

REALTY MARKET REVIVES RAPIDLY

Week Shows Greater Activity Than for Any Other Six Days During Year.

HEAVY MOVEMENT IN APARTMENT HOUSES

Site of Old Landmark Will Be Occupied by Modern Reinforced Concrete Wholesale and Warehouse Building.

Greater activity prevailed in the local realty market during the past week than for any other six days since the first of the year. All classes of property were in active demand, although the largest individual transaction involved a consideration of but \$17,500. The feature of the week's business was the heavy movement in apartment houses and apartment house sites. Two apartment houses belonging to the Shogren sisters were sold for a total consideration of \$47,500, and in Crown Court, the new upper Washington street addition, half a dozen lots were purchased by local investors with a view to building flats and apartments.

Portland Heights property was also in active demand, several high-priced buildings lots in that district changing hands at figures considerably in advance of smaller offerings of one year ago.

The best sale of the week was the quarter block at the northeast corner of Front and Couch streets, the old Globe hotel property which was sold by Henry Weems to James M. Ambrose for \$27,500. Mr. Ambrose announces his intention to build a reinforced concrete wholesale and warehouse building on the site at an early date. Steps will be taken to tear out the old frame structures now on the site.

T. G. Rees has concluded the purchase of the six-story flat on Eleventh street, near Columbia, belonging to Misses Mary and Anne Shogren. The property is one of the best holdings in the city of the kind and was sold for \$27,500.

The Misses Shogren have also sold another apartment house in the same vicinity. This one was purchased by Charlotte Carson for \$22,500.

Will Build on Heights.

G. J. Campbell has purchased from De M. F. Penton a quarter block on Portland Heights. It is located at the northeast corner of Twentieth and Jackson streets and brought \$18,800. Mr. Campbell will probably erect a modern residence on the site at an early date. Dr. Penton sold about \$12,000 worth of Portland Heights property in the past two weeks.

A 16,000-foot strip extending from Albina avenue to Mississippi avenue and between Fremont and Beach streets has been sold to Joella N. Dillon by J. L. Carson for \$15,000. The property is handsomely improved.

Mrs. Lena Rivers has purchased from D. B. Keasey 15,210 feet on Elizabeth street, between Seventh and Chapman streets, consideration \$6,000.

School district No. 1 has purchased from George Boschman eight lots in Upper Albina as a site for the proposed new high school for that portion of the city, consideration \$10,500.

M. W. Hunt and associates, who recently purchased an irregular-shaped block on Washington street, near Twenty-third street, have subdivided the holdings and named it Crown Court. Several lots have already been sold to prospective builders. Louis J. Wilde closed deal this week for one cornering on Washington and the extension north of King streets, for which \$15,800 was paid. Mr. Wilde is preparing to build a \$50,000 apartment house on the site.

A. J. Hall has also purchased a lot in Crown Court, on which he will build. The lot was sold for \$4,800. Mrs. Edna C. Ernst is another purchaser in the Crown Court tract, taking lot 6, in block B, consideration \$3,450. G. A. Anderson took lot 5, in block A, for which he paid \$4,750.

Many Smaller Transactions.

O. A. Lyman has purchased from George Anslie four lots in Anslie Place, consideration \$4,750.

James Otto has sold to G. A. Riggs suburban tract No. 30 in Marysville addition, consideration \$4,750.

Mrs. Rose B. Eckenberger has closed a deal with A. L. Upson for the purchase of a 7 1/2-acre tract near the Sandy Hook and adjoining the Electric addition at a consideration of \$7,750.

J. Allen Gilbert has purchased from Oliver Matheson a lot on Fifth street, between Lincoln and Jackson streets, for \$4,750.

Charles D. Crain has sold to Mrs. Mary E. Crowder a house and lot at the corner of East Salmon and East Thirty-sixth streets, Sunnyside. The consideration was \$3,400.

Thomas Callaghan has purchased from J. O. Elrod a house and lot in Walnut Park for \$3,250.

G. W. Logan has purchased from Elizabeth Helgrieve four and a fraction acres in the Clinton Kelly donation land claim at the rate of \$1,000 an acre.

P. O. Hawkins has purchased from Alex G. Riddell 40x60 feet at the corner of Bavier and Twenty-fifth streets, consideration \$3,625.

A house and lot in the same vicinity has been purchased by Joseph P. Deegan. The property formerly belonged to George A. Clegg and is located on East Salmon street between East Twenty-seventh and East Twenty-eighth streets. It was sold for \$2,000.

George G. Stone has concluded the purchase of a house and lot on East Eighth street, between Lincoln and Grant streets, which belonged to Edward R. Stocklin, and was sold for \$3,000.

The unimproved lot on the southwest corner of Spring and Twentieth streets, Portland Heights, has been sold by



Residence of W. I. Swark, Nineteenth and Halsey Streets.

George C. Flanders to Mrs. Hattie E. Kerrigan for \$4,700.
Dillon has purchased from J. W. Griffith a quarter block on East Ninth street and the extension of Portland boulevard, in Woodlawn, for \$1,500.
Edwin Merrill has sold to Edward Boder lot 11, in block 2, Wilson's addition, consideration \$3,550.
A house and lot in Bellwood has been purchased by Annie C. Lee from Emil G. Auslund for \$3,200.
J. Wesley Ladd has sold to A. C. Ruby three unimproved lots in Lumsauer's addition, consideration \$2,100.
Randolph Graden has purchased from Nora McCann six lots in Point View, lower peninsula, consideration \$3,450.
Fred H. Strong has sold to U. A. Wynn lot 3, block 11, in Creston addition, consideration \$2,450.
Thomas P. Wise has purchased from W. H. McClintock a house and lot on Ivy street, between Williams and Rodney streets, for \$2,100.
M. W. O'Bryan has purchased from O. M. Smith a 2 1/2-acre lot on Quimby street, between Twelfth and Twenty-fifth streets, consideration \$4,350.

UMATILLA RANCH TO BE CUT INTO TRACTS

Property Formerly Owned by G. W. Hunt to Be Divided.

From the East Oregonian.

The Umatilla ranch, formerly the G. W. Hunt ranch, near Foster, is to be placed upon the market and its 2,500 acres of bottom land sold out in small tracts. It will mean another colonization project for the west end of the county, and since the land is already under cultivation it will undoubtedly prove a popular one.

The Umatilla ranch has 2,500 acres of first class fruit and alfalfa land, all fenced and under cultivation. The land is well watered from a private ditch from the Umatilla river. Part of the land is already set out in fruit trees, but the bulk of the ranch has been used for raising alfalfa. It has been used as a stock feeding ranch by the Portland Stockyards company. Last year 2,000 tons of alfalfa were raised upon the ranch. The ranch lies about a mile from Foster, six miles from Hermiston, and is four miles from Echo.

According to the present owners of the big ranch they have found it impracticable for them to properly farm such a vast acreage of irrigated land, and as a result have decided upon the colonization scheme. The land will be offered in tracts of five acres up and at prices ranging from \$100 to \$150 per acre. As an investment they claim their proposition cannot be beaten, for they say that the land cannot help doubling in value.

POSSES WILL LYNCH NEGRO HIGHWAYMAN

(United Press Leased Wire.)

Bristol, Tenn., April 18.—Posses are hunting a negro highwayman who held up and shot George H. Smith, a suburbanite, here tonight. He captured, the negro will be hanged. Smith was shot while resisting. The bullet lodged in his breast and abdomen. Denouncing the highwayman and wresting the revolver from the microant, Smith made a desperate flight. He is in a critical condition.



Residence of Dr. Briggs, Arleta.

PRICES QUOTED ARE TOO HIGH

Minneapolis Lawyer Makes Errors in Portland Realty Values.

"Oh, wad some power the gifte gie us, to see oursel's as ither see us." In a recent issue of the Minneapolis Journal is an account of a meeting of the real estate association of that city at which an address was delivered by a young lawyer, giving the result of his observations of the real estate situation in the principal cities of the Pacific coast, Portland, San Francisco, Los Angeles, Seattle and Spokane were the cities visited by the Minneapolis lawyer, who seems to have been a fairly accurate observer of conditions, although in several particulars he got his facts badly twisted when talking about Portland. For instance, he said that in residence additions, 10 miles from Portland, lots are selling for \$600, and that business property in the city



Residence of H. C. Thompson, 214 Clackamas Street.

had sold as high as \$5,000 a front foot. The facts are that there is not a residence addition to this city more than two years ago, at which time it was sold to the present owners for a price said to have been \$75,000.

Seattle and Los Angeles in his address he did not mince words, but said plainly that both cities had been badly over-boomed and over-built, and that rents were absurdly high. He said that the highest-priced property in Seattle, Section 16, block 2, on the southwest corner of Fifth and Washington streets, which changed hands one year ago for a consideration of \$350,000. Even then it is hardly correct to say that the lot sold for \$3,500 a foot, since the building occupying that corner is easily worth \$40,000 which, taken from the total consideration, would leave the net selling price of the unimproved site at \$310,000, or \$2,100 a front foot.

"This is positively the highest price for which Portland realty has been sold, and so conservative are the real estate investors and brokers in this city that it is extremely doubtful if any other quarter-block in the high-priced retail district could be sold for a larger sum.

When the young attorney reached Portland he was given the palm for high-priced property. The Angulus hotel corner is valued at \$7,000 a foot, the value of the improvement not included, while much of the retail business area is held at \$6,000, several sales having been made at the latter figure.

A flagrant misstatement by the Minneapolis lawyer in discussing Los Angeles conditions was that the entire country between Los Angeles and the sea has been platted and was held at from \$1,000 to \$3,000 a lot. The fact is that thousands of these lots are advertised in the papers of that city at less than \$200 each.

The visitor developed but little curiosity about realty prices in San Francisco, only quoting values generally. He gave \$3,000 a foot as the top price for Market-street property before the sea has been platted and was held at quoted at \$10,000. Residence property on Pacific Heights is given a value of \$800 to \$899 a foot.

LINER NORTH STAR CRASHES INTO FLOAT

(United Press Leased Wire.)

New York, April 15.—Her fall lined with passengers, the new coast liner, North Star, crashed into a New Haven car float in Helgatte today, tearing a hole in her starboard bow. The North Star keeled over with the shock of the impact and the passengers were hurled in every direction. Many struggled to leap overboard in their excitement, and had to be forcibly restrained. Despite the damage the vessel suffered, Captain Bragg got her to her North River pier, whence after discharging her passengers she was taken to Hoboken for repairs.

NEW ERA IN CONSTRUCTION

A. J. Capron Writes How Type of Buildings Has Changed Recently.

The following article dealing with some of the larger building enterprises of the past two years in Portland is from the pen of Albert J. Capron and was printed in the April number of the Chamber of Commerce Bulletin.

"To make a fair estimate of building operations, past, present and future, and that, too, within the limits of this article, would be a task involving more time and labor than lies before me. Statistics and data interest but few, much less the average business man who may possibly glance at this article. However there is no time to go over the records, so this will include only a brief resume of those buildings and building operations which have marked a new era in Portland, the putting off of the old man and taking on the new (young) who is now having his fling at building up this ballcock, more especially Portland.

"History repeats itself, sometimes, but let us hope that some of it will not be repeated in Portland, else we will again have 'shacks' where we otherwise should see mighty buildings, the peer of any, in other places.

"Time was when anything with a roof would do; then our fathers were not proud, nor was there really the demand that form of construction which makes permanency and lends splendor to the business portion of a city. That is what is called 'modern construction.'

"Increased business requires the greater factor of safety for merchandise in all its forms; it is a form of economy, from the business man's point of view, which enters into his operations.

"They are willing to pay the price; that is, the interest on the investment, rent if you will.

"With this somewhat loose introduction it may not be amiss to briefly mention some of the 'modern construction' which has taken place during the past two years in Portland.

Wells-Fargo the Pioneer.

"Probably the first of this character of buildings was the Wells-Fargo, Architect B. W. Morris of New York, the designer, this was the pace and verily best it has followed, to a good end.

"It gave a sort of confidence to men with money, which had, in some measure, been wanting for surety outside wealth could see the wisdom of so great an investment, then why not for Portland's wealth, the same faith, and energy?

"The splendid Corbett building, named after the late, esteemed Senator H. W. Corbett, in the city of Portland, the lines, its great beauty and solidity, mark an epoch which appeals to the pride of every loyal citizen in Portland, and Messrs. Whidden & Lewis, the architects, may look with pride on the structure.

"Napoleon, or somebody else, has said that 'Money is the sinews of war.' He might have gone further and said that it is the sinews of building construction. But then, he was engorged in the gentle art of killing men and had little time during which to construct a city.

"To do him justice, however, he did, when not engaged in war, build a few palaces, but others what? He has given us his modern, fireproof business blocks; reinforced concrete is begun to play an important part therein.

"The first of these, the Couch building, D. C. Lewis, architect, marked a new era in the line of construction which required some courage to meet, but the results have justified that courage. We had up to that time found no sponsors.

"The new Board of Trade, now under construction, completes a block, a more valuable one than which does not exist in this city.

"Architect Schacht may look with pride at his new building, and while this is not strictly in the fireproof class, yet is a modern, up-to-date building in other respects.

"The new Masonic Temple, by Architect Martin, affords the Masons a home, the most complete and expensive of any of the kind in the city.

"D. I. Williams, architect, may also look with pride on the new Beek building, very modern architecture, fireproof and arranged to take street and pride for the owners.

Oak Street a Canyon.

"Oak street, by the way, is among the newer and more important of the business blocks, and is rapidly becoming a deep canal, flanked by the classic beauty of the new Masonic Temple, the Chamber of Commerce, Board of Trade, Welchard, McAlman, Worcester and other buildings.

"The stone building, erected by the Women's Woodmen, Benes, Hendricks & Tobey, architects, is a fine exhibit of that type of construction which is finding many admirers in this city.

"With the Masonic Temple on the east side, Pugh & Legg, architects, the classic beauty of which is best appreciated by the Masons, we note that Portland has more buildings owned by Portlanders than any city of its size in the United States.

"Edgar M. Lazarus, one of our oldest and best-known architects, has afforded Portland an opportunity of seeing classical architecture which appeals so much to those who admire the beautiful.

"His own building on Fourteenth and Washington, the Hirsch residence, the Country Club and others, may serve as examples.

"Travis & Wilson have given us much white and modernized building operations, especially on the east side.

"Where shall this article end, and how shall we include all the names of our architects, without whom there would be no modern Portland, so far as buildings are concerned?

"Edgar M. Lazarus, Patterson, Hockenberry, MacNaughton, Raymond & Lawrence, with the J. M. C. A. and the Y. M. C. A. buildings, which, when finished, will be the finest of their class in the country; of Robbins, Ewart, Morgan, the father of the apartment house in America, Scholten, Gerlinger by E. J. Burnitt; Morgans, several; Gevirtz, Oregon hotel; Whitchens, Gerlich, and a host of others whose 'houses endure after them'; Kable & Kable, 'way up in the tower of the Chamber of Commerce building'; their handsome residences all over the city. Ah! me! It is too great a task; it can't be done, time and space do not permit.

"Look at this list, all modern and constructed within the past two years: The Corbett, the Hirsch residence, the Country Club, Commercial Club, Beck, Penton, Buchanan, Swetland, Masonic Temple (2), Women of Woodmen, East Side, Hill, Scholten, Flinders, Tull & Gibbs, Lazarus, Gerlinger by E. J. Burnitt; Morgans, several; Gevirtz, Oregon hotel; Whitchens, Gerlich, and a host of others whose 'houses endure after them'; Kable & Kable, 'way up in the tower of the Chamber of Commerce building'; their handsome residences all over the city. Ah! me! It is too great a task; it can't be done, time and space do not permit.

"Have you gone through the warehouse district lately? If not, take a guide and make the trip, else you will get lost for there you will find a perfect wilderness of warehouses, all mighty in size and up-to-date in construction.

Largest Freight House.

"The two largest freight houses on the coast mark the terminals of the north bank railway, which, with the bridges across the Columbia, and Willamette rivers, indicate the expenditure of millions in money.

"Buildings, dozen, yes thousands, and not let-up, and why all this? Just simply this, nothing more: Portland is the best city and the best investment on the coast, and money has found it out; 'Swifts know it, Hill knows it, Hariman knows it, and there are many others.

"Portland has made greater strides in building construction during the past two years than any other city in the country.

"Portland has made greater improvement in the class and character of construction than any similar city during the past two years.

"Portland has erected more buildings, invested more money and made greater growth both as to buildings and population, than any other city under the flag of Uncle Sam during the same period.

"The data is on file, the records are complete that all may see; the figures have been published in the trade journals, and finally Portland is on the map.

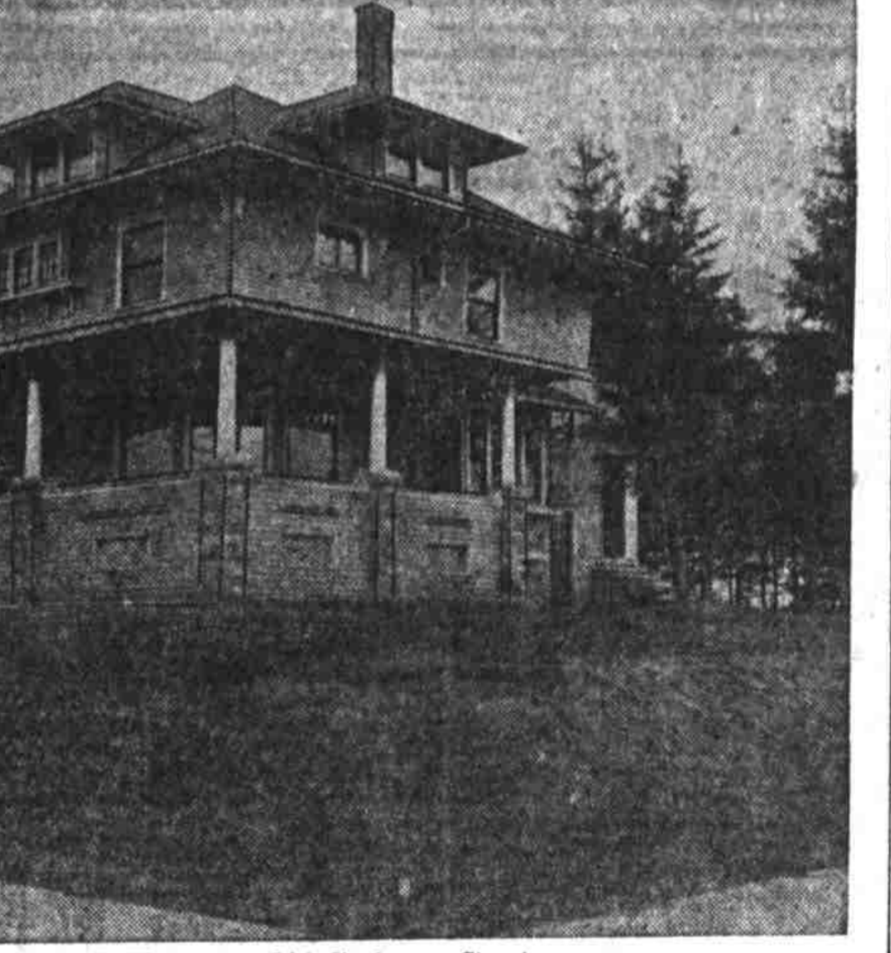
"71,000 copies sheet music, choice now 2 1/2c. Graves & Co. removal sale. Act quickly, 223 Washington street.

Tomorrow (Monday) will positively be the last day for discount on East Side gas bills. Portland Gas Co.

"Steel and reinforced concrete meets



RESIDENCE OF W.E. HARTMUS, E. YAMHILL BET. 25TH & 29TH



Residence of H. C. Thompson, 214 Clackamas Street.

for large buildings, and for that matter there was not the accumulated wealth with which to erect them.

"There are still too many of these so-called old landmarks, and a few too many old out-dated owners of valuable corners, and we say this with all due respect, for such estimable citizens. They have spent the best part of their lives accumulating their wealth, and we are of the opinion that they deserve a rest.

"An active life, such as is required to erect a 10-story building, is a little too strenuous for an old man, but he might possibly let his sons get busy doing it.

"We do not have to look very far back to see the results of loosened wealth; the younger generation have certainly made a splendid showing with their inheritances. More power to their elbow (and wealth).

"The greatest, or at least an important factor in the development of modern building operations, has been the progressive architect, of which Portland has many. He it is who has absorbed ideas; he it is who, being a thorough artist in his profession, has incalculable in the money public the advisability of erecting modern structures.

"Modern business and business methods have rendered old-time, inconvenient buildings out of the question; for the successful carrying on of their operations they demand, and he who meets that demand finds employment for his wealth, and that, too, at fair and safe returns.

"Steel and reinforced concrete meets

KALISPEL GRASS TO COME ON NORTH BANK

Official of Montana City Tells of Its Development Plans.

City Treasurer Evan E. Day of Kalispell, Montana, and C. B. Roberts, secretary and treasurer of C. E. Shoemaker & Co., investment brokers of that city, spent some time at the Portland Commercial club yesterday studying the publicly methods that have proven so effective in that organization, and investigating the work of the Oregon Development league.

Kalispell has in contemplation an active campaign under the supervision of an experienced director.

"We have an abundance of material for a basis," said Mr. Roberts, "in the agricultural and lumbered areas directly tributary to Kalispell. With the completion of the north bank road our grain will come down hill on the Great Northern to make a direct and direct shipping route.

"Every one of Kalispell's 6,000 citizens is awake to the necessity for earnest community development work if we are to keep pace with the advancement of other cities in the northwest. Portland's prosperity must force itself upon the attention of even the most casual visitor. We have been particularly interested in learning the details of the Commercial club's contest with its attendant advertising success. We've got pointers that will prove of much benefit to us, even if we use some of them on a more modest scale."

PAGE STATEMENT

Largest Dental Announcement That Ever Appeared in Portland.

The largest dental announcement ever run in the city of Portland appears today in The Journal columns. That office less well equipped than that of Dr. W. A. Wise and his associates, it might be thought, is a disadvantage. The dental offices of Dr. Wise extend around the corner on the second floor of the Felling building, at Washington and Fifth streets. He has been located there for years, and for years he has had the reputation of having one of the best dental offices in the city. The offices of the office has been the very best. This has been accomplished by the employment of the most advanced dental institutions of the Union. The dentist of the office has been the very best. This has been accomplished by the employment of the most advanced dental institutions of the Union.

Evil Spirit Haunts Asheville Prison

(United Press Leased Wire.)

- ◆ Asheville, N. C., April 15.—De- claring that the Asheville county jail is haunted, the prisoners have joined in a petition to the sheriff for protection from 'evil spirits.'
- ◆ Both Sheriff Hunter and Jailer Mitchell agree they have really heard queer noises. Last night, however, was a record-breaker.
- ◆ The prisoners say an 'evil spirit' swung to and fro along the iron grating of the cages for two mortal hours, frightening two of the captives so badly that they fainted.
- ◆ Another story is that nearly every night the crash is heard of the gallows upon which a negro was hanged.
- ◆ A new jail may be built soon.

WAVERLEIGH WORD CONTEST.

Assistant Superintendent Railroad Mail Service Winner of Capital Prize.

The prizes in the Waverleigh educational contest conducted by the John P. Sherrill Co., have been awarded. Frank W. Vallie, assistant superintendent railroad mail service, won the capital prize of a corner lot in Waverleigh. He was one of the winners of 1,500 words passed by the judges. About 2,000 people contested in the contest, and the contest was a difficult one to judge, owing to the large number of very large letters of words, which made it difficult for the contestants. Particulars are given in the Sharkey company's advertisement today.

CALDWELL TO COME TO FACE GIRL

Chief of Police Grimsbach last evening received telegraphic advice appraising him of the arrest in Merced, Cal., of Harry Caldwell, a young man who is wanted in this city for a statutory offense. The complaining witness in the case is Miss M. Miller of this city.

Caldwell was formerly employed as a marker in a local billiard hall, and is well known about town. It is alleged he has a wife living in the town of Merced, Cal. His arrest is a prominent business man of Kansas City, Mo. Caldwell formerly lived in the town of Merced, Cal., and it was through correspondence with Sheriff Swan of Savannah, that the local police were enabled to locate the young man and bring about his arrest. Caldwell's arrest papers can be secured an officer will be sent to California to bring Caldwell back to Portland for trial.

'DAD' PATTON LIVES IN CHEAP LODGINGS

(Herald News by Longest Leased Wire.)

San Jose, Cal., April 15.—'Dad' Patton, boy boss of Longest Leased Wire, who was arrested in Merced, Cal., for the murder of Abraham Lincoln, chief of Kilt Carson and the man who guided Fremont to California, passed his ninety-third birthday in a cheap lodging house in this city.

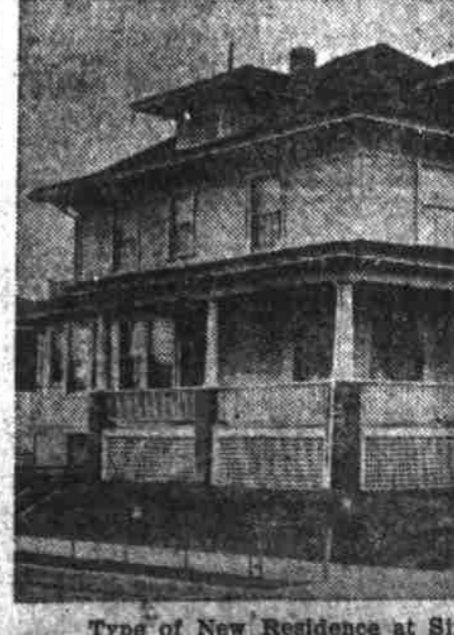
William H. Patton is one of the most remarkable characters of this city. He was born on a farm adjoining that of Abraham Lincoln, the old man can produce more interesting stories about his life and about the marriage of his son, than could be told in a book. The stories have been given to the public.

Patton's arrest in Merced, Cal., is a most interesting story. He was found in the books of a local police officer, and he was taken to California to bring Caldwell back to Portland for trial.

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Type of New Residence at Sixteenth and Main Streets.