



RESIDENCE OF JOSEPH SUPPLE, 6TH ST. BET. CLAY & MARKET



WM. ISENSEE, MONTGOMERY BET. 5TH & 6TH.

BRIGHT REALTY YEAR PROMISED

Lubrication of Money Market Will Again Open Active Trading. MANY SMALL DEALS RECORDED DAILY. Small Residence Lots in Demand and Disposition Shown on Part of Buyers to Improve Property as Quickly as Possible.

With the holidays in full swing and everybody bent on observing the festive season, it is unusual to expect very much doing in the real estate market. Last year, it will be remembered, the last half of December saw but little property changing hands, although Portland was at that time in the midst of the most active realty movement in the history of the city.

In addition to the expected Christmas week lull, there are other conditions that far more seriously affect the realty situation. The most potent of these is the extreme caution of the bankers in making loans. It is a widely known fact that a tight money market makes a dull real estate market. The loan element enters very largely into speculative real estate buying, and to a considerable extent affects investment buying as well.

While Portland banks are well supplied with cash, having reserves largely in excess of the legal requirements, it is too much to expect them to encourage speculation of any kind until the financial situation is absolutely clear and safe.

Small Buyers Invest. There is a class of real estate changing hands in Portland and vicinity just now, which, while not attracting much attention, is quite extensive and augurs well for the future prosperity of the city, and that is the 20 to 30 suburban residence sites that are being purchased every day by the prospective home-builders. This does not refer to the class of property that is sold on the weekly or monthly installment plan, but to the \$200 to \$300 lots that are conveniently near a carline and within 15 to 20 minutes ride of the business center and that are being purchased by the person of limited means, the clerk or mechanic, with the intention of building on it a modest cottage at the earliest practical moment.

Tuesday of last week there were 21 such transactions reported, one well-known agency selling five vacant lots for a total consideration of \$3,400, and in each case the purchaser plans to improve his lot this spring. This buying of modern-priced home sites in large numbers and by individual buyers is usually looked upon as of not much consequence by the realty brokers, but as a matter of fact it is of immense importance and value to this community and is fast giving to Portland the name of a home-owning city.

New Year Prospects. It is probably no exaggeration to say that there are but few cities in the United States in Portland's class, where so large a number of its residents own their own homes. The entire east side is filled with people who very largely own the houses they occupy. This condition has, to a considerable extent, come about through the action of the addition owners in supplying money for building purposes to the buyers of lots. The opening of the new year finds the brokers buoyant over the probabilities of an immediate revival in business. The agents predict that money will be easier early in the new year, and that building operations will be renewed with great vigor. If confidence is restored and once firmly established, as it should be after the showing of stability and solidity made by the local banks, brokers state there will be a large amount of money available for investment in suburban residence lots. Transfers representing about 25 such deals were filed for record Friday, and the remainder of the week the movement in this class of property was equally as active.

Quite a number of small acreage tracts changed hands during the week, and in no case did the record indicate that a concession in the price had been made.

Some Recent Sales. Among the more important recent sales are the following: Louis Brande sold to Dora Woolridge a house occupying a 23x67-foot lot on Blackstone street, between Wilson and Vaughn streets, consideration \$4,500. Four lots in Kenilworth addition were purchased by J. Adrian Epping from I. C. Clodfelter for \$4,000. The property is improved with a modern two-story frame residence.

Alfred E. Ledbury has purchased from Andrew Buchel a house and lot at East Irving and East Twenty-eighth streets for \$3,500. George W. Priest has sold to Arnold

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FLATS OF W. H. GRENFALL PARK ST BET COLLEGE AND JACKSON

LOTS IN SUBURBS ACTIVE IN MARKET

Small Acreage Tracts Also Are in Very Good Demand. For the five business days of last week the average value of real estate transfers filed for record was somewhat above \$30,000. While this is a material reduction from the daily average in the early fall, it is about double the daily sales during November and December, and is not a discouraging record, all things considered.

FINE HOOD RIVER ORCHARD FINDS BUYER

A \$25,000 apple orchard in the Hood River valley is one of the biggest sales of the past week, the purchaser being Mrs. E. B. Carroll of this city. That sales of this magnitude can be made in so-called panicky times illustrates the confidence of Oregonians in the fruit industry. The orchard which Mrs. Carroll bought is in a state of high cultivation and just coming into bearing this coming season. There are 22 acres of trees and eight acres devoted to other crops, making the price for the actual orchard average \$1,000 per acre. Philip Carroll will manage the property. This sale was made by Mrs. MacRae of the firm of Barrett & MacRae.

Dixie Flyer Starts Tomorrow

(United Press Service Wire.) Chicago, Ill., Jan. 4.—The first permanent through passenger service between Chicago and Florida will be started tomorrow by the Chicago & Eastern Illinois and the Southern railways. The train will be known as the "Dixie Flyer," will run each day between Chicago and Jacksonville, Florida, on a 24-hour schedule.

Metzger, jeweler, optician, 242 Wash.

WOMAN FIGHTS THREE THIEVES

Shoots One Man in Duel and Is Beaten Unconscious by Companions. York, Pa., Jan. 4.—Discovering burglars in her house about midnight last night, Mrs. W. G. Wingrove gave them battle. She shot one of the intruders, but was attacked and beaten into unconsciousness.

AUSTRIANS FORCED TO RESPECT FLAG

Pittsburg, Pa., Jan. 4.—As the standard-bearer at the funeral of an Austrian mill worker proudly bore the Austrian flag in Liberty avenue today at the head of a native band, Louis Garlow, corner policeman, stopped the head of the procession. "We use the American flag when we march through the streets in this town," he explained. An American flag was quickly forthcoming, loaned from a neighboring store. It was placed at the head of the line. Threatened complaints against the policeman did not materialize.

IT COSTS MONEY TO JOLLY NEWARK COPS

Newark, N. J., Jan. 4.—It costs \$20 to laugh at a Newark policeman. Charles Smith was arrested for mocking a policeman. Judge Herr gave him the option of \$20 or 30 days in jail. Mockery of a policeman, said the judge, was equivalent to mockery of the established social system, and as such was immoral. Smith said he had no intention of being immoral, and paid the \$20.

CHANGE PLAN OF Y.M.C.A. BUILDING

Remodelled Drawings Nearly Completed—Contracts to Be Let Within Month. SEPARATE CONTRACTS FOR DIFFERENT WORK. Portland Structure to Have Incorporated All the Latest Improvements Found in Similar Buildings in Eastern States.

LANE COUNTY TAX REDUCED TWO MILLS

(Special Dispatch to The Journal.) Eugene, Ore., Jan. 4.—The tax levy for Lane county has been fixed by the county court at 12 mills, which is two mills lower than that of last year. This will bring in \$271,481.42, on property assessed at \$18,458,785. The levy is segregated as follows: For state purposes, 2.5 mills; county school, 3.5 mills; library, .05 of a mill; road, 1 mill; county, 4.56 mills.

DIVORCES MAN WHO SPANKED HER DAILY

Mrs. Hamlin's Detailed Story Touches Judge and Jury in Tender Spot. Waterbury, Conn., Jan. 4.—Alleging that her husband had been in the habit of taking her on his knees—upside down—and subjecting her to punishment that is generally associated with a small boy and a slipper, Mrs. Rachel A. Hamlin had no trouble in obtaining a divorce in the superior court. Between sobs Mrs. Hamlin told Justice Curtis of the spanking more than half an hour in her complaint refer to her husband's hand exercise and her smart.

REHUMATISM REACHED HEART

(Special Dispatch to The Journal.) Peabody, Or., Jan. 4.—Vernor Johnson, aged 11, youngest son of Mr. and Mrs. William Johnson, died Thursday of inflammatory rheumatism which finally reached his heart. The funeral was held yesterday, with interment in Olney cemetery.

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English Minister Deplores Fact That Extra Attractions Must Be Offered

(Special Dispatch to The Journal.) London, Jan. 4.—In the following interview the Rev. R. J. Campbell expresses his views on the failure of the churches and on the need of a new social gospel. "If we look around us today," said Mr. Campbell, "one fact is forced upon our attention. The churches have largely lost their hold on the people. In England nearly 75 per cent of the adult population remain permanently out of touch with organized religion. All over the continent the churches have even less hold than here. A certain amount of church attendance is secured in this country because the church is the leading factor in the social life of the lower middle class. That cannot endure. The churches are driven to all kinds of extra attractions to win the people. If the churches represent Christianity, then Christianity is rapidly losing hold of this country, because the Christianity of today is not the same as the Christianity of the first century, and is not the religion of Jesus. A Social Gospel. "The religion of Jesus was in its inception and essence a social gospel. Where do you think you would find John the Baptist were he alive today? You would find him addressing a labor demonstration in Hyde Park or heading a popular movement for social emancipation. It is our business to realize the kingdom of God on earth, and not to preach universal brotherhood, and to sweep away those existing conditions which throw a pall over the lives of the people. The public interest are to be found than some of the rich. It would not benefit the poor if they gave away their whole substance, and if, indeed, make confusion more confounding. "We have to create a social order where every man shall have sufficiency. There is enough wealth in the country for this even now. The national income, divided out, would average over \$2 per week per family. It is for us every one a matter of how to get the vision that prevails today, but a better organization of labor, and therefore a vastly larger output. No Exact Equality. "No one imagines that the socialist state can be attained by seizing the property of the well-to-do and confiscating it to the state. This would be monstrous, and would involve great injustice and cause the greatest disturbance. No serious man imagines that there can be in such a state exact equality for all individuals. Merit must be rewarded according to their value in the community. But our aim can be to destroy the present capitalist system, in the private ownership and control of land and of industrial enterprise, while fully compensating those temporarily affected. We ought to aim to make the community or the manufacturing industry into one large producing firm, in which communal should be substituted for private interest. The man who refused to labor would be secure to a pension, but the thing must be done by degrees, first by the fixing of a minimum wage, then by the fixation of profits, and then by gradually bringing an increasing number of industrial enterprises directly under public control. The Christian state, as I see it, would have not an artificial equality, but an avoidance of the great extremes that now exist. Power, place and honor would be retained, but not abused, and by great service. All would have sufficient."

Escaped Fire to Be Stolen

(Special Dispatch to The Journal.) New York, Jan. 4.—The jewelry and millinery dealer, who was one of the heavy losers by the fire in the morning fire, reports the further loss of about \$100,000 worth of goods saved from the flames and conveyed to a place of safety. The merchant had been told that the goods were safe, but by great service. All would have sufficient."

DOG'S HIND LEGS FOR FISH RODS

Pike County Pups Pick Pickerel Out of Pond Through Hole in Ice. Port Jervis, Jan. 4.—Fishermen who went to Porter's lake yesterday never will get through talking about the way "Bill" McMichael, of Pike county, and his three trained terriers cut down the pickerel population. Fishing through the ice is a popular winter sport up here, and when "Bill" and his bow-wows reached the place the surface of the lake looked like a coffee strainer. Every hole had a watcher, but this didn't worry "Bill." He set to work and surprised the other folks by chopping up each pup, bit by bit, and visiting among his friends. He hadn't been gone more than a few seconds when one of the dogs began to bark and walk away from the hole, dragging a six-pound pickerel after him. "Pretty soft for me," chuckled Bill as he placed the squirming capture in his basket and led the dog back to the hole again. "Guys, we'll have to hand it to Bill," said Sam Peck; "it's a three to one shot for him." By this time the other dogs had contrived to pick up the pickerel, and Bill spent the next hour packing 'em in. When he had taken the ante-mortem statement of 36 of the fishy third he blew whistle. Each dog arose promptly, picked up the bag on which it had been sitting and swung the line, holding their master as he hit the trail for home. "It was a year training 'em," explained Bill, "but the astonishing gathering 'bout I don't regret it. They're the best fishermen in Pike county, and another thing in their favor—they don't really reach his head. The funeral was held yesterday, with interment in Olney cemetery."

STILL SHOVEL SNOW WHICH FELL IN 1905

Civil Service Board Discovers That Largest Gang Was Needed in July. Chicago, Jan. 4.—Farr-reaching effects of the great snowstorm of January, 1905, were uncovered last night by the interesting phenomenon discovered was that 1,100 men and laborers still were employed by the city for the removal of that remarkable snowfall. According to the records, those 1,100 emergency laborers were kept away at the removal of that snow all through the campaign for the election of Mayor Edward F. Dunne and all through his administration. Curious enough, the number of men required for the removal of snow rose to 1,500 in July. Hereafter emergency workmen must remove the snow in five days.

SERVANTS' TYRANNY ENDS IN HUNGARY

Budapest, Jan. 4.—Hungary is experiencing already some remarkable effects in its social life from the great reflux of "Americans" to the land of their birth. Emigration agents and Socialist organizations have for some years made great headway, especially among field laborers and domestic servants, with their text that "nothing at home is good enough." Farm laborers left for the new world in their thousands, and those that remained took rather a dictatorial attitude toward their employers. Even more marked was the growing dearth of domestic servants and the rise in their wages. Not so now that the returning shiploads make their presence felt in the Hungarian labor market. Today it is not uncommon to see the following advertisement, particularly in the provincial towns: "Domestic servant, speaking English, desires a situation." Quite recently the following stipulations were made by a mistress for a parlor maid: "No work in the afternoons; every Sunday free, with leave of absence Monday morning; two hours' piano practice every afternoon; at least three courses for dinner and two for supper; visits of admirer to be permitted at any time during the afternoons or evenings; extra allowance for gloves."

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211 Stark St., bet. Fifth and Sixth. Both Phones.

LIVE QUADRUPLES NEW YORK TOAD FOUND IN BLOCK OF GRANITE FIVE HUNDRED FEET BELOW EARTH'S SURFACE.

(Special Dispatch to The Journal.) New York, Jan. 4.—In the reptile house of the New York Zoological park they have a toad whose age is estimated to be perhaps 1,000 years. Director W. T. Hornaday, almost reverences this antique batrachian as one of the greatest discoveries of the age. For hitherto all toads discovered under the same circumstances as was this ancient have been dead and often petrified. This is a perfectly formed, medium sized toad of the spadefoot variety. It has only one defect. It is blind. It neither eats nor drinks. It is confined with a little oxygen in a glass jar. It lives 500 feet below sea level.

The zoological prize was found in a pocket in a solid block of limestone in a silver mine at Butte, Montana, 500 feet beneath the surface of the mountain. Charles Van Zandt, a mine operator, knowing Mr. Hornaday, had instructed his foreman, Edward Ring, to preserve for the director all specimens of natural history that might be thrown out by blasts in the mine. About seven months ago, after a blast, Mr. Ring discovered the toad in a tiny pocket of rock uncovered by the explosion. The toad appeared to be dead, but the foreman picked it up, brought it to the surface and placed it carefully within a glass jar, which he sealed up. Director Hornaday heard of the find and expressed a desire to possess it, although it had no nourishment and had had none for hundreds of years. The creature has the customary warts and "jewel" in its head, but its skin is as dark as a lump of coal. The eyes are closed, its centuries of confinement having rendered the eyes utterly useless. When Director Hornaday and Curator Dittmars discovered that the spadefoot was propping up the glass jar by voluntary movements, their surprise and joy were boundless. For the first time has been proved apparently the truth of a controverted theory long held that toads can live unaided years in a state of suspended animation. Director Hornaday has not attempted give food or drink to the black toad, as he believes it will exist without them and should he try to feed it, would certainly die.

Theory of the Naturalists

The little animal is quite plump. Mr. Hornaday and Mr. Dittmars adopt the theory of Miss Mary C. Dickinson, professor of natural history in the Rhode Island State Normal college at Providence, who says the toad had undoubtedly led a normal life on the mountain side centuries ago, when suddenly a landslide or earthquake sent the limestone chunk rattling down into a fissure 500 feet below the surface of the mountain. It was not harmed in its rapid transit, and the filling up of the valley formed accidentally around the toad a perfect pocket or eye. The batrachian, extremely tenacious of life, continued to live in a state of suspended animation. Finally in the course of hundreds of years the deposits solidified into limestone. This, according to Professor Dickinson, an acknowledged authority on natural history, is the only way the toad could have got there. Miss Dickinson estimates the age of the prehistoric toad as anywhere from between 200 to 1,000 years.

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New Y. M. C. A. Building, as it will appear when completed.