



STERLING RESIDENCE E. 17TH AND WEIDLER



RESIDENCE OF L. C. WIGHTMAN BROADWAY BET 19TH & 21ST



RESIDENCE OF J. E. DOLEN E. 16TH AND WEIDLER

REALTY VALUES SOAR SKYWARD

Market Barometer Registers Equal Activity With Pre-Flurry Period.

HEAVIEST WEEK IN HALF YEAR'S SALES

Business and Residence Property Sold at Advance—New Beach Resort Bought by Syndicate—Tracts for Home Lots Opened.

When the sales of property in Portland and vicinity which were negotiated during the past week are all finally closed up, it will be found that the total amount invested will not be far from \$750,000, which is far and away the best week's business in the realty market for more than six months past. The sales actually closed included two transactions in central business property amounting to about \$200,000, the same amount invested in high-priced acreage tracts and between 200 and 300 residence lots.

Every indication points to a resumption of the active market of one year ago. Not only are local people, who have the means to buy property convinced that values here are altogether too low, but outsiders, residents of the middle west, many of whom are in Portland at this time, believe that there is a handsome margin of profit in all classes of property in this vicinity at the ruling prices. A prominent resident of Iowa, who has been here for several weeks looking into the prices of farm property, expressed his astonishment that highly improved farm, advantageously located within 50 miles of Portland could be bought for from \$50 to \$2 per acre.

Sale of Quarter Block.
The most important transaction of last week was the purchase of the quarter block on the southwest corner of Fourth and Oak streets by Joseph M. Hilly and Gay Lombard. The property is directly across Fourth street from the new Board of Trade building, which now belongs to Mr. Healy and Mr. Combs. The block was sold for \$111,000. Dr. Parker acquired the holding about one year ago from the White estate and paid \$25,000 for it.
The purchasers are completing arrangements to put up a modern three-story brick building on the corner, which will cost in the neighborhood of \$40,000.
Another sale of considerable magnitude negotiated last week was the purchase by George Jacobson of the east half of the Cosmopolitan hotel block comprising the quarter block at the northwest corner of Third and Davis streets. The property belonged to A. Stephenson and was sold for \$85,000. Mr. Stephenson recently sold the west half of the block to John D. Decker and Loewenson Brothers for \$45,000.

Sale of Eighty-Acre Tract.
Clechsey & Smith closed a deal last Friday for the sale of Mrs. Alice Baird in the 80-acre tract of land located about 10 blocks west of Capitol Hill. The property was purchased by the well-known developer, E. Broste, who with P. P. Dabney, the owner of the other half, will subdivide the tract and put it on the market this spring. It was sold on a basis of \$40,000 for the tract. This holding is on the Salem electric line, and within 15 minutes ride of the city.
The Moore investment company has purchased from a syndicate composed of E. J. Daly, Dan J. Maloney, E. B. Piper and L. N. Fitchner a 275-acre farm located on the beach in Clatsop county for \$25,000. This property lies between Gearhart Park and Fort Stevens and has a beach frontage of about one half mile. The property is to be converted into a first-class beach resort and will be known as Delaura Beach.

Knapp Buys From Alvord.
A sale of considerable magnitude which was closed several days ago, but which has just been made public by the block bounded by Eighteenth, Nineteenth, Wilson and Washington streets, was purchased by E. A. Knapp from W. C. Alvord. While the consideration was given in the transfer at a nominal figure, it is known that the block brought about \$50,000. Part of the South Portland block bounded by Caruthers, Sherman, Front and First streets has been purchased by J. Solomon from H. A. Janick for \$8,150.

The new two-story residence near the northwest corner of Union and Killgore streets has been sold by A. E. Dixon to G. W. Phillips for \$7,400.
Alex McInnis has purchased from Eugene Pierson a 50-foot lot on the north side of Irving street between Twenty-second and Twenty-third streets, consideration \$1,000.
An improved quarter block in Marshall's addition has been purchased by Elizabeth Settlemier from J. V. Beach for \$2,500.
Several important sales of low peninsula property were concluded last week. The most important transaction there was the sale of a 20-acre tract, part of the Love estate for \$1,250 on a basis of \$100 per acre. The purchaser was not made known, but the block is on the northeast corner of East Fourteenth and East Yamhill streets has been sold to R. Kaeser by Victor Carlson for \$5,500.
Louise B. Kilks and D. N. Olds have purchased lot 4, block in St. Johns, from Peter J. Peterson, consideration \$4,500.
Mrs. Isabella G. Mackie has purchased from Albert Hall a plot 8 1/2 by 260 feet in the southwest corner of the Freestman donation land claim, consideration \$3,000.

Among the organized women workers in Germany, nearly 15,000 are engaged in the metal trades.



RESIDENCE OF E. BURES E. 7TH BET BROADWAY & WEIDLER



RESIDENCE OF GEO. M. HYLAND E. 16TH AND HALSEY

POOR STREETS SHAME OF CITIES

Well-Paved Streets Best Possible Investment to Secure Results.

ADD VASTLY TO THE COMMUNITY'S WEALTH

Good Thoroughfares Both an Economic and Social Necessity—Necessary Before Any City Can Expect to Gain Rank.

"As a financial investment nothing gives better returns than handsome, well-improved streets. Besides being a benefit to property and business they retain old inhabitants, attract visitors, obtain new citizens. People leave places because of disagreeable, improperly paved, dirty, noisy and repelling public squares and streets. In every city people leave for the more attractive street districts for the more attractive and better paved sections of the same city."

The above is the opening paragraph of an address recently delivered before the civic association of Morristown, New Jersey, by Colonel J. W. Howard of New York, one of the country's leading paving experts. Continuing, Colonel Howard said: "Pavements of sidewalks and roadways are an economic and social necessity. The question of cost is a relative one. A community without pavements cannot preserve its existing places thus properly equipped with sidewalks and pavements impedes the moving of people or things, and is a social evil in many ways. Street cleaning is impossible. Comfort and health are endangered. The character, education and success of the people are retarded."

Involves Many Features.
"The paving problem involves many things; among them are the first cost, the cost of maintenance in good condition, the cost of sprinkling, expense to citizens for traction or transportation of loads over rough roads, the cost of repairs to pavements; repairs to vehicles, harnesses, and the load possible for each horse, the effects of wet, dry, cold or hot weather, noise of some pavements, or injury from street dust, more so on some pavements than on others."
"The beneficial influence of some streets on morals is shown by dark, crooked and narrow streets and alleys which foster physical and moral disease. Many parts of Paris, London and other cities, large and small, have introduced broad avenues in a 'Latin quarter' and 'east end,' or an 'east side' with splendid results."

"Foundations are needed for all pavements to make them durable. These foundations are generally of concrete made with crushed stone, a clean gravel, mixed with a hydraulic cement and sand. The wearing surface should be of materials which will meet the special requirements of the special street where used and which can be quickly and economically repaired at long intervals when needed."
"The materials used with varying good and poor success for pavement wearing surfaces, arranged alphabetically are as follows: Asphalt of various kinds, asphalt blocks, basalt blocks, bitulithic pavement, boulder stones, blocks of various kinds and shapes, concrete, cobble stones, dolerite blocks, oyster shells, granite blocks, gravel, limestone blocks, macadam, sandstone, sand, scoria or slag blocks, syenite blocks, tarred and oiled macadam, trap blocks, and wood blocks."

Macadam road surfaces are suited only for suburban and outlying districts. In the interior of a town they become dusty, muddy and quickly rutted. Bitulithic is the most expensive of all pavements to keep in

BEACH RESORT NEAR GEARHART

Large Tract of Land Laid Out by Portland Capitalists.

HAS BEEN NAMED DELAURA BEACH

Easterners Said to Be Interested and Fine Hotel, Sanitarium and Military Academy to Be Established on the Site.

In a recent issue of the Morning Astorian appeared the following article telling something of the new beach resort, "Delaura Beach," to be established near Gearhart Park by W. H. Moore and D. B. Howard, both of whom are extensive operators in Portland real estate:
"A few days ago there was filed in the office of the county clerk of Clatsop county a deed for a sizable body of land, about 250 acres, more or less, duly described, which upon its face indicated nothing more than a rather notable transfer of land at this particularly quiet period of the year, and which was not noticed nor commented upon at the time; but which held the germ of very large and interesting developments for those who are willing to pursue its real significance."

PENINSULA ACTIVITY.

Small Tract to Be Platted by the Columbia Trust Company.

The Columbia Trust Company is fully alive to the fact that the peninsula affords excellent opportunities for investment and is plating a small tract of beautiful land on the St. Johns carline a short distance north of the north beach railway cut. No better site or more convenient is available on the peninsula and the company says there will be little difficulty in disposing of the whole tract as the property is extremely low when compared with other land less favorably situated. It was the steady demand and inquiry for lots on the carline that led the company to locate a desirable site and many sales were assured even before the survey was made. The tract is in the St. Johns carline loop about two blocks north of the big railroad cut and the platting and selling of the property will greatly stimulate building in the vicinity. The addition has been christened Union Square. An office will be built on the property immediately opposite Hampton station. The Columbia Trust company is also ready to break ground at Welberg Heights. Cement walks, curbs, gravel roads and Bull Run water service will be gone ahead with "without delay. Building restrictions will permit of no change under \$1,000 and all houses will be in course of erection inside 60 days."

TEN YEARS ASLEEP, DEED SUIT AWAKENED

After sleeping peacefully for 10 years on the records of the circuit court, an old suit brought by Senator John H. Mitchell and Henry Felling as executors of the will of John B. Price was called to life yesterday long enough to secure an order directing Sheriff Stevens to issue a deed to the property involved. Recently it was discovered that while every part of the proceedings in the sale of the property, which had been bought in by Mitchell and Felling at sheriff's sale for the benefit of the estate, was regular, William Frazier, then sheriff, had neglected to issue the usual deed. This will now be issued by Sheriff Stevens.
The suit was brought against George W. Avery in 1898, involving the west 60 feet of lots 17 and 18, block 43, Albina. It was bought in by the estate for \$1,500.

NEWS FORECAST OF COMING WEEK

Numerous Events Scheduled Will Include Political Conventions.

(United Press Leased Wire.)
Washington, March 21.—In addition to the routine of congress, political developments abroad and in the far east and the target practice of the American fleet at Magdalena bay a number of other interesting events will have a place in the news of the coming week.
Presidential politics will swing along at a fast clip. Conventions to name delegates to the Chicago or Denver conventions will be held in a number of states. Illinois Republicans will meet in state convention at Springfield and the Indiana convention at Indianapolis. It is expected that the Tennessee Republican convention will meet in Nashville and is expected to endorse the Taft candidacy. No instructions are expected from the Rhode Island Republican convention which is to meet in Providence.
Bryan will have things pretty much his own way with the Democratic convention. The North Dakota state convention will be held at Grand Forks, the Iowa convention at Cedar Rapids and the Indiana convention at Indianapolis. It is expected that Bryan sentiment will dominate each of these gatherings.
Mr. Bryan will begin a busy week by entertaining the Populist and Democratic editors of Nebraska next Monday. Secretary Taft will begin the week by addressing the chamber of commerce at Trenton, New Jersey, Monday night and end it Saturday night with a speech before the Chicago Commercial club. The Kickerbocker Trust company, the first of the big New York banking institutions to close its doors during the recent panic will reopen its business Thursday. Other events of the week that will attract more or less attention before the opening of the second batch of alleged graft trials at Harrisburg.

AN EXTENSIVE DEAL.

Love Property Adjoining Piedmont and Woodlawn to Be Cut Up Into Lots.
A really deal of considerable magnitude has been negotiated by S. N. Steele & Co., 110 Second street, to a syndicate headed by Elias Brong, who has successfully platted into city lots several tracts in the southeast part of the city. With the coming of the Swifts and other extensive plants together with the new railroad operations on the peninsula, Mr. Brong is turning his attention to that growing locality. The large tract of 60 1/2 acres just acquired by the syndicate for \$23,000, is part of the Love property adjoining Piedmont and Woodlawn—a beautiful piece of land sloping to the north, commanding a view of the Columbia, Vancouver barracks and the perpetual snow capped mountains, Hood, Adams and St. Helens. The Love tract adjoins the street railway on Union avenue to Vancouver from which a survey has been made to the Swift plant connecting to the main line at a point on the bank of the Oregon slough and running about a mile west on the bank of the same to their building, which will bring the whole traffic right through this addition.
Mr. Brong is elated over his new acquisition which is a very desirable addition, and which will no doubt find ready buyers for all lots. The new Roman Catholic school is quite close to the tract, as is also the new Woodlawn school. Woodlawn being built on two sides of this tract assures good homes. Building restrictions, street improvements and Bull Run water service will be made immediately. The syndicate expects to make a business center on the street railroad line and is offering on another page of today's Journal a substantial cash prize for an appropriate name for their new addition. Mr. Brong says there are more calls for lots on the peninsula lately than ever experienced before owing to the immense work going on there now, and the known big manufacturing concerns starting there. With many other prospective establishments the peninsula promises to be a veritable beehive of industry.

Tracts to Be Laid Out.

"The surveyors will be on the land next week and it will at once be laid out in home tracts of one half acre and one acre dimensions, which are to be connected by streets, winding roads, and terraces, and the scope of its treatment is to be of the most modern and beautiful character from beginning to end. The rolling nature of the land, its broad limits, its fitness, all conduce to make it an ideal spot for the agencies designed for it; and its contingency to Astoria (seven miles), and to Portland (107 miles), will bring it within easy and speedy reach of a large and exacting clientele for which it is to be equipped."
"The land is partially covered with second-growth fir and tamarack, and has a number of fresh water lakes just where they will contribute most successfully to the parking of the territory, which is to be one of the chief features of the enterprise."
"The acquisition of this beautiful property was achieved by the pro-

REALTY BOARD IN HIGH SPIRITS

Organization Holds Enthusiastic Meeting Following Annual Banquet.

By far the best attended and most enthusiastic annual meeting of the Portland realty board was held last Tuesday night in the rooms of the Commercial club. The secretary and the treasurer submitted their annual reports, both of which showed the organization to be in a prosperous condition. Secretary Swenson's report showed a membership of 43 firms with an individual membership of about 100. Nearly \$1,000 was collected last year by the treasurer in the form of dues and assessments, of which \$51.35 remains in the treasury.
An especially strong board of officers was elected for the ensuing year, composed of the following: President, W. H. Fries; first vice-president, A. H. Birrell; second vice-president, W. R. Sinnott; secretary, James O. Rountree; treasurer, Elihu H. Sweet. The retiring president, W. H. Moore, was elected trustee for the three-year term.
Following the business session the members of the association adjourned to the dining hall below, where an elaborate banquet was served. F. E. Beach was the first speaker introduced. Mr. Beach explained the referendum vote to be had in June on the \$125,000 appropriation for the State university at Eugene, and urged the individuals members of the realty board to get out and work for the passage of this law. He expressed the fear that unless those who favored the law got out and worked earnestly for its adoption it would be defeated. At the conclusion of his remarks the resolutions were passed in support of the association as a body and as individuals.
President-elect Muller of the board of trade made a few remarks on the work of his organization and wound up by inviting the realty board to establish a committee to exchange in the board of trade headquarters in the Commercial Club building.
The board then adjourned to the meeting to be held early in April the real estate exchange would be formally organized. President-elect Fries suggested that the members of the realty board to organize themselves with the various suburban additions and in order to do so each Saturday afternoon for some time to come might be devoted to making excursions to the several tracts. Acting upon the suggestion of Mr. Fries, A. B. Stauson of the Board of Trade invited the members to visit Rose City park Saturday afternoon.
F. E. Beach called the assembly's attention to the bill now before congress to purchase a site for a government rifle range and suggested that the real estate men interest themselves in securing options on land beyond Rose City park for this purpose.

MERCHANTS CLEAN COMMISSION DISTRICT

(United Press Leased Wire.)
San Francisco, March 21.—Around a table one block long and loaded down with fruits of every variety the fruit and produce merchants located in the commission district today entertained 300 prominent citizens to prove that their district, heretofore considered the dirtiest and most unsanitary in the city, is now the cleanest. When the order to clean up was issued by the federal and state health officers, who are in charge of the local plague situation, the commission district was in an appalling sanitary condition.
Pennsylvania, and the consecration of the Rev. Henry D. Robinson, D. D. to the bishopric of Nevada, which will take place Sunday at Reno, Wisconsin.

Pleasure Vehicles

Bailey Bike Wagons, Road Wagons, Top Buggies, Phaetons, Surreys, Traps, Cabriolets, Broghans, Landaus

BUSINESS WAGONS, DELIVERY WAGONS, EXPRESS WAGONS, BAGGAGE AND TRANSFER WAGONS, TRUCKS, DRAYS, FARM, LUMBER, LOG WAGONS, CONTRACTORS' DUMP WAGONS

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