

YEAR'S OUTLOOK IS OPTIMISTIC

Portland Realty Transfers Back to Point Last Year This Time.

CHANGE, HOWEVER, IN CLASS OF BUILDINGS

Money Now Is Being Placed in Residence Property and Dwellings in All Sections of City—Last Year More Office Structures.

Operators and brokers in Portland real estate, practically without exception, are optimistic as to the outlook for a good healthy movement in property for the next three months, nor do they see any reason why there should be a dull market at any time during the approaching summer and fall, unless the presidential election, always dreaded as a disturber of business, should make investors unduly cautious.

Since the first of the year local market conditions have gradually improved, until now when Portland occupies the enviable position of being the only city on the coast where the total daily transactions in realty are equal to those of one year ago. However, there is a difference in the character of holdings that were changing hands last spring and those sought by investors at this time. More than twice as much of the capital seeking local investment was going into high priced business property, while now fully 50 per cent is being invested in residence property. The fact that buyers are not seeking investments in business property to so great an extent as formerly is not harmful to Portland. It is better for the city as a whole that its residents are providing themselves with homes rather than that down town business property should be changing hands.

Transfers Heavy.

Transfers of realty filed for record last week went over \$109,000, averaging well above \$100 a day. There was no single transaction involving a large sum. The most important sale noted was that of a 50-foot lot at the southeast corner of Burnside and Elm streets, an individual one half interest in which was sold by R. B. Lamson to St. L. Holbrook for \$15,000. It is understood that J. D. Hart was interested with Mr. Holbrook in the purchase of the property, although his name does not appear on the deed. The purchasers are contemplating putting up a business house on the lot, which is now covered with an old farm residence.

Fort-foot lot.

A 60-foot lot on the west side of Fourth street, between Market and Hill streets, has been purchased by D. R. Kelly from the Western Oregon Trust company, consideration \$5,000. Mr. W. Hunt, who with a number of associates has recently purchased a large amount of property in the Nob Hill district, is negotiating with an eastern capitalist for the sale of the quarter block at the northeast corner of Northrup and Twenty-fifth streets. The prospective purchaser has under consideration plans for a modern brick apartment house to be erected on the site in the event of its purchase.

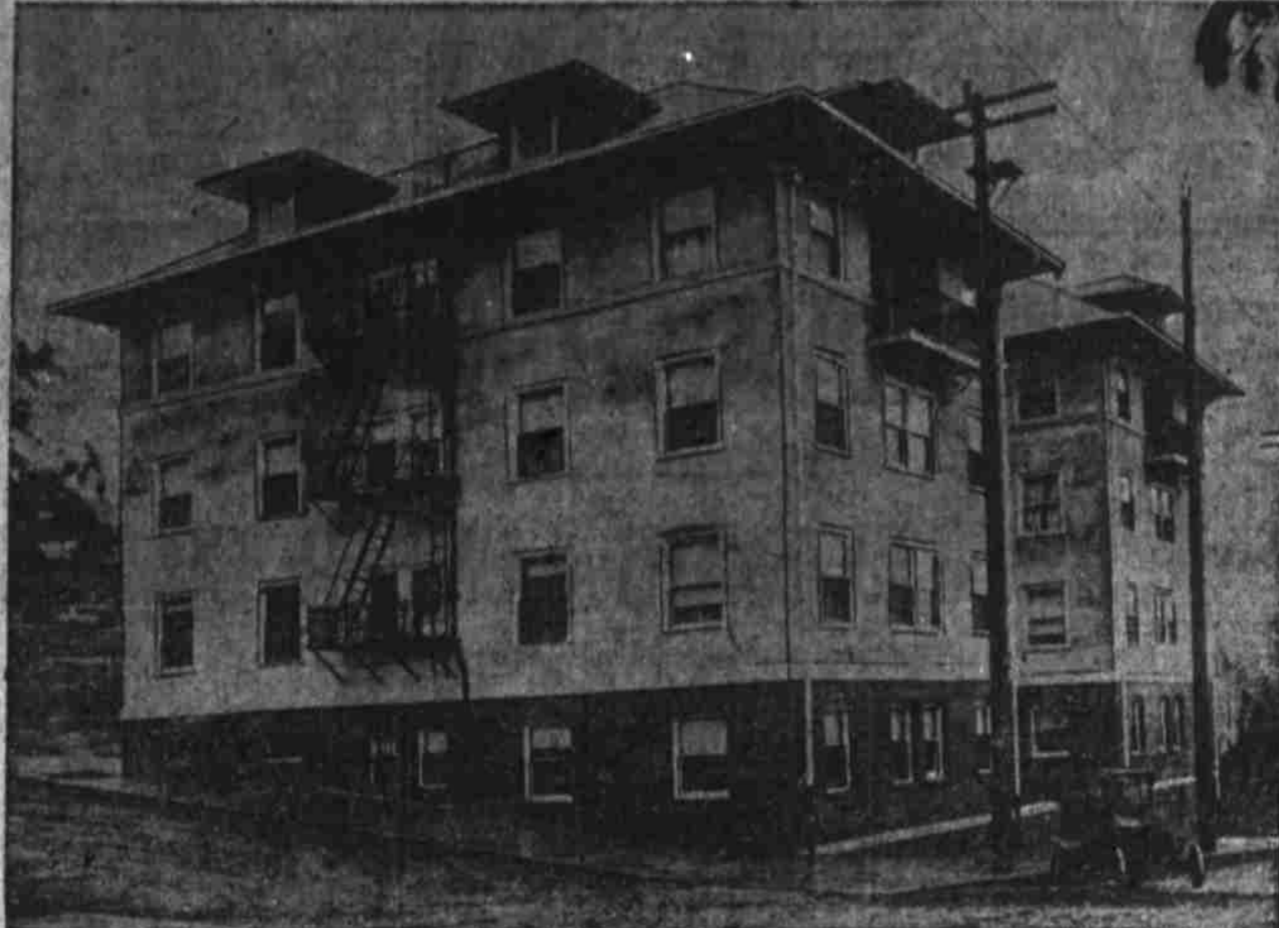
Miss Maude G. Hudson.

Miss Maude G. Hudson has purchased from Kate E. Childers a well improved piece of property on Glisan street, between Twenty-first and Twenty-second streets, consideration \$14,000. The east 60 feet of lots 1 and 2, block 36, Carter's addition, has been sold by D. B. Kelly to the Western Oregon Trust company for \$7,000. The property is located at the southwest corner of Montgomery and Sixteenth streets. It is reported that the purchasing company intends improving this lot with a modern three-story apartment house.

T. S. McDaniel.

T. S. McDaniel has purchased from T. J. Armstrong a block and a half in Sydney Stratford addition, for \$7,000. Mrs. Louise Weinhart has sold to Cecilia Clayton a house and lot at the northwest corner of Hancock street and Williams avenue, consideration \$5,000. A 50-foot lot and cottage on Knott street, between Rodney and Union avenues, has been purchased by Ole Nelson Horsfeldt from D. M. Sanders for \$5,000.

Among the recent sales in the new Crown Court addition is a 50-foot lot



Kings Heights Apartments.



Residence of O. M. Head, Rose City Park.

Residence of Mrs. Sarah M. Moser for \$2,500.

Thomas J. Anthony has sold to J. H. Campbell a house and lot on East Davis street, between Mason and Fulton streets, consideration \$2,800.

ADD ONE MORE STORY TO Y. M. C. A. BUILDING

Present Plans Call for Eight-Story Structure Complete Within Year.

The Northwest Bridge company secured the contract for the construction of the Y. M. C. A. building. Several changes were made in the original design as prepared by Architects McNaughton, Raymond and Lawrence, the most important of which was the addition of an extra story. The plans as they now stand call for an eight-story structure to be constructed of reinforced concrete with steel beams. Under the terms of the contract the building is to be under roof in six months. It is expected that the building will be completed within one year from date of contract.



Residence of William Rueppel, Rose City Park.

Joining the site of the Y. M. C. A. is progressing favorably, a part of the brick walls of the first story being up. As this is a much smaller and more cheaply constructed building than the proposed Y. M. C. A. structure, considerably less time will be required in its building.

COSTUMING OF A POET.

Gabriele d'Annunzio Has a Numerous and Varied Outfit of Clothes.

The wardrobe of Gabriele d'Annunzio shares with his new play "The Ship" the attention of the Italian newspapers. A Roman reporter who got an opportunity to look over his stock of clothes reports that the poet owns 72 shirts, 144 pairs of colored socks, some of silk and some of thread; 48 pairs of street gloves and 24 pairs of white ones; 8 umbrellas, including several of violet hue; 30 dozen handkerchiefs, 150 scarfs and neckties, 10 house jackets and 6 pairs of slippers.

UMBRELLA AS LIFE BUOY

Middle Aged Cook a Paris Heroine for Saving Two From Drowning.

Paris has been pleasantly surprised by the exploit of a stout, middle-aged cook named Madeleine Duprat, who saved two lives with an umbrella.

Seattle "Pods" Reach Chicago.

(Special Dispatch to The Journal.)

Spokane, April 25.—Before thousands of fans, the Seattle "Pods" Indians lost today's game to the Black Cats from Aberdeen. The weather was fine and good playing was the feature. Van Buren did unusual good work at center, getting everything that came his way. He made two hits and one run. Moore made two hits and one run. The score: Seattle 10, Aberdeen 2.

BEST PORTFOLIO IN COUNTRY IS IN REALTY BUILDINGS

More Fortunes in Old Country Made in This Way Than in Any Other.

CONDITIONS FAVORABLE IN PACIFIC NORTHWEST

Investors in Property in This Country Than in Most Mercantile Enterprises, According to Statistics.

There are more big fortunes in the world today that were accumulated by the rise in the value of real estate, its earning capacities and savings out of its rents than from any other form of investment. Especially is this true in Europe, where the opportunity to make fortunes by exploiting and developing natural resources is at an end, and where such agencies as railroads, telegraph service and water transportation is owned by the governments and is under their direct control.

DIFFICULTIES IN WAY OF A TUNNEL

Experience Obtained in Making Big Bores Under the Hudson River.

In view of the agitation that is going on in Portland relative to relieving the congested traffic conditions between the east side and the west side by driving a tunnel under the Willamette river, it may not be amiss to give an account of the enormous difficulty experienced by the New York Central railroad in tunneling under the Hudson river. The act of boring under the Hudson was comparatively simple, but the great trouble arose in constructing the approaches leading from the river tunnel to the terminal station.

What of Tenants?

But what of the tenants and the landlords who have made agreements and who are left between the devil and the deep water? The tenants are not so much as they are in the ordinary way and they do not know when they will get the purchase price which they have agreed to take. Another source of complaint which the landlords have is that they have been put to great expense by the tenants in the matter of the preliminary to the sale of their estates.

Millions in Real Estate.

During the last 15 years the American people have poured millions of dollars into real estate. The industrial depression lasting from 1890 to 1894 turned the attention of thousands to the real estate of various forms as the best and safest of investments. Laws frequently affect industrial and mercantile enterprises to the end that business failures result, but these same laws have little effect on real estate beyond reducing the value and income for a while, with the restoration of normal conditions, following a depression from any cause, real estate is the first to respond to the changed conditions.

Fortunes for Descendants.

Twenty years hence, when the children of today become the business men of the future, the value of real estate will have increased, and the owner of the little lot who today counts his wealth by hundreds of dollars will have a fortune of thousands.

INDIANS LOSE TO THE BLACK CATS

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FAMOUS HORSE MARKET.

Original of Rosa Bonheur's "Horse Fair" No Longer Exists.

The famous old horse market in the Boulevard de l'Hopital in Paris, where Rosa Bonheur used to paint, has ceased to exist. No one who loves horses will regret it, says the Associated Press. It represented the same of equine discomfort.

IRISH BENEFICIAL LEGISLATION FAILS BECAUSE IT IS TOO SUCCESSFUL—LIBERAL GOVERNMENT LACKS MONEY TO FINANCE MEASURE.

(From a Staff Correspondent.)

Dublin, April 19.—Ireland has been called the grave of liberal governments and unless the new premier succeeds in finding some way out of the land purchase middle there is every indication that it will materially assist in the death of the present government. The fact is that the land purchase act, which was passed by the Unionist government in 1903, has broken down because it was too successful and so the Liberals have not risen to the occasion by providing the funds needed to carry it on.

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Portland Auction Co.

Big Dock Auctions

Of Black Walnut and other Furniture. Tomorrow at 10 a. m. this great sale will start at the corner of Front and Salmon sts. There is thousands of dollars worth of goods, furniture of every description; fine select pieces, also the ordinary kind; in fact, from the cheapest to the best in bedroom suits, steel ranges, carpets, couches, parlor chairs, rockers, extension tables, sideboards, buffets, parlor suits, bedding, pictures, upholstered pieces, refrigerators, dressers and commodes, etc. These are not only single items but dozens of each kind. So, merchants, please take notice! This is the only FORCED AUCTION SALE that Portland has ever known. Some one is going to get FURNITURE FOR A SON. Only 3 sales, Monday 10 a. m., Friday 10 a. m., at the dock, corner Front and Salmon sts. C. L. FORD, Auctioneer.

Portland Auction Co.

Will hold their Auction Sales on WEDNESDAY 20 A. M. THURSDAY 21 A. M. FRIDAY 22 P. M.

Our record proves to you we always have a splendid assortment of choice goods at 511 First st. to select from. Here you can always find what you want, from the most select furniture to the ordinary kind, no why pay more when you have the privilege of buying here, then go buy on the installment plan. We only ask you to come and find out. That don't cost you anything at the

Horse Auction

Tuesday Next at 10 a. m.

Pair brown mares, 2 years, 2,000 lbs., and harness; pair bay mares, 2 years, 2,570 lbs., and harness; one matchless black team, 3 single horses, 3 saddle ponies and many more entered too late to specify for this sale. L. J. Decheron stallion, pedigreed, 5 years old, 1,100 lbs.; 1 track truck, rubber tire buggy, hacks, etc., all to be sold without reserve in a sharp rain or shine, at 46 1/2 st. Tuesday next 10 a. m. PORTLAND AUCTION CO. C. L. FORD, Auctioneer.

AUCTION SALES AT WILSON'S

Monday 10 A. M.

Monday, April 27, we will offer for sale a fine assortment of furniture, consisting of: leather and velvet upholstered chairs, dining room furniture, kitchen and office furniture; the choice of cooking and heating stoves, one leather, three dining tables, good cases, three splendid organs, two mandolins, guitar, three standard typewriters, pictures, leather, pictures, dishes, books, trunks, and other household necessities. J. T. WILSON, Auctioneer.

Wednesday's Sale

Friday, May 1, at 10 a. m., at salesrooms, 173-175 Second St.

We will sell fancy and staple lot of GROCERIES, FRESH EGGS, mixed lot of NOTIONS, DRY GOODS, SHOES, PAINTS and OILS, HARDWARE, CROCKERY, TINWARE, CANNED GOODS, PUTTING SCALERS, HOSIERY and COFFEE MILLS.

Auction Sale of Some Fine Pieces of Household Furniture

Baker's Auction House

On Tuesday Next

Comprising spring-edge box couch, three-piece parlor suite in silk lacquer, Morris chairs in genuine Spanish leather, highly polished oak rockers, velvet carpets, good quality Axminster rugs, hall tree, cane, handbags, armchairs, very fine quartered oak round table, extends six feet; set of box-wedged dining chairs, sideboard to match (about of Dresden); dinner set, Davenport, massive brass bed, colonial design; metallic beds of pretty styles, pure silk floss and other mattresses, feather beds and pillows, handsome quarter oak princess and other dressers, washstands and chiffoniers, en suite, cook stoves, heating stoves, refrigerator, kitchen cabinets, brass electric fixtures and other effects; also lady's wheel, white sewing machine. The above is a clean lot and of good quality. On view to-morrow, Auction on Tuesday, May 1, 10 a. m. By BAKER & SON, auctioneers.

Auction Sale on Thursday

By various householders sending their several consignments of surplus household goods and furniture to BAKER'S AUCTION HOUSE for positive sale, TO COMMENCE AT 10 A. M. Young people furnishing will enjoy the saving of money by attending these sales.

Butcher's meat.

About 5,000 pounds of meat slaughtered for food in Paris every year and the number is on the increase. The need of a special district, well organized and clean, to dispose of the meat, has been felt.

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Residence of A. Figins, Rose City Park.



Type of New Homes on East Salmon Street, Near East Thirtieth.