

## GOOD PRICES ARE SUSTAINED

Cut-Rate Offers Have Not Been Accepted on Realty This Winter.

## PROFITS ON NEARLY EVERY SALE NOW

Great Activity in Construction of Residences Shows Steady Growth of City in the Many Fine Home Districts.

The steady tone of Portland realty continues to be the feature of the Pacific northwest real estate market. Property that was priced at a certain figure in May last year, long before the money stringency was thought of, is selling in Portland today for the same price or in many cases for advanced figures. A corner on Union avenue that was sold yesterday for \$4,000 was placed on the market a year ago at this figure, and repeated offers of lower prices during the year failed to effect a purchase.

The same rule holds good with suburban realty on both sides of the river, and business property in the downtown districts. Suburban property is steadily advancing, as improvements and population warrant, and there is hardly a man or woman in Portland today who bought property last year and could not get a profit on it today.

**Suburbs Growing Rapidly.**  
This is a condition of affairs that is rare over the country at large, and it proves the oft-repeated saying that Portland values are not inflated, but are kept at a reasonable and conservative level, despite the continued temptation to boost prices to abnormal heights.

In all parts of the city permanent improvements on residence streets and in various additions new and old are to be seen. The men who have laid out residence additions are pinning their faith to their properties, and spending money to build them up into desirable and valuable home neighborhoods. On King's Heights many evidences of improvement are seen, extending northward along the Cornell road as far as the head of Kearney street. Willamette Heights is going ahead, and Nob Hill continues to build handsome residences costing from \$10,000 to \$25,000.

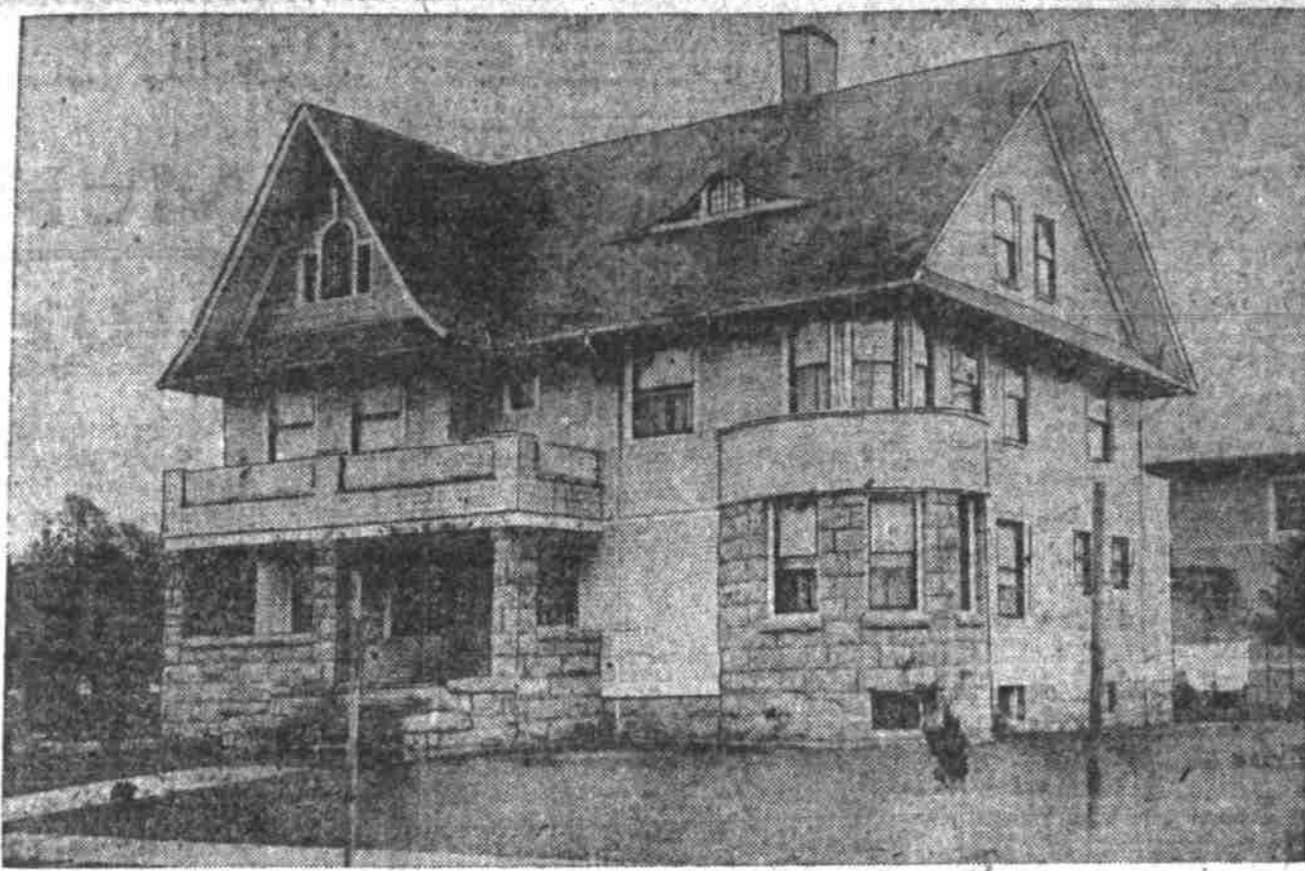
**Heights Region Booming.**  
Portland Heights has resumed its last year's building boom, and the movement is seen away up on Council Crest, where property has been going fast into the market by the beginning of construction of the Crest reservoir from which the whole heights district is to secure strong pressure back of the unsatisfactory water supply which the heights has not greatly enjoyed since the recent construction of a first class fire engine house and installation of a complete fire fighting crew on the heights has given much satisfaction to residents.

East Portland from Milwaukie to St. Johns is again picking up its building work, and the contractors are said today to have enough work on hand or in sight to carry them until after next fall season, under the conditions said to believe from observation among the contractors that they could get along very well on the present work until after election, in spite of the pessimists and slow people who are always talking about waiting until after election to build, and who do anything in the line of progress.

William Kuyath, a builder, has purchased 20 lots in five different blocks in Rose City park and will immediately begin construction of residences that will be sold on the installment plan, at \$2,000 to \$3,000.

**Residences Going Up.**  
Many people who purchased lots in this and neighboring additions last year are preparing to build, and a number have commenced construction. Goodrich & Goodrich are building a residence on Cully street for Robert Withrow. The Butterworth-Stevenson company is erecting a residence on Kuyath avenue. E. J. Eckles, of the Portland Gas company, Clauson & Clauson have planned a two-story residence for Mrs. Kate Jensen, to be built on Cully street, and work will be commenced next week. A residence for C. W. Eastman is being built on Wauna avenue by the Mulnomah Mill & Lumber company. F. A. Schaefer has purchased five lots on Cully street and will erect a \$1,000 residence immediately. The handsome country home of Fred W. Brooker, superintendent of the Portland Country club is nearly completed and will have cost \$5,000 to \$6,000. It is a two story, old fashioned structure, with wide rambling porches, adapted from the southern style. It is located on five lots fronting on the Alameda.

**Permanent Improvements.**  
A large amount of grading and sidewalk building has been ordered in Rose City park, Bellecrest and Wiberg Heights. Joint contracts for grading and sidewalks have been signed by the Portland Trust company, the Rose City Park association and the Davis investment company, owners of Wiberg Heights, for the improvement of Hancock street east from the Sandy road a distance of 10 blocks. Contract for grading in Wiberg Heights has been let to Manning, Wilkins & Smith. Coleman avenue will be improved at once from the carline north to Fremont street, under joint contracts signed for Bellecrest by the Jacobs-Stine company and by the Rose City Park association. A contract has been let for clearing all the streets in the last named addition, and grading will immediately follow. Two gangs of cement sidewalk workers are now laying sidewalks at the rate of 20 feet a day. It is reported that the city will immediately turn the Sandy road into a city street from East Twenty-eighth



Residence of Dr. G. T. Trommald, East Tenth and Multnomah Streets.

## MORE HOTELS ARE NECESSARY

Property-Owners Recognize That More Accommodations Are Needed.

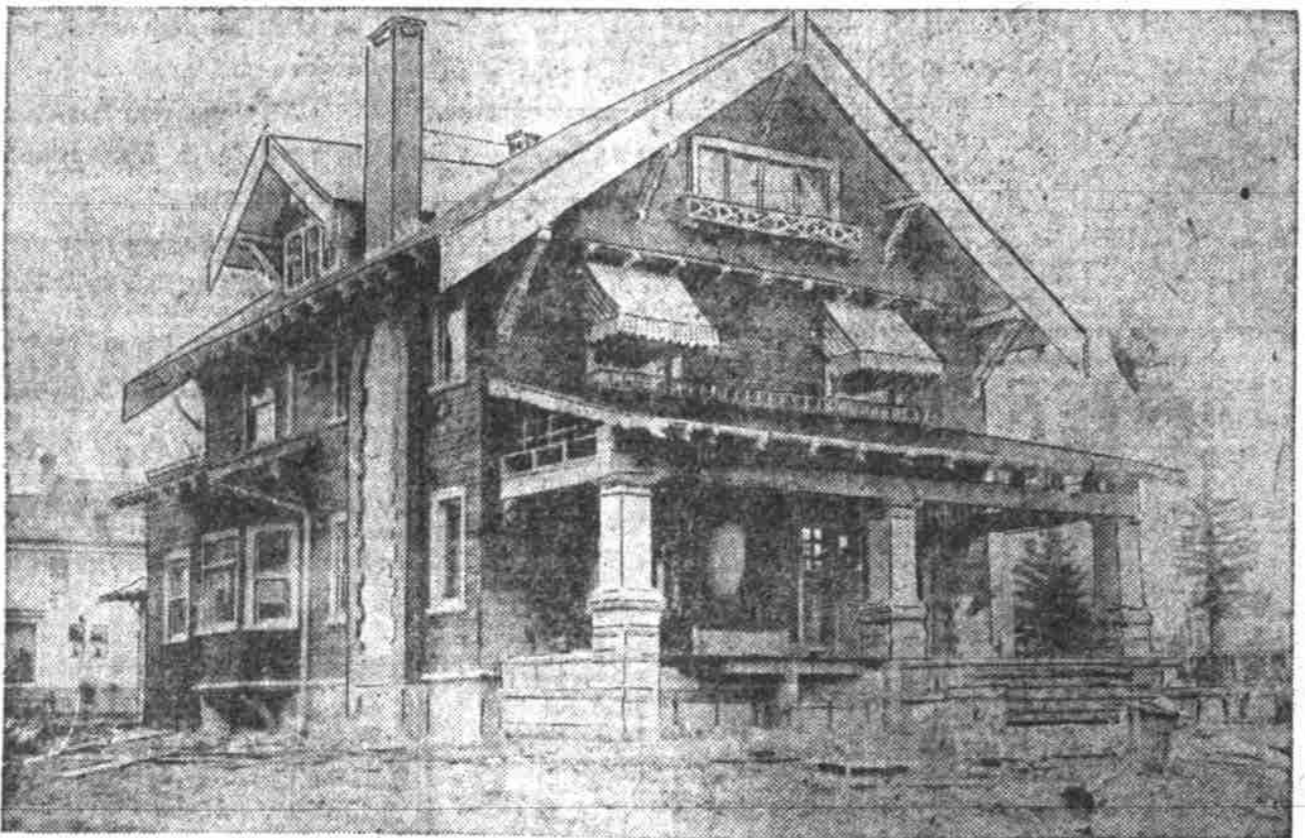
The rumor of one, or even more, new first class hotels for Portland in the near future will not be downed. The demand has existed for a long time, and with the rapid growth of the city the demand has now become insistent. Last summer the first class hotels here could not take care of over 80 per cent of the people who came to them. Rates for rooms advanced from \$1 to \$1.50 for single rooms on the European plan, still the demand kept up.

At one time last summer every hotel in the city was full at 2 o'clock in the afternoon, with a waiting list of over 50 in one of them, and many sat in the corridors as late as 11 o'clock before they could get a room. This was not an exceptional case, either, for the condition existed more or less intense for some weeks during the period of heavy travel. The fact that it was known that first class hotel accommodations were limited in Portland kept travel away from this city last year, and many who came and could not get rooms were compelled to go on either to Seattle or to San Francisco.

As things stand today in this city the hotels even at this season of the year never average less than 80 per cent of their rooms full. At least 500 rooms could be filled easily if another hotel of the better grade was here to take care of the demand.

**Nob Hill Hotel.**  
Last week a deal was closed by C. K. Henry whereby the entire block bounded by Davis, Couch, Seventeenth and Eighteenth streets, changed hands. Whether this is to be used for a new hotel to cover the entire block cannot now be ascertained. Inside rumors also point to the plot of ground on the corner of Fourth and Alder streets as a site for a new hotel. This piece of ground is to be covered by a modern building this summer, to be erected by the Hotel Investment company. The block on Fifth

street in Surveyors are at work establishing the grades. There is a fair prospect for a new street railway line on this road as soon as grades are fixed.

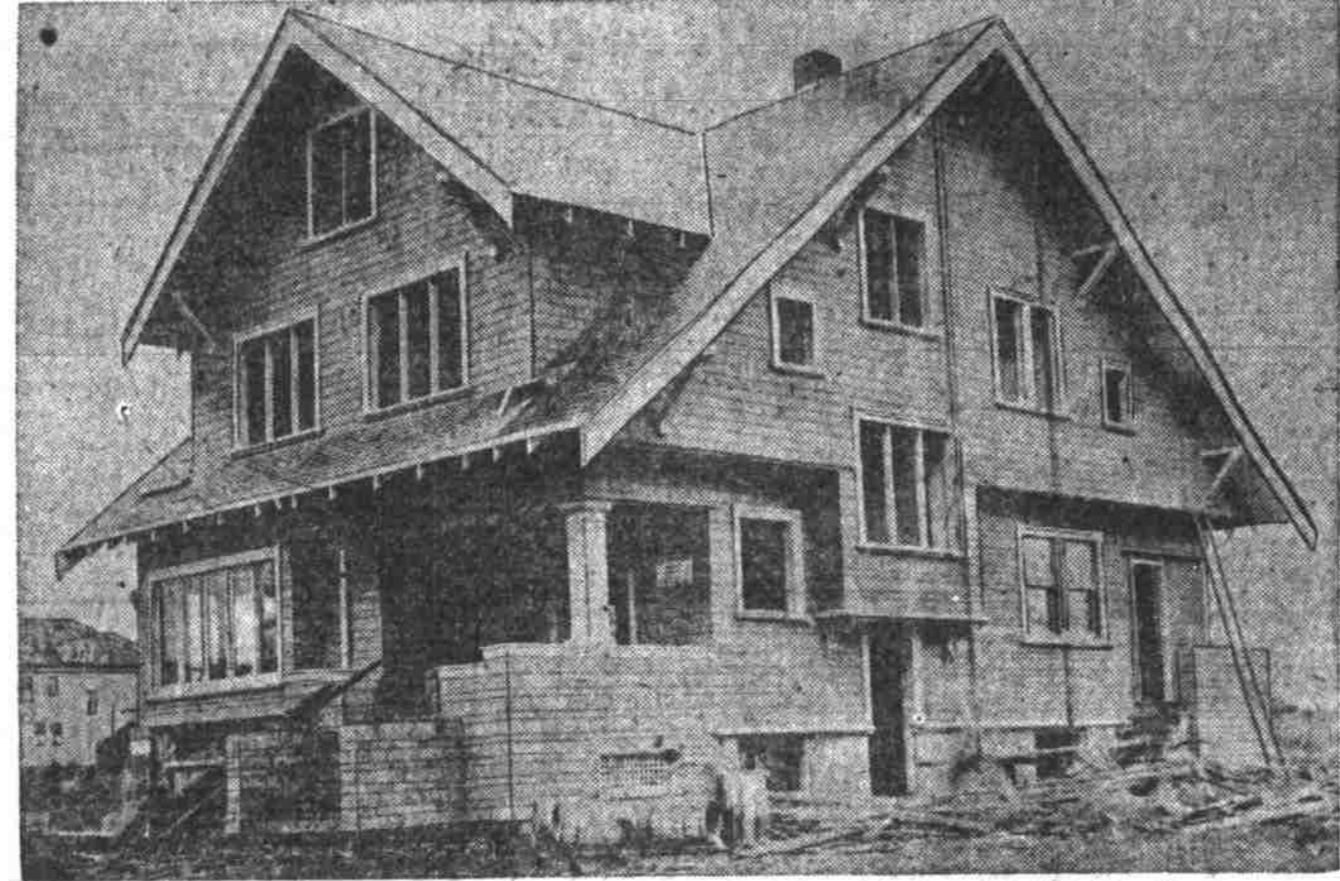


Residence of P. A. Carlander, East Seventeenth and Halsey Streets.

## PUT UP BUILDING FOR CHINESE

A. Fleshman Will Accommodate Oriental Tenants on N. Fourth Street.

A three story brick building 100 feet square to cost \$30,000 is to be erected at once by A. Fleshman on Fourth street between Flanders and Gilliam streets to rent to Chinese. D. Lyman is named in the building permit just issued as the builder. A. Fleshman, the owner, is a shoe merchant at 247 Morrison street. "The lower floor will be for Chinese stores," said a representative of Mr. Fleshman yesterday. "The two upper stories will be used for a Chinese lodging house, or such other purposes as may develop. The building will be the object of giving a clean, sanitary place for the Chinese of this city of the best class. They make good tenants, and are an important part of the business life of this city, especially in regard to our growing trade with China. The time has come by, both for the good of the Chinese themselves and the health of the city in general, for the Chinese to be crowded into dark, old tumble-down rookeries, such as many of them now occupy. I propose to provide a comparatively first class place for them;



Nearly Completed Residence of P. A. Carlander, East Seventeenth and Halsey Streets.

## FOUR DEALS IN ONE WEEK BY ONE FIRM

The following sales of real estate were made this week through the Neal Brown Real Estate company: M. J. Conwell, of Forest Grove, to W. R. Dickison, of Portland, 6 1/2 acres one mile from Dilley, Washington county Oregon; consideration, \$4,425. W. R. Dickison to M. J. Conwell, residence at 22 Skidmore street, Portland; consideration, \$2,700. Neal Brown, of Portland, to John Sener, of Portland, 60 acres two miles west of Gaston; consideration, \$2,700. John Sener to Neal Brown, residence corner of East Nineteenth and Oregon streets; consideration, \$2,700.

Tomorrow, the 11th, positively the last day for discount on west side gas bills. Remittances must be received before discount period expires. Portland Gas Co.

that is, for the better class. The Chinese are rapidly going down to the locality where I am going to begin to put up this building as soon as we can get under way.

## RESIDENCE LOTS CHANGING HANDS

Speculative Feature Absent—Most Elaborate Concrete House in City.

The many new homes being built in Highland and Lincoln Park annex, as well as greatly increased school attendance at the Highland school, are indicative of growth in the northeast corner of Portland. Improved streets and opening of new ones throws on the realty market new tracts of land for homes, and active buying has resulted. These tracts, like many others in Portland, have been all sold out to the original owners, those who subdivided the property and put it on the market. Transfers in these sections are between individual buyer and seller, and in most cases a sale results in the building of one or more homes. Sunnyside is another example of this activity that is noted by smaller dealers who have not the selling of one addition more in mind than another. The speculative feature is largely absent in such transactions, although property in such localities is sure of increase.

Among dwellings nearing completion in Piedmont, the cement block house being built by Messrs. Parrish and Thompson is more pretentious than any yet constructed in Portland, having an elaborate portico of broad dimensions, including columns of cement, one piece from floor to ceiling. These columns are the largest single pieces noted in local cement construction.

## EXPERIMENT STATION RESULTS IN KLAMATH

(Special Dispatch to The Journal.)  
Klamath Falls, Or., May 9.—The grains, grasses and trees planted by the government as an experiment are doing well. The cool weather has retarded the growth somewhat, but W. H. Holliman, of the reclamation service, who is in charge of all experimental work, is well satisfied with the results. He expects to experiment later with a hardy grass that will be sown on the canal banks. This will add greatly to the beauty of the country as well as keep the banks in better condition.

## GRANT'S PASS PUTS ON THE SPEED LIMIT

(Special Dispatch to The Journal.)  
Grants Pass, Or., May 9.—The city council has passed an ordinance limiting the speed of motorcars to 12 miles per hour within the city limits. Other restrictions are also placed upon drivers, such as keeping to the right, slowing down to six miles an hour at corners and stopping when passing freight-carrying teams. Violators of the ordinance will be punished by a fine of from \$20 to \$100, or a jail sentence of from five to 100 days, or both.

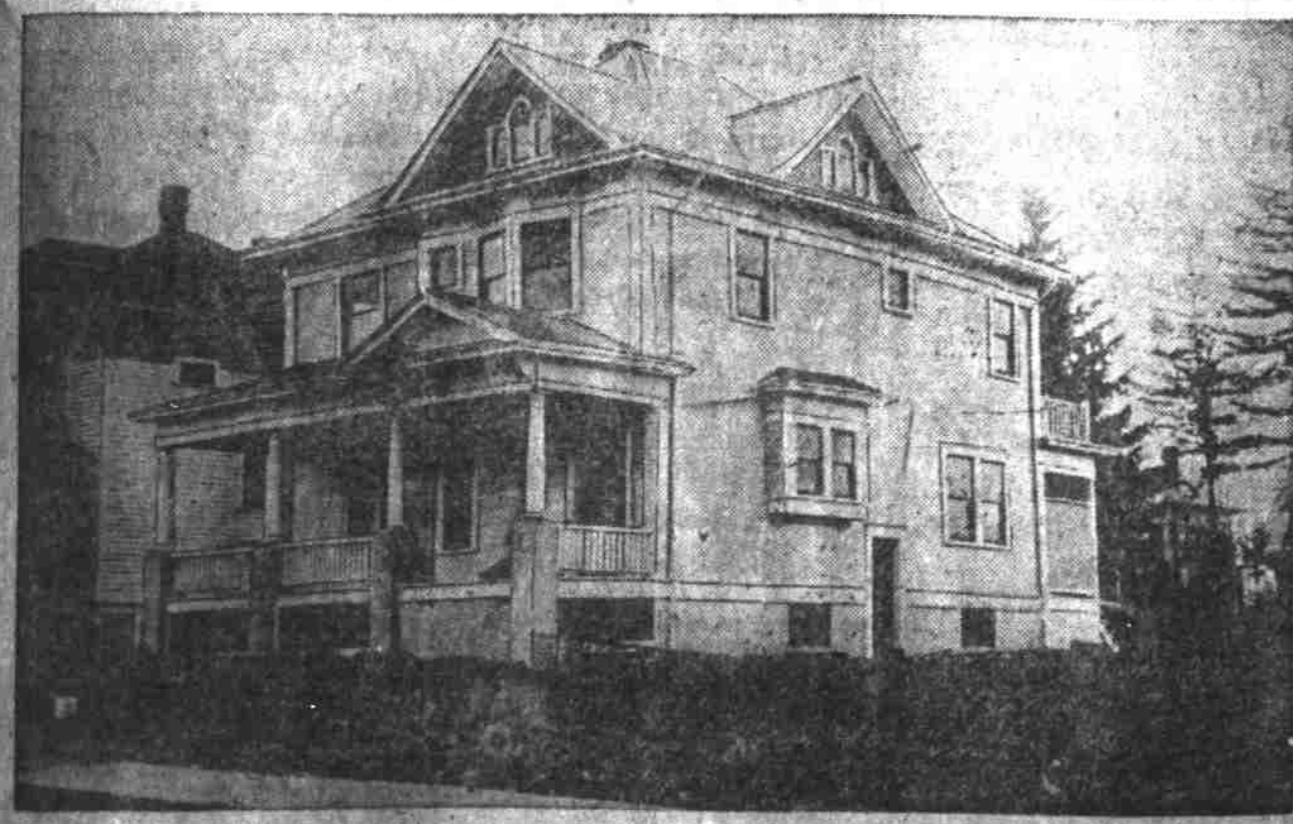
L. L. WHITE, Chief of Staff  
"GENTLE DENTISTRY"  
**EASTERN DENTISTS**  
208 WASHINGTON ST., COR. SIXTH PHONE MAIN 3720  
Residence 2127 1/2. Over Goldens-Rally Block Store

## CHICAGO POLICE STAND BY CHIEF

Officers Refuse to Say Collins Ordered Them to Work for Dunne.

(United Press Leased Wire.)  
Chicago, May 9.—Witnesses for the state having disappointed him upon the stand in the trial of ex-Chief of Police Collins and Attorney Frank Comerford on the charge of using their official positions for political purposes, State Attorney Healy announced tonight that he would begin action at once for perjury against the witnesses. The witnesses were policemen, who were expected to testify that Collins had instructed them to ignore their heads and help the candidacy of Dunne for mayor two years ago. The policemen all exonerate their old chief, however.

**Monday is the Day**  
To buy ladies' suits. Some of the most wonderful bargains ever offered in this city, what you pay \$25 for elsewhere will be \$14.50 at Le Palais Royal, Monday, 212 Washington street.



New Home of R. B. Rice, East Eighteenth and Clackamas Streets.

# LORRINTON

Is the choicest addition within the four-mile circle; and the most reasonable in price of any other property so situated. The building activity in this part of the city is greater today than ever before.

If you buy for a home you know you will never have heavy street improvements; you are close to streetcars and in a section of the city where good homes are being built.

If you buy for an investment, the indications seem to show that a greater proportionate return on your money will be made in this locality than in any other.

Lots are now selling at from \$175 to \$300 each on easy terms. Investigate this property and judge for yourself. Take W. W. car at Third and Yamhill, get off at Woodstock Station; the property lies east; the sign points the way. AGENT ALWAYS ON THE GROUND.

## MOORE INVESTMENT COMPANY

313 1/2 Washington Street. Phone at Office, Sellwood 1234.

## DONALD AUCTION SALE OF TOWNSITE

Donald is situated on the Oregon Electric Railway, half way between Portland and Salem. On account of the fine fruit district surrounding the townsite it is bound to make the best town on the line. It is the intention of the company to sell these lots, as they want a hundred different people interested in this townsite.

THREE BEAUTIFUL LOTS WILL BE SOLD TO THE HIGHEST BIDDER ON

Tuesday, May 12, 1908

TERMS: ONE HALF CASH; ONE HALF ONE YEAR.

ONE LOT GIVEN AWAY

When the sale begins at 12 o'clock noon, every person on the ground will be presented with a ticket, which will entitle the holder to a chance on one of the best lots on the site, to be given away at the close of the sale without price.

## EXCURSION

A rate of one and one third fare has been secured from all points between Portland and Salem to Donald for this day. Train leaves Salem 9:05 a. m., returning leaves Donald 3:25 p. m. Round trip, 95c. Train leaves Portland 8:35 a. m., returning leaves Donald 4:18 p. m. Round trip, \$1.05.

MUSIC BY SALEM MILITARY BAND—FREE LUNCHEON ON GROUNDS AT NOON.

The Donald Townsite and Land Co.

E. L. H. GILMAN, Auctioneer. F. N. DEBRY, Manager, Salem, Or.

## Terwilliger Homestead

The Scenic Addition of South Portland  
One Hundred and Fifty Lots in this Tract

Now offered for sale at prices ranging from

**\$400 UP**

Served by three electric carlines, eight to ten minutes' ride from the business center; walking distance.

## This Is Your Opportunity

To procure a homesite or an investment on the West Side, right in the city, with fine view of snow-capped mountains, East Portland and Willamette River. Lots 50x100. Streets 60 and 80 feet wide.

TERMS \$100

Down, balance monthly or quarterly payments; interest 6 per cent. GO OUT TODAY and look them over. Take any south-bound car on Second or Third street, get off on Corbett, between Seymour and Richardson avenue. Salesman on the ground to show property. For further particulars inquire of

**J. C. COSTELLO**

Phone Main 3177.

331 Chamber of Commerce.

## Yes, OPPORTUNITY is Knocking at Your Door

IT IS A CHANCE TO MAKE MONEY  
An Acre for the Price of a Lot  
**Midland Acre Tracts**  
AT LENTS

Title Guarantee & Trust Co. also Oregon Saving & Trust Co. accounts taken in payment.

IT PAYS TO SEE US

**CHAPIN & HERLOW**

332 Chamber of Commerce. Phone Main 1652