

FLATS FOR FLATS FIND READY SALE

East Side District Is Building Up With Apartment Houses.

PART BLOCK SELLS AT DOLLAR SQUARE FOOT

Residences That Will Cost High Figures to Erect Are Planned for the Spring—Many Sales Reported.

From all over the city and from the suburban districts as well come reports of real estate and building activity in volume that has not been known before in months, certainly not since the wet blanket of monetary stringency was so quickly and ruthlessly spread over the country last October.

Humors are rife of new business blocks being planned, announcement is made that within the month nearly \$400,000 will begin to be expended in one building enterprise—the Y. M. C. A. Y. W. C. A. building.

The demand for high-class residence property has kept pace with the lively sale of street lots, and announcements of plans for new and costly dwellings have been coming in with striking frequency since the new month opened.

Perhaps the class of property that has attracted the most attention is what may be called apartment house and flat sites. Many sales of this class of holdings have been closed up in the past few weeks and many more are known to be under way.

The most important sale reported last week was the purchase by the Cambridge Brewery of the triangular block at the intersection of Washington and Twenty-third streets and the Cornell street block containing about 45,000 square feet, a little over an acre and was sold for \$45,000.

Another sale of importance was that of the 8 by 104 foot lot at the northwest corner of Fourteenth and Columbia streets, which was sold by Mrs. D. J. Lashmut to M. Pallas; consideration \$15,500.

Alfred A. Baker closed a deal with Augustus Walker for several vacant acreage tracts fronting Columbia boulevard in the northwest corner of the John Rankin donation land claim. The total consideration was \$4,300.

Another good sized sale reported was a modern house and lot on Broadway between Second and Third streets, which was purchased by Sarah E. Reed from M. A. Zollinger for \$8,500.

Thomas W. Haines was purchased from Robert F. Hall a frame cottage occupying a fractional lot on East Six-



New Commercial Club Building, at Fifth and Oak Streets.

teenth street between Pine and Ash streets; consideration \$2,550. The house and lot at the southeast corner of East Eighteenth and East Everett streets has been purchased by Bert E. Boise from J. E. Becker for \$2,500.

W. M. Killingsworth sold during the past week two unimproved lots in Walnut Park for \$1,250 each, which was at an advance of about \$400 over the ruling prices of one year ago. The lots were purchased by C. C. McCormack and Mary T. Campton and both will be improved at an early date.

W. A. Flossack has purchased a quarter block in Miller's addition to Sellwood. The property was formerly owned by W. H. Laneford and was sold for \$2,000.

M. L. Holbrook has sold to I. Holmer a lot in Grand Junction addition; consideration \$2,000.

West Side Transfers. K. M. Karo has purchased from C. W. Gartenbein a 33 by 100-foot lot on Hall between Tenth and Eleventh streets, paying \$4,100 for it.

The house and lot at the northwest corner of Sherman and Sixth streets has been purchased by Fred Descamps from A. Fitchell for \$5,100.

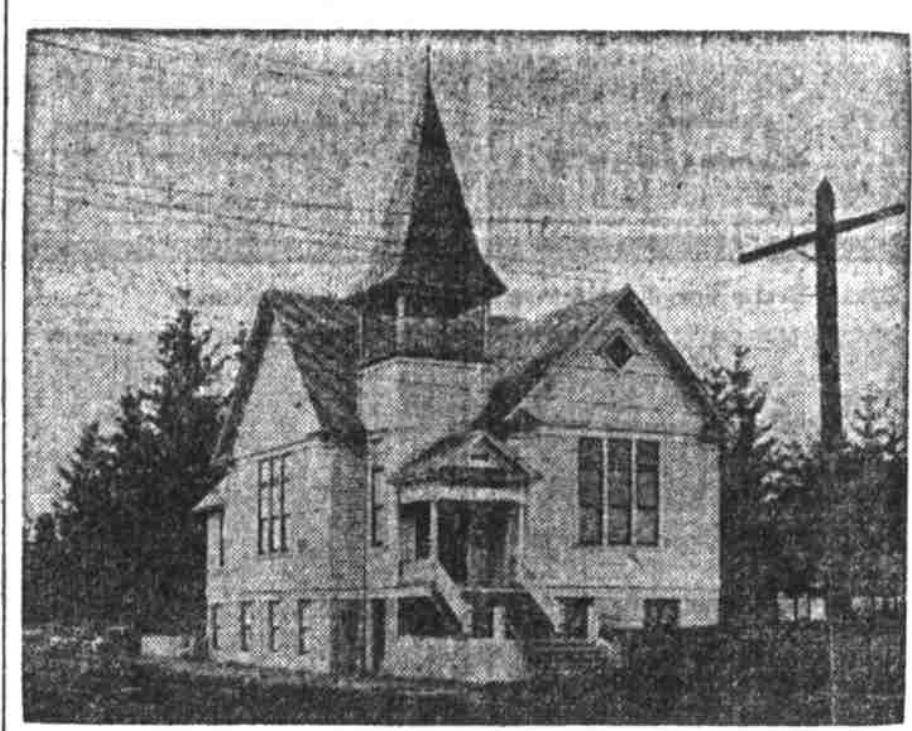
Sophia Schneider has purchased from J. C. Roberts a house and lot on East Eighteenth street between Washington and Stark streets, consideration \$3,500.

Two improved lots on Vancouver avenue, between Shaver and Mason streets, have been purchased by Chris Hendrickson from John Johnson, consideration \$3,250.

An improved quarter block in Lincoln Park has been sold by John D. Neer to Albert Mundorff for \$3,000. David Cole has purchased the James McDonald residence in Piedmont. The property consists of a quarter block and a modern two-story dwelling and was sold for \$4,500.

W. A. Flossack has purchased the residence of Gottlieb Fuchs in Central addition for \$2,700. Alfred J. Collins has sold to Eva Hamilton a 34 by 100 foot lot, occupied by a cottage, located in the Williams avenue addition.

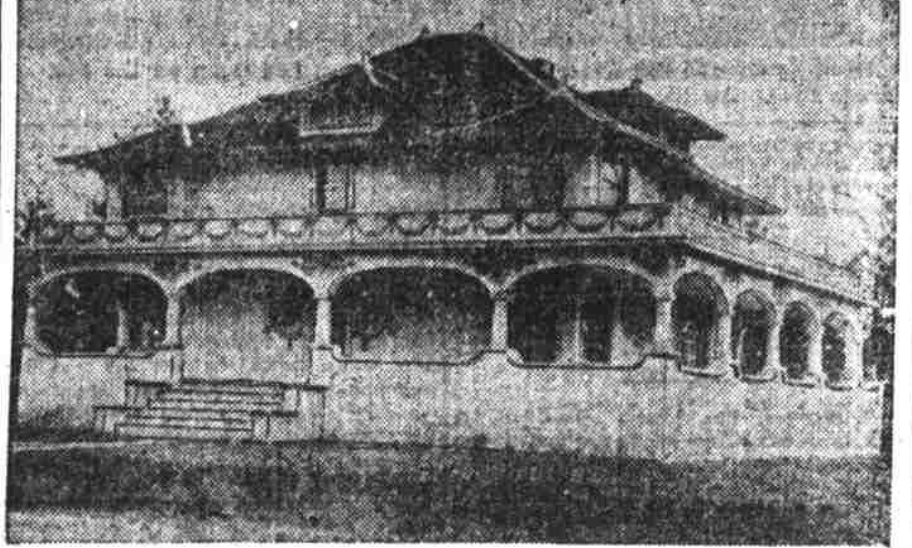
NEW CHURCH BUILT WITH FUNDS CONTRIBUTED BY 25 FAMILIES



First Brethren (Dunkards) Church, Borthwick Street and Killingsworth Avenue.

The First Brethren (Dunkard) church, a handsome frame edifice, at the corner of Borthwick street and Killingsworth avenue, has just been completed at a cost of between \$5,000 and \$6,000, a considerable portion of which sum was contributed by the 25 families that make up the congregation.

membership of the church is quite small, it is expected that it will be largely augmented during the year as a result of the efforts of the pastor, Rev. George C. Carl, who will at an early date go east and visit several Dunkard communities for the purpose of inducing emigration to Portland.



Reinforced Concrete Residence of J. H. Shields, Vancouver and Killingsworth Avenues.

FINE HOME TO GRACE HEIGHTS OF MT. TABOR

Philip Buehner Will Erect Handsome Colonial Mansion to Cost \$30,000.

Philip Buehner, treasurer of the Eastern and Western Lumber company, has commissioned a local firm of architects to prepare plans for what is to be one of the half dozen really magnificent homes in Portland. The build-

ing is to be of the Colonial style of architecture, and will cost when completed something like \$30,000. Mr. Buehner owns sixteen acres on the western slope of Mount Tabor, upon which his new home will be erected. It will command a fine view of the city and will be one of the show places of Portland.

REALTY BOARD TO ELECT OFFICERS

A meeting of the Portland realty board was held Tuesday afternoon last for the purpose of electing a full set of officers to serve for the year beginning March 1, but owing to the small attendance, an adjournment was taken until the evening of the board's dinner, which will be held this week on a day to be selected by the banquet committee.



Residence of William Hall, 1417 Cleveland Avenue.



Residence of R. G. Sloan, Corner of Pearl and Moose Streets.

LAUGH AT EDISON'S DAILY AVERAGE PLAN THEN ADOPT IT NEARLY \$70,000

Cement Manufacturers Slow at First to See Wisdom of Wizard's Device.

Week's Realty Deals Nearly Double Corresponding Week in January.

In describing the recent formation in New York of the Association of Licensed Cement Manufacturers, which represents nearly 70 per cent of the annual output of Portland cement in this country and controls the most important of the basic patents underlying the Portland cement industry, Cement Age cites an interesting phase of Edison's farightedness. It says that a marked advance in the cement industry was due to Edison devising new calcining kilns, together with several unique methods of fuel consumption.

Transfers of real estate filed for record during the week ending yesterday totaled about \$400,000, or a daily average of between \$60,000 and \$70,000. This is nearly double the January record and is about equal to the daily average of last spring and early summer, when the market was active and conditions satisfactory.

NEW BRICK GOES UP AT SECOND AND MAIN

A three-story brick building to cost \$50,000 will be erected this spring on the quarter block at the northeast corner of Second and Main streets.

RAILROAD MAY NOT ACCEPT SUGGESTION

Washington, March 7.—An intimation has been received by the department of Western mail that the attorney-general's suggestion that a test case be prepared by the coal-carrying roads in order to secure an early ruling in the supreme court on the constitutionality of the commodity clause of the Hepburn rate law requires the absolute divestment May 1 of railroad and coal operating business.

BUY EAST SIDE TRACT, WILL BUILD AT ONCE

Mall & Von Horstel have sold for the Mercantile Trust & Investment company to McKee & Burgey the quarter block at the southeast corner of East Twenty-ninth and Broadway streets.

REPUBLICAN CLUBS IN SESSION AT HAINES

(Special Dispatch to The Journal.) Baker City, Or., March 7.—The Garfield Republican club at Haines entertained the Lincoln Republican club of Baker City tonight. A large crowd of Baker City Republicans attended the session and the affair was a complete success. Some of the most prominent workers in eastern Oregon were in attendance.

ERECTING FINE NEW DWELLING

Through the agency of Lamont & Harris, Goodman Bettman has purchased a 50 by 100 foot lot on Kearney street, between Twenty-second and Twenty-third streets, for \$3,750. Mr. Bettman has begun the erection of a \$5,000 residence on the lot, which he will occupy as a home with his family.

LARGE MAIL DELIVERY. Thousands Burdened With Tens of Millions of Letters.

If any of Portland's mail carriers are complaining of the large amount of mail they deliver the past few days, don't scold them or make remarks about their getting tired of their jobs for they have a "kick" coming and a good one at that. Last Thursday the John F. Sharkey company delivered to the postoffice 40,000 letters to be delivered at once, as Mr. Sharkey explained to Postmaster Wether, "It's important." When the genial postmaster caught his breath, he informed the dirt dealer that it would take at least five days to deliver the mail, and that with the present force of carriers, as Sharkey was not the only letter writer in the city. The mayor sometimes writes letters, also the preachers, then there were the sweet heart's letters, to say nothing of the bills, papers, magazines, etc.; but 40,000 from one firm at one time probably is the limit and sets a new high-water mark that will make the pen pushers with a record sit up and take notice if they do not want to be felled as letter writers.

LOST WARM ROOM TO HIS MOTHER-IN-LAW

Franklin, Pa., March 7.—Because he was compelled by his wife to give up his warm bedroom to his mother-in-law, William J. Magee, a wealthy oil producer, today entered suit here for divorce against his wife, Lucy D. Magee, whom he married in Chicago in January, 1907.

WOMAN 130 YEARS OLD ACCORDING TO RECORD

York, Pa., March 7.—Perhaps the oldest woman in the United States is Miss Mena Miller, an inmate of the York county almshouse, who, according to the records of that institution, has reached the remarkable age of 130 years. Miss Miller was admitted to the institution on January 1, 1850, at which time it was claimed she was 83 years old. Since then she has been an inmate continuously, with the exception of a few weeks at a time, when she took what she called "jaunts" between this city and Baltimore. The last of these trips was taken two years ago, when Miss Miller was 127 years of age, notwithstanding her years. She attends to making her bed and keeping her room in order, and ascends stairs, flights of stairs each day unassisted.

DOG MUGGINS BURIED IN REAL COFFIN; TEARS

Undertaker Declined to Sell the Heartbroken Woman a Casket.

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USE OF NEWSPAPERS GOOD WAY TO ATTRACT BUYERS

Discussing the handling of subdivisions, before the Real Estate association of Buffalo, A. L. Kingsley of Chicago, an expert in that line, spoke in part as follows:

"The subdivision man must have a quick seller. Above all things, transportation is of paramount importance. The workers of today demand transportation and the dealer who neglects this feature may spoil otherwise well laid plans. Care should be taken to have property look its best at the time of a sale. I believe 75 per cent of buyers are married men, and most of them are accompanied by their wives when a sale is made. Neatness appeals to women, and with a neat property a sale is easier.

I should not use circulars, but should use the newspaper exclusively, sending out a handsome booklet to enquirers.

"In newspaper advertising I am a firm believer in the persistent use of medium-sized space rather than infrequent and large ads. In blocking out the advertisement the story should be told in a few words, a mere outline, the idea being that it is difficult to get a good display 'ad' with too much reading matter. The purpose is to catch the eye of the reader and enlist his interest. He probably will visit the property. It is then the work of the salesman comes into action.



Residence of W. S. McKenzie, 1137 Williams Avenue.



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AMERICAN WOMEN RISE IN FRANCE

M. Clemenceau's Wife, From Whom He Separated, Was From Connecticut.

Paris, March 7.—Everyone knows, in France, at least, that for many years the present head of the French government, Monsieur Clemenceau, has been a devoted friend and admirer of the Count and Countess Dupuy-Leter-d'Anny, and since Madame La Comtesse came from your good city of New York, it is measurably exact to say that France is governed by an American.

M. Clemenceau has always liked American women. For, of course, you have not forgotten that the wife from whom he is separated is Miss Plummer of Connecticut. Now, when M. Clemenceau became prime minister his first act was to invite his friends, Monsieur and Madame d'Anny, for their warm friendship. He appointed the count to the embassy at Bern.

But the life in Bern is horribly dull. There is absolutely nothing to do but to feed rats and sugar to the tame bears in the pit out there in a melancholy park, and really that is not very exciting. So these friends of M. Clemenceau rain letters and telegrams upon him demanding a change of residence. They have even decided that the city they want to live in is Rome.

But we have an ambassador in Rome—the good M. Barre. In earlier days he was a Communist and, like all such folk, he dearly loves a prince. Now the finding aristocracy is very kind to Monsieur Barre. They invite him to their dinners; they let him go fox hunting with them on the Roman campaign and therefore Monsieur Barre refuses to leave Rome.

In the meantime our American ambassador in Bern feeds sugar to the bears and writes cross and cheerful notes to the prime minister.

Every afternoon the band plays and people waits and skate and drink and flirt and fall now and then. All this happens at the famous ice palace in the Champs-Élysées, the most aristocratic quarter of Paris. And what adds gaiety to the scene is the crowd of pretty American girls. Always to be found there, it was in honor of one of these pretty Americans that the skating club of the ice palace was organized.

That was when the young Count Louis de Gontaut was paying his court to Miss Leishman, who afterward became his wife. She was a fond of skating that he created for her this select social club. Ever since it has been one of the elegant institutions of Paris. Before the club presumped the fashionable afternoons of the ice palace women of the half-world used to swarm there. Now when you enter you find yourself among sweet young girls accompanied by their mothers and governesses, and it is all as pretty and innocent as a glass of milk. This afternoon among the grande dames looking on I noticed the Infanta Eulalie d'Uzes and many other charming folk. You may take my word for it, the ice palace is one of the properest places in Paris. It is quite the thing to be seen there—indeed not to be seen there is decidedly unfashionable.

DUST IS FOE OF LUNGS; WARNING GIVEN WOMEN

Dirt Causes More Consumption Than Dampness, Declares Miss Alice Hamilton.

Chicago, March 7.—It is the dusty city which will have a high death rate in tuberculosis rather than a damp city, and if Chicago could be swept absolutely clean of its dirt its consumption victims would be comparatively few.

Tala opinion was expressed yesterday afternoon by Miss Alice Hamilton of Hartford in addressing members of the Chicago Women's club. Miss Hamilton was interrupted several times by women who wanted information. One asked if consumption is ever to be eradicated, and Miss Hamilton said that it was impossible.

"There is a strong remedy used occasionally by the best of physicians, but it is so powerful that few practitioners care to resort to it," Miss Hamilton said fresh air is the best cure for the disease.

"Fresh air, good food, eggs, milk, cleanliness and cheerfulness are the things most needed by the consumptive. All these things, however, will not do for him what natural agencies will."

DOG MUGGINS BURIED IN REAL COFFIN; TEARS

Undertaker Declined to Sell the Heartbroken Woman a Casket.

Wooster, Ohio, March 7.—There is mourning in the household of Mrs. Jessie Henderson, a pretty widow, and her mother at Cleves, for "Muggins," their pet dog, is dead. And also buried.

Mrs. Henderson was visiting in Mansfield when she received a telegram from her mother saying "Our darling is dead." She hurried home on the first train, and mingled her tears with those of her mother at the dog's bier.

Mrs. Henderson tried to buy a child's casket from Otto Tidball, the village undertaker in which to bury the dog, but he refused to sell her one. Then she engaged Neil Robinson, a cabinet-maker, to make her a casket, and when it was completed the dog was laid in its final rest, with Mrs. Henderson and her mother as mourners.

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She attends St. John's German Lutheran church, in this city, and for several years has not missed a service. Tomorrow and Tuesday will positively be the last days for discount on west side gas bills. Portland Gas company.