much better in every way. By its use an old, worn out lawn may be rejuvenated. Any fertilizer dealer who knows his business is able to give full information about its cost and use. If you have a thin, weedy spot in your lawn, scratch it and sow grass seed very thick. If at first you do not succeed in getting turf, try again. Thick grass will drive out the weeds in time. Correcting the Record. From the Indianapolis News. Representative Champ Clark of Missouri tells a story about former Representative Henry U. Johnson of Indiana. "Mr. Johnson," he said, "was engaged in a debate with an Illinois congressman and called him an ass. His business is able to give full information about its cost and use. If old, well rotted manure could be applied very thick and allowed to remain some good might be accomplished, but the usual custom is to spread a thin coat, leave it a few weeks and then rake it off. It might about as well not be used at all. The commercial fertilizer is much better in every way. By its use an old, worn out lawn may be rejuvenated. Any fertilizer dealer who knows his business is able to give full information about its cost and use. If you have a thin, weedy spot in your lawn, scratch it and sow grass seed very thick. If at first you do not succeed in getting turf, try again. Thick grass will drive out the weeds in time."

## ALBINA RESIDENCES IN GOOD DEMAND

Building Sites in This Section Also the Subject of Much Inquiry.

Albina residences and building sites have been in very active demand during the past week. Lotto Hoch purchased two houses and lots fronting Skidmore street, between Mississippi and Albina avenues. The property belonged to Oliver F. Hussey and was sold for \$5,000.

An attractive cottage on Gantenbein street between Shaver and Mason was sold by G. W. Priest to Johanna Casper, for \$3,250.

A fractional lot at the southwest corner of Foss and McMillen streets, Albina, has been purchased by Timothy Donovan from W. A. Kinney for \$3,500. The lot has an area of 33 1/2 by 50 feet and is occupied by a frame residence.

W. H. Roos has purchased from F. W. Relis a house and lot on Skidmore near Gantenbein street, Central Albina, for \$3,350.

## HOMES PURCHASED IN WEST IRVINGTON

Ex-Governor Geer Gets Two-Story House and R. M. Sherman Buys Home.

Roger M. Sherman has purchased a handsome home in West Irvington. The property is located on East Twelfth street between Thompson and Tillamook and formerly belonged to Mrs. Sarah D. Morgan. The consideration involved in the transaction was \$4,700.

In the same district Ex-Governor T. Geer has purchased a house and lot. The property has a frontage of 100 feet on East Eighth street between Mason and Shaver and formerly belonged to W. A. Shaw. The consideration was \$4,000. A modern two-story residence occupies the site.

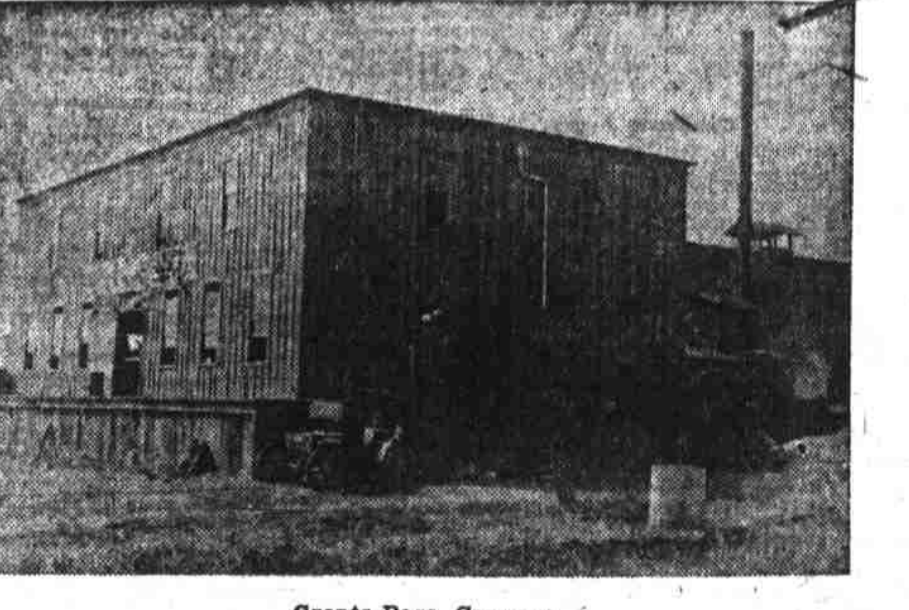
Another important purchase made during the past week was that of a 50-foot unimproved lot on Overton street between Twenty-fourth and Twenty-fifth streets by Miss Mary F. Tom, librarian of the Portland public library. The property was sold by M. L. Kilne and brought \$3,150.

## ACTIVITY IN FRONT STREET PROPERTY

J. M. Watts Purchases Brick Building as a Permanent Investment.

The scene of activity in the Portland realty market shifted to First street during the past week, where one good, big sale was closed, and the announcement of two important new building improvements was made. The Cour d'Alene, a four-story stone and brick building at the corner of First and Clay streets, was purchased through the agency of Charles K. Henry & Son by J. M. Watts. The property belonged to F. H. Rothchild and H. S. Herman and was sold for \$40,000. Mr. Watts announces that he bought the property as a permanent investment. Investors are attracted to First street holdings by reason of the fact that the Portland & Salem electric line, which will soon be completed and in operation, will be of great benefit to that thoroughfare. When these electric cars begin bringing up-valley residents, retail trade along First street will no doubt be greatly stimulated.

## GRANTS PASS CANNERY PROVES MOST PROFITABLE ENTERPRISE



Grants Pass Cannery.

(Special Dispatch to The Journal.) Grants Pass, Or., Aug. 31.—One of the several new enterprises that have been established in Grants Pass this summer is the Grants Pass cannery. This enterprise was started entirely on Grants Pass capital and is operated under the management of Grants Pass fruit men. The cannery is employing from 25 to 35 men and women and is working to its full capacity almost every day. This past week the canning of pears and tomatoes occupied the attention of the large crew. The plums and peaches are coming on and a large amount of these will be canned. The cannery was not completed and equipped in time to take care of the berries and vegetables but these will be handled in great quantity next season.

The Grants Pass cannery has a capacity of 15,000 quarts daily, and is one of the best equipped canneries in the state. It is built and will be maintained for the purpose of stimulating and promoting fruit growing around Grants Pass and to create a market for second and third grades of fruit. The management is entering the field with the expectation of placing a canned product on the market equal to the best. Besides the cannery equipment, the enterprise also embodies a complete fruit spraying plant and a cider and vinegar plant.

Herbert Sampson of the firm of Sampson & Sons, leading fruit growers of Grants Pass, is manager of the cannery. Thus between desiring and attaining, all human life flows on. The wish is, in its nature, painless, the attainment soon begets satiety, the object only apparent; possession takes away the charm; the wish, the need, presents itself under a new form; when it does not, then follow desolation, emptiness, ennui—against which the conflict is just as painful as against want. That wish and satisfaction should follow each other neither too quickly nor too slowly, reduces to the smallest amount the suffering which, both occasion, and constitutes the happiest life.