

REALTY MARKET
HOLDERS SHOW NO SIGNS OF
CUTTING DOWN PRICES OF
THEIR PROPERTIES.

BIG DEAL HUNG UP
ON SMALL DIFFERENCE

Considerable Activity Is Noted in
Lots and Acreage Tracts on the
East Side—Good Demand for Real
Estate.

There is abundant reason for saying
that the depression in the local real
estate market, so noticeable in November
and December of last year, is rapidly
disappearing. The chief reason for this
belief is the heavy increase in the num-
ber and value of the property transfers
that are daily filed for record. Two
months ago, the total value of transfers
filed each day rarely reached above \$10,
and during the past week the average
was in the neighborhood of \$45,
and twice went above \$50,000.

As a rule, realty brokers report the
market as rather quiet, so far as actual
sales go, but with an increased inquiry
and little disposition on the part of
owners to make concessions in order to
put through a deal. One broker tells of
a sale involving \$20,000 that he was ne-
gotiating in the early part of the week,
but failed to be consummated because
the owner refused to reduce his price
\$500.

While this instance indicates stub-
bornness on the part of both principals
in the transaction, it also indicates
strong faith on the part of the owner in
the values of Portland real estate.

The dominant feature of the market
since the first of the year has been
the large number of transactions in
east side residence lots, and in small
acreage tracts in the east side suburbs.
More than \$9 per cent of the daily
transactions are in this character of
holdings.

Nearly every dealer who makes a spe-
cialty of inside residence property and
business sites, reports a good demand
for both classes, many of them having
commitments to buy valuable business
sites which they are unable to execute,
owing to the fact that the owners are
unwilling to sell except at a substantial
advance over prices prevailing six
months ago.

Among the important sales closed dur-
ing the past week were several valuable
residences purchased by outsiders, who
are preparing to make Portland their
home.

Some Residence Sales.
E. E. Sny has closed a deal with Joseph
H. Nash for three lots in Nash's
second addition for which he paid \$5,000.
Mrs. Mary E. Daily has purchased
from Louis Burk a handsome residence
on Nob Hill terrace, consideration
\$4,500.

A house and lot on Sixth street, be-
tween College and Hall, was sold by
M. J. Beakley to James R. Thompson for
\$4,000.

A modern two-story residence on the
northwest corner of Mason street and
Malloy avenue was purchased by
Charles R. Becking from George W.
Gorton, consideration \$5,500.

H. H. Newhall, the east side banker,
has purchased from T. E. West a resi-
dence occupying three lots in Park View
addition for \$4,500.

A five-acre tract of land, part of the
donation land claim of Robert Gray,
was purchased by Andrew J. Murphy
from George W. Henkle for \$6,000.

House and lot at the northeast corner
of Broadway and East Water streets,
purchased by William Weber from Ed-
ward J. Grahg for \$4,200.

Two-story frame residence occupying
fractional lot on Rodney avenue, be-
tween Cook avenue and Fargo street,
purchased by Samuel W. McFaddin from
Mike Sitters, consideration \$3,500.

Theodore Praun purchased from Loyd
D. Elliott five acres east of and near
Mount Taber at the rate of \$90 an
acre.

A new house and lot at Vernon was
purchased by Ole J. Hatland from Olaf
Klein for \$2,000.

Half Block on Hawthorne.
A half block in Hawthorne avenue
addition, near Hawthorne avenue was
purchased by W. S. Roberts from
George E. Felt for \$2,000.

Charles W. Stubbs has purchased
from M. J. Graham a house and lot on
East Flinders street, near East Twenty-
eighth, consideration \$2,500.

Ten-acre east of Gresham, purchased
by E. L. Rugg from J. M. Short, for
\$5,000.

M. L. Holbrook sold to N. F. Noren a
new residence occupying fractional lot
in Smith's addition to St. Johns, con-
sideration \$2,500.



RESIDENCE OF CHAS. JENNING, E. 12TH & W. AS CO STS

BEGIN ERECTION OF
NEW HOTEL IN JULY

Work Starts on Eight-Story
Structure as Soon as
Leases Expire.

The Hotel Investment company's new
proposed hotel on the northwest corner
of Fourth and Alder streets will as-
suredly go up this summer. W. L.
Morgan, one of the large stockholders
in the investment, says that excavating
for the foundation will begin early in
July, immediately after the expiration
of the leases held by the tenants on the
premises.

CEMENT FIRM AFTER
PORTLAND LOCATION

Ogden Company, Owners of
Southern Oregon Deposits,
Looking for a Site.

It is currently reported that the Ogden
Cement Manufacturing company, with a
factory at Ogden, Utah, is negotiating
for a site for a cement plant in the vic-
inity of Portland. This company owns
large cement rock deposits in southern
Oregon, which it is anxious to develop.
It is claimed that an analysis of this
rock shows that it will make as high
a grade of cement as any that is im-
ported from England or Germany.

BUILDING ALL OVER COUNTRY
SHOWS BUT SLIGHT SHRINKAGE

As shown by the table below, com-
piled by the American Contractor, the
volume of new construction begun in
the 56 principal cities in the United
States in 1904 was but 13 per cent
less than the building record of the
same cities in 1903. When it is re-
membered that 1903 broke all building
records in this country, the 13 per
cent average decrease for 1904 is con-
sidered very small.

Table with 4 columns: City, 1904-Cost, 1903-Cost, and Per cent. Gain. Loss. Lists 56 cities including Baltimore, Birmingham, Bridgeport, Buffalo, Chicago, Cambridge, Cleveland, Chattanooga, Cincinnati, Davenport, Denver, Detroit, Grand Rapids, Hartford, Indianapolis, Kansas City, Little Rock, Louisville, Los Angeles, Manchester, Milwaukee, Minneapolis, Memphis, Mobile, Nashville, New Haven, Newark, New Orleans, New York-Manhattan, Omaha, Philadelphia, Pittsburgh, Portland, Reading, Rochester, St. Joseph, St. Louis, St. Paul, San Antonio, San Francisco, Scranton, Seattle, Spokane, South Bend, Syracuse, Salt Lake City, Toledo, Tacoma, Washington, Worcester, and Wilkes-Barre. Total 1904-Cost: \$590,198,747; Total 1903-Cost: \$673,950,470.



Attractive New Willamette Heights Cottage.

BIG IMPROVEMENT IN
HOLLADAY DISTRICT

Miles of Sidewalks and Many
Handsome Residences
Built During 1904.

During the year 1904 the Oregon Real
Estate company, controlling many
blocks of property in Holladay's ad-
dition, laid 13,100 linear feet—over three
and a half miles—of cement sidewalk
in the Holladay park district. In addi-
tion a large amount of street work was
done there. Probably in no other sec-
tion of Portland was so much substan-
tial and permanent street and sidewalk
improvement made during the past year.
One result of this is seen in the large
amount of building in progress there.
Prospective builders are prone to seek
a district where all public improvements
have been made and where troublesome
street, sidewalk and sewer assessments
will not arise.

Among the costly improvements to be
made in that district in the near future
is a \$10,000 residence, which will be put
up by Mrs. Phebe J. Colburn on the
quarter block at the southwest corner
of East Sixteenth and Halsey streets.
This site was recently purchased by
Mrs. Colburn from the Oregon Real
Estate company.



RESIDENCE OF C. MINSINGER, E. 13TH & HALSEY STS

WORK TO BEGIN SOON
ON ST. JOHNS PLANT

Newly Incorporated Gas
Company Arranging for
Necessary Buildings.

The announcement is made that the
St. Johns Gas, Light & Heat company,
which was recently incorporated, with
a capital of \$50,000, will in a few weeks,
begin the erection of the necessary
buildings for the installation of a gas
plant on the St. Johns waterfront. Ar-
chitects Goodrich & Goodrich are pre-
paring plans and specifications for
a 125-foot steel and brick building to
be occupied by the machinery, gas-gen-
erators, engines, etc. of the plant.
There will be one gas-holder of 20,000
cubic feet capacity. About five miles
of mains will be laid this spring. The
organizers of the company expect to
expend \$45,000 in building and equipping
the plant.

St. Johns has an excellent water sys-
tem, and sewer system. It is supplied
with electricity and streetcars from the
Portland company and when its new
gas works is ready for operation, the
town will have most of the necessities
and conveniences of modern city life.

NEW TODAY
HOOD RIVER
BARGAIN

Fifteen acres of the best fruit land in
this beautiful valley, 4 miles south of
town near school, churches and stores;
county road on two sides of place;
acres in orchard, 4 acres in clover
grapes, berries, etc.; 7-room house,
barn, good water right and farm-
ing implements included. This will
make some one an ideal little place. It
is positively the best bargain in the
valley today. You will only have to use
it to be convinced. Price \$4,000.

Devlin & Firebaugh
800-508 Sweetland Building.

NEW FRUIT LANDS
A Subdividing
Proposition

1,250 acres rolling land, 3 miles off
north bank railroad and Columbia river,
about 80 miles from Portland; also
good for dairying.
Price only \$15 per acre, easy terms.
Call on us.

COLUMBIA TRUST CO.
724 Couch Bldg., 109 4th St., near Wash.

Wheat Lands
Stock & Dairy Farms
Fruit Lands

and small acreage near Portland for
sale. Call or send for description of
this land.

Moore Investment Company
213 1/2 Washington St.

Dairy and
Fruit Farms
FOR SALE

Write us and we will send you descrip-
tions and prices on fruit and dairy
farms we have for sale, most of them
situated on or near the Columbia river.

Moore Investment Company
213 1/2 Washington St.

Nob Hill Home
FOR SALE

House of 10 rooms, cement basement,
auto room, electric lights and gas; all
modern; corner lot. Everything first-
class condition. Call 160 North 21st.
Phone, Main 8735.

A CHEAP HOME
ON EASY TERMS
Pacific St.

\$5x100—an eight-room house on the
northwest corner of Twenty-fifth and
Pacific streets. Price \$1,500, terms
\$100 down, balance in monthly install-
ments to suit purchaser with interest
at the rate of 6 per cent.

MALL & VON BORSTEL
104 Second St. and 302 E. Burnside St.

SOMETHING NEW
Naturally, subdividing lands on sun-
ny slope, that will produce wonderful
crops of peaches, apricots, almonds,
grapes, apples, corn and melons. He just
short distance from Portland on the
north bank railroad, and are now offered
in 10 acre tracts, bearing orchards or
others, at low prices and terms in reach
of any one employed. This means a
home and an income for you.

Write or call on
E. S. COOK & CO., 251 ALDER ST.

Have You Money in Bank on
3 or 4 per cent interest?

I can loan it on first city mortgages
at 7 or 8 per cent net. I know this
and value probate and mortgage busi-
ness solicited. I want a few mortgages
now from \$500 to \$1,500. Call or write
for details. W. B. WARD, Attorney,
Albany Bldg.

Remember, \$50 Cash

With \$5.00 monthly and 6 per cent in-
terest will buy a nice improved acre
home in Covert, Oregon City, carline.
Beats anything you have ever seen.
TED DURN-LAWRENCE CO.,
248 Alder St.

GOOD BARGAIN IN CITY HOME

Five-room, strictly modern, cottage, 1
block of Hawthorne avenue, full Sit-
ing lot, east front, ready to plumb-
ing. A fine home, and a bargain at
\$2,350. Terms.

Coast Commercial Company
504 Delam Building.

MONARCHS IN BUSINESS.

Carmen Sylva's Book Stores—Queen
of Portugal's Chemist Shop.
From TIB-BITS.
It is popularly supposed that all in-
dustrial "kings" come from America, but
Europe can still boast a few records,
and among them is the production of
real, genuine business monarchs. For
instance, the Kaiser is the proprietor of
a most important porcelain factory at
Calden, and as might be expected, he
does not delegate the duties to others.
But the Kaiser is only one of many
monarchs who have gone into trade

WOLVES IN FARMYARDS.
Kill Horses and Cattle in Montana—
Hunt in Big Packs.



Mrs. J. H. Weist's New Twenty-third Street Apartment House.

"From the Anaconda Standard.
"For some unknown reason wolves are
coming back into our section of the
state, said Frank Metzger, prominent
as a stockman and ranchman of the up-
per Ruby valley for many years, and
they are creating considerable havoc.
They think nothing nowadays of com-
ing into a barnyard and making a kill,
and a number of valuable animals have
recently been destroyed by the varmints.
"Only a few days ago a pack invaded
one of the pastures near the C. X. Lar-
able Brook Nook ranch and killed two
finely bred colts while their dams were
peacefully grazing, and with their
hands less than a half mile away. There
are a number of other incidents in the
valley where they invaded the corrals
and killed calves and it is nothing in-
frequent for a killing to be made in a
pasture.

"Until within the last few years our
section of the country has been free
from this curse of the range, and it is
only in isolated cases that a gray wolf
was ever reported. Now they go in
packs and hunt systematically. I can
remember the older men of the valley
telling of seeing wolf packs in the early
'70s, but those old time hunters were
so relentless in their hunt of the an-
imals that few escaped, and it was be-
lieved the entire wolf tribe of that part
of Montana was practically exterminat-
ed. It is only during the last few
years, since the establishment of the
forest reserve system, that the wolves
have become particularly plentiful.
There is some talk of the forestry bu-
reau putting in a trapper to hunt the
wolves in the Madison reserve this
winter.

"The situation regarding the wolves
in the upper part of the Ruby valley is
really a serious one and the stockmen
of the county are feeling the loss keenly.
It takes a lot to feed him and he
generally likes to feed on warm flesh
and do the killing himself or else be in
on it. He is not a coyote to play the
jackal and feed off carrion.
"For a while I scouted at the idea of
wolves being in the valley in numbers,
but I had occasion to change my mind
a few weeks ago. I was above the
per canyon looking after some stockmy first sight of wolves, but I can as-

sure you I do not want to see any more
of the critters, especially when I'm
on foot and unarmed."

and camped out near the Carruthers
cabins. Before daylight I got up
and found that the horses had moved
out of the little valley, and I started
after them. Before I had gone more
than a mile it began to get light, and
in the sage brush, not over 200 yards
away, I could make out 30 or 40 ob-
jects moving about, which I mistook
for deer. Thinking it queer that deer
should be in such a locality, I went a
little nearer to investigate. Then my
hair stood on end, for I could see that
they were wolves, all big, gaunt, hun-
gry looking chaps.
"Seeing me, they sidled slowly away,
trotting on a hilltop, where they came
should be in such a locality, I went a
little nearer to investigate. Then my
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Hubert Residence, Franklin and Rugby Streets, Willamette Heights.