

SALES AGGREGATE LARGE AMOUNT

Real Estate Transactions
Are Included in Comparatively Small Deals.

PRESENT MOVEMENT REMARKABLY STEADY

Residence Sites All Over the City
Are Being Secured by People Who
Will Put Up Home Places—
Panic Did Not Hurt Values.

"Not within my 20 years' residence in Portland has there been a more widespread and steady movement in real estate than at the present time." The above remark was made by one who, since the late 70s has been actively engaged in buying and selling real estate in this city and county.

This opinion has been frequently expressed in the past month by others equally well qualified to pass on the Portland realty market. Of course these men do not mean to say that the volume of trading in real property is larger than at any previous time in the history of the city, but what it means is that never in the history of this city were so many people seeking property for purely investment purposes. Last week about 100 conveyances were filed with the county clerk for record, and it is safe to say that fully four fifths of them represented investment rather than speculative transactions. Our own home people seem to be just waking up to a realization of the fact that there is no safer or better possession than a piece of Portland real estate.

None Are Monster Deals.
The remarkable thing about this activity is that the volume of transactions is holding up fairly well without the huge deals of 12 and 18 months ago in central property, which have proven the mainstay of the market record in past seasons. In March of last year all real estate sales records were broken, the record books in the county clerk's office showing that nearly \$5,000,000 worth of property was sold during that month. While the total value of sales recorded last month does not anywhere near the record, it is nevertheless must be borne in mind that there were very few sales with considerations above \$10,000 closed last month, and that there were many more sales transactions involving considerations of less than \$5,000 each.

Almost the whole of the present activity is made up of a city-wide determination to own a choice residence lot. By this is not meant that nearly everybody is bent on acquiring a \$10,000 lot on Nob Hill or Belmont Heights, for the reason that a \$500 lot on the peninsula is very apt to be considered a handsome dwelling house site by the man who is satisfied with a \$1,000 cottage for a home.

Everybody Cheers Up.
The real estate situation, so far as Portland and vicinity is concerned, has changed from completely gloomy since the first of the year. Then the pall of the October panic hung over everything, and everybody was more or less gloomy and despondent. It looked very much as if 1908 would go down in history as a lean year. Pessimistic forecasts were made on every hand that the prices of real estate would surely break and probably result in wiping out all the increase in values that had been made in the two of three years prior to that time.

But this was one time when the foreboders of evil were altogether wrong. So badly were they wrong, so far as Portland is concerned, that it is extremely doubtful if there are half a hundred property owners in this city who would part with their holdings for a lesser price than cost, while a greater portion of the realty on the market has actually advanced in price since January 1.

During the week just closed the realty market has been satisfactory from every standpoint. While no very large inside parcels have changed hands, there has been a persistent inquiry for such holdings with several fair sized sales.

Residence Property Sales.
In the various residential centers and suburban districts, sales have been numerous, more so perhaps than any week so far this year. Interest in the east side warehouse district was revived by



J. J. Kadderly-1401 E. Stark St.

the announcement of the sale of a quarter block on the northwest corner of Belmont and East First street to F. H. Page & Sons, the First street commission merchants, who have already announced that a three-story reinforced concrete warehouse will be erected on the site this summer. The property was sold through the agency of Merrill & Von Borstell by Whitney L. Boise and John P. Sharkey for \$20,000.

Another sale involving property of considerable value was the purchase by Jacob Kraft of an individual one half interest in a 50-foot lot on Front street, between Jefferson and Columbia streets. The property formerly belonged to J. Johnson and associates and was sold for \$11,750.

Many Smaller Sales.
D. G. Leitch has purchased from W. H. Ross an 80-foot lot in the Williams avenue addition, Upper Albina. The lot is occupied by a modern two-story frame residence and was sold for \$5,500.

A. H. Wenme has sold to Philip Richter an improved holding on Sixth street, between Grant and Sherman streets, consideration \$4,350.

A modern two-story dwelling on Stanton street, between Union and Grand avenues, has been purchased from J. W. Truber by Daniel Miller for \$4,950.

Ellis G. Hughes, who owns a large amount of Irvington property, sold during the past week four lots on Webster street for \$2,900 each. Samuel P. Owen and Sara B. Stewart were the purchasers, each taking a quarter block.

A. J. Valier has purchased from C. T. Tourneau a 50-foot lot on East Twenty-seventh street, between East Washington and East Alder streets, consideration \$3,400.

A quarter block at the northwest corner of East Fourteenth street and Hawthorne avenue has been sold by the Hawthorne estate to T. W. Kirby for \$3,300.

Fred Glafke has sold to L. P. Hosford a house and lot on Broadway, 50 feet east of East Seventeenth street, consideration \$3,500.

The house and lot at the northeast corner of East Irving and East Twenty-second streets has been purchased by William Keith from Horace F. Cuthill for \$3,500.

An unimproved 50-foot lot at the southeast corner of East Alder and East Sixteenth streets has been purchased by Charles O. Siglin from Lou P. Kendle for \$3,000.

A. W. and I. L. West have purchased from G. W. Priest a house and lot on Mississippi avenue, between Humboldt and Brainerd streets, for \$2,500.

John F. Ehasz has sold to Mary E. Ritter a cottage and 50-foot lot on Gantenbein street, between Knott and Sellwood streets, consideration \$2,500.

PLANT TO HAVE HUGE CAPACITY

Corvallis Cannery Will Turn Out 50,000 Cans per Day.

(Special Dispatch to The Journal).
Corvallis, Or., April 4.—That the new cannery in process of erection in this city will within five years be turning out 50,000 cans per day is the positive prediction of those who are best informed. Southern Pacific officials have also gone on record as saying that within that period they will be shipping out 100 carloads of canned products per year from the Willamette valley. So declares W. H. Millhollen of Portland, who is looking after the cannery interests here at present.

A letter has been received from Seattle parties inquiring what effect, if any, the establishment of the Corvallis cannery is having upon the adjacent country, relative to the cutting up of large tracts into smaller ones to be used for gardens and fruit orchards. The inquiry brings to light important facts.

William Bogue, a well-known and conservative business man of this city, is plating 153 acres into 20 acre tracts which he will put on the market. This land is two and one half miles from the new cannery on the Linn county side of the Willamette.

Virgil Watters, who owns many tracts about two miles west of this since the cannery was assured, in small tracts which will be set to fruit and used for growing vegetables.

Other parties residing between Corvallis and Philomath are also planning to throw on the market numerous small tracts.

These are but the beginning of what will doubtless become a general move to turn this section over to intensive farming. These small tracts will be taken by the small capitalist who cannot afford to purchase a large farm, and the country will have in a few years hundreds of families making a good living on these 10, 20 and 40-acre farms.

The blackberry in five years of cultivation will yield a net profit of from \$100 to \$200 per acre. Royal Ann cherries in ten years yield from \$300 to \$500 per acre, net, and in the meantime a profitable crop can be grown on the ground between the trees each year, as a by-product.

Asparagus, at the end of four years, gives a return of from \$500 to \$800 per acre, as it always brings five cents per pound, or \$100 per ton, at the cannery. It is stated that a man near Estacada last year by use of water on his land, realized \$3,500 from five acres of asparagus.

The common pumpkin can be grown between fruit trees and brings at the present time from \$100 to \$150 per ton. Contracts are being made for tomatoes in the vicinity of Corvallis at \$10 per ton. The estimate is 25,000 plants



Wm. Reid E. 47th. and Stark Streets.

MAKE FIRE CLAY PRODUCTS HERE

Pacific Coast Clay Company
to Manufacture Products
in Portland.

Among the new industries promised for Portland this year, none is of more local importance than a plant for the manufacture of terra-cotta and fire clay products. The Pacific Coast Sillica & Clay company is the name of the company proposing to establish this plant, which will require the expenditure of large capital and employ about 250 men from the start. The company has acquired title to 700 acres of excellent clays for this purpose, near Hood River. The clays will be barged to Portland. Expert examination of the clay has been made and out of it the following articles can be made: Fire brick, fire-clay, glazed and enameled brick, calcimine, stave, architectural

CLOSE UP RANGE DEALS IN REALTY

Acreage Tracts Included in
Long List of Week's
Transfers.

PRICES SHOW NO VALUE DECREASES

Outlying Property Sells During Week
for Price of \$1,000 per Acre—
Residence Lots on Both Sides of
River Change Hands.

Several large and important sales of realty which have been hanging fire for several weeks were wound up in



Wm. Reid E. 47th. and Stark Streets.

OLD MAP OF PORTLAND.

Chart of 1879 Curiously Alongside Late Map of City.

There is a map of Portland, drawn by one E. S. Glover, dated 1879, hanging in W. M. Killingsworth's office in the Chamber of Commerce which vivifies the city's rapid growth more than mere statistics. It is said the artist even drew on his imagination and extended the city buildings beyond its boundaries. Even though presuming the map to be correct for that year, the buildings were few and far between beyond Barnes county road (Washington street) and Fifteenth street and north of Burnside street, while forest land is shown on the east side opposite where steel bridge now crosses the river. A few cleared patches with scattered farm houses are shown in the vicinity of Albina and to the north, also to the south and southeast beyond Madison street. The east side doesn't show favorably with the west on this old map. The river is shown clear of bridges, there being none in 1879, a ferryboat owned by the Knott brothers serving as a means of navigation. The population of 22,000 is shown, and there is a guide to art buildings, churches, etc. One gets a true idea of Portland's immense growth when comparing the old map and the most recent city map. As Mr. Killingsworth, the pioneer of the peninsula, has always cherished the hope of seeing the peninsula the seat of great activity, his hope grows stronger and stronger every day as he watches the city's encroachment towards the Columbia river. And the city's expansion in that direction seems to warrant his fond hopes.

Lonis Saloman, the real estate man, will leave for Washington, D. C., about the 10th. He has been summoned as a witness for the government in the Hyde-Benson-Diamond land cases.

If convenience to streetcar, churches, schools, neighbors; if sightliness, soil and "close in" count for anything, then Evanston is the most ideal tract ever subdivided in Portland; \$400 a lot, \$10 a month. See it today (Sunday). Take F-W car. The Spanton company are sole agents.

LET CONTRACTS FOR SELLWOOD CARBARN

The Portland Railway, Light & Power company's engineers are preparing plans for an operating barn and car shed to be erected at Sellwood. The company recently purchased two and one half blocks of land at Sellwood on which the new shops are to be built. Near the shops a concrete clubhouse for the use of the men will be erected this summer. The contracts for both structures will be let as soon as the plans are completed. It is estimated that both improvements will cost between \$40,000 and \$50,000.

NEW TRACT ON PENIN- SULA.

Union Square Being Platted by Columbia Trust Company.
The peninsula is the scene of considerable activity just now and the realty men are busy showing building and factory sites to prospective buyers. Around the north bank road the inquiries are numerous and the Columbia Trust company has had many applications for lots in Union Square, which they are just plating. It is within the St. Johns carline loop just east of the big railroad cut. From indications that locality will build up rapidly with factories and homes. A diagram of Union Square district near Maagly Junction will be found on another page.

When You Eat Downtown

Drop in at the Baltimore Dairy lunch. You'll be delighted. Bring your friends. 287 1/2 Washington street, back of lobby Rothchild building.

Easter cards, finest in the city. The Postal Shop, 124 Fifth street.

the closing days last week. Among them was the sale of 232 acres by Louis Watts to John D. Clark and Associates for \$30,000. This land is in sections 2, 10 and 11, township 1 north, range 1 west, and has a frontage of 1,650 feet on the Willamette river.

Also the irregular shaped tract at Washington and Twenty-first streets, which was purchased several weeks ago by M. W. Hunt and associates from John Mathiesen for \$50,000.

A deed was filed for record last Thursday conveying from J. W. Adams to the Merchants Savings & Trust company, the east half of block 13, East Portland; consideration \$25,000.

Two sales of small tracts of outlying acreage were concluded last week in both of which the property was sold at the rate of \$1,000 an acre. One of these was eight acres on the west bank of Guild's lake, which was purchased by Frank L. Smith from Arthur D. Bevan for \$8,000; and the other a three-acre holding, east of Mount Tabor reservoir, purchased by Nicholas Hinson from Ida M. Fortney for \$3,000.

W. S. Bridges has purchased from Robert Shaw a house and lot at the southwest corner of Main and Naralla streets. The property consists of a 40x54 lot and a two-story dwelling, and was sold for \$6,250.

R. E. Lamson has sold to Adolph W. a 50x100-foot lot on the north side of Wayne street, between King and St. Clair streets, for \$6,000.

WORK ON OLD RACE- TRACK.

Every Street in the Tract Will Be Favored With Asphalt.

Diamond & Rountree are rushing work on the old race track property in Irvington. About 100 men and teams are at work. The whole tract will be graded and every street will be asphalted and cement walks and curbs put down. When this big work is finished the water and gas lines will be laid in the curb line, so that it will never be necessary to break up the roadbeds or disturb the pavements or curbs, as proper attention can be made inside the curb. Excepting the Ladd tract no such big improvement work was ever begun in Portland before. The blocks will be 200 feet by 500 feet. Building restrictions will prohibit buildings other than residences to cost at least \$2,500 and no houses can be made closer than 25 feet from the lot line. When the big improvement work is completed the old race track will be laid out in one of the most desirable residential localities in Portland. It is not the intention of Diamond & Rountree to offer lots for sale until the improvements are made. It anticipates the greatest assistance being left at most of the houses in this city.

LOCAL CORPS AIMS TO RAISE \$500

Self-Denial Week Begins for Members of Salvation Army.

Self-denial week for the Portland Salvation Army this year promises to establish a new record for the local corps. This week, which has now become an established custom throughout the world, will be celebrated from April 19 to 26. The army, with its 16,715 officers, working in 54 different countries and preaching to the poor in 30 different languages, has 786 social institutions under its banners. Self-denial week was instituted to help raise money for the support of these institutions.

The army will adopt some very self-sacrificing measures in order to raise the amount of money agreed upon. The first aimed at for the No. 4 corps, 249 Madison street, is \$500. That the effort will meet with success seems certain and there is no doubt that the friends of the movement recognizing the vast amount of good already accomplished will not fail to afford practical support. Beautifully printed appeals are being left at most of the houses in this city.

Inasmuch as the army is compelled to a large extent to rely upon this effort for the maintenance and development of its many enterprises and local work, it anticipates the greatest assistance of the people of Portland.

Easter cards, finest in the city. The Postal Shop, 124 Fifth street.

LOVE FEAST AT SALEM

Capital City Extends Royal Welcome to Portland Realty Board, Which Makes Trip to Capital Over New Electric Line.

Salem is the city for the Portland Realty board. About 100 members of the board, one half of the number accompanied by their wives, went on the special excursion to Salem yesterday morning and the event proved to be the gala day in the history of the board.

In the words of Tom Richardson, "it helped to bring all Oregon near to Portland and Portland near to all Oregon."

The trip was made over the line of the new Oregon Electric road, recently completed, the excursionists going in the handsome new coaches being operated by the road and was made in remarkably quick time considering the condition of the road bed. The way ran through the beautiful Willamette valley, one of the most remarkable agricultural districts in America and one whose beauty and richness most of the excursionists had failed to appreciate until yesterday. The valley is extremely fertile and the panorama of rolling agricultural lands and wooded hillsides was a revelation to the Portland realty men.

Give Yell at Station.

Salem was reached at 11:30, and the excursionists formed in line at the station and gave the "United Oregon" yell. Several thousand residents of Salem and other neighboring cities and towns were present to greet the Portland visitors and to make sure that they were accorded an enthusiastic welcome. The Portland contingent escorted the members of the Salem board of trade to the headquarters of the board, where lunch was served.

The address of welcome was delivered by Mayor Rogers of Salem, and was responded to by President H. W. Fries of the Portland Realty board, and Tom Richardson of the Commercial club. Mr. Richardson spoke on "United Oregon" and declared that the business men of the state needed to see more of one another. It was just such excursions as that and such receptions as that accorded the Portland realty men that would go a long way toward bringing all Oregon near to Portland and Portland near to all Oregon.

City Turned Over to Guests.

Mayor Rogers then turned the city over to the Portland men, assuring them that Salem had but one policeman and that he had been put to sleep just before the Portland train arrived.

Salem itself was already crowded with visitors present to attend the annual horse show. The majority of the Portland visitors attended the show, which was an excellent one. Others went to the baseball game provided for their entertainment while still others drove around the city and the adjacent country, and visited the state penitentiary and insane asylum.

When the excursionists and their wives had finally been gathered together the special left Salem at 4:15 and reached Portland at 6 o'clock, after an especially fast trip. The trip was voted a gratifying success in every way, and the train officials were particularly courteous and obliging.

John P. Sharkey invited the realty board to make a special trip to Waverleigh Heights next Saturday and the board accepted the invitation for its next excursion.

BIG INCREASE IN BUILDING PERMITS

Real estate transfers valued at \$625,843 were filed for record last week. This is a gain of more than \$200,000 over any week since the first of the year. A substantial gain was also made in the value of building permits issued for the week, which reached a total of \$175,393, or about \$25,000 above the average of the past few weeks.

A. Black E. 54th & Belmont St.

CHURCH TO HAVE NEW EDIFICE

Plans Arranged for Immediate Construction of Sunny- side Congregational.

The membership of the Sunny-side Congregational church at a recent business meeting unanimously voted to purchase a new building site and to lay plans for a new building. It has been evident for many months past that the growth of the various departments of this church would speedily demand larger and more commodious quarters. Years of persistent and energetic work are yielding results which positively demand a new church plant. The site of the lot upon which the present church stands as well as the building itself, have necessitated a complete change. The new site has been secured in a

quarter block on the southeast corner of East Taylor and East Thirty-second streets, a location which for the character of its surroundings and the particular purpose of church work could not be excelled. While the plans of the new building are not absolutely determined upon, enough of its character and general arrangement has been adopted in the minds of the building committee to assure not only a handsome structure and as such a desirable honor to Sunnyside, but a building which for utility and practical purposes should be satisfactory.

Every phase of church work is to receive due recognition in the new plant, the commodious arrangement of auditorium and Sunday school rooms on the main floor will be seconded by a well lighted and ventilated basement under the entire building. Here the social features of the church will be carefully looked after—Flourishing Men's League, a wide awake Ladies Aid society, the Christian Endeavor, junior and senior, and Boys' clubs will be comfortably housed and a work will be inaugurated which cannot but prove a great boon to this rapidly developing district of our city. A worker's committee has been out for two weeks enlisting the interests of the friends of the institution and has already met with the most encouraging results. The enthusiasm everywhere apparent will convert the project into an early realization.

David Muir E. 53rd. Bet. Belmont & Morrison



Get Your Easter Suit Now

WE WILL HAVE IT OUT ON
TIME FOR YOU.

NEW SPRING STYLES
NEW SPRING PATTERNS

Union Label on Every Garment
No Strike in Our Shop

WERNER PETERSON CO.
Fashionable Tailors for Men
125 SECOND, NEAR ROBINSON