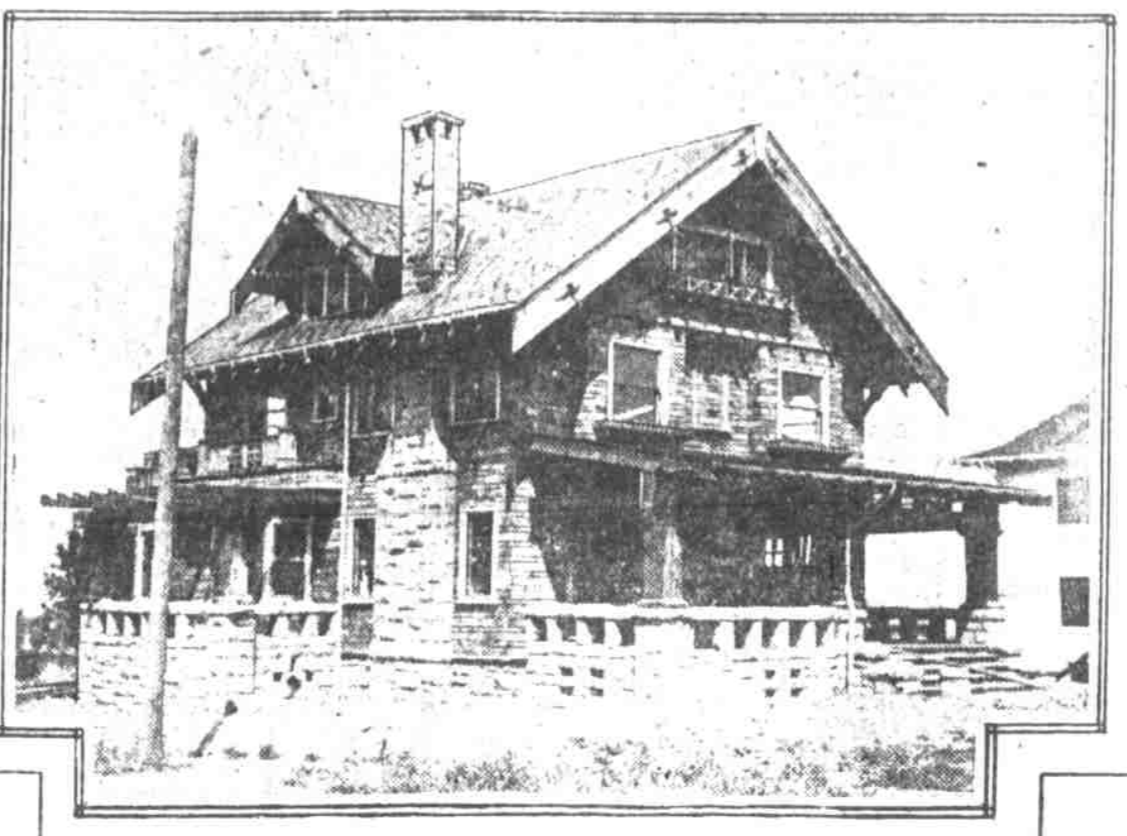


SOME TYPES OF NEW RESIDENCE CONSTRUCTION IN PORTLAND



Residence of F. A. Heikemper, Overton, between Twenty-Fourth and Twenty-Fifth Streets.



Residence of R. W. Schmeer, Twenty-Fifth and Overton Streets.



Apartment House, Dunham Investment Company, Eleventh and Jackson Streets.

RAPID RISE SHOWN IN REALTY VALUES

Owner of Property at Sixth and Washington Declines Proposals to Dispose of Property—Will Erect One of the Handsomest Office Structures on Coast

Gratifying proof of the confidence that men of means and discerning judgment have in Portland business property is found in the fact that twice during the past week Theodore B. Wilcox has refused an advance of 10 per cent on the price recently paid by him for the large corner at Sixth and Washington streets. Mr. Wilcox paid \$250,000 for the property, and has since been offered by two local capitalists \$25,000 profit on the transaction.

Mr. Wilcox will begin the erection of the proposed structure as soon as arrangements are concluded with the present owner of the premises for possession. A second instance of a recent purchase being offered at a high price occurred in that of Charles K. Henry, who bought an office at 1100 Commercial for \$40,000 and a lot at the southwest corner of Fourth and Oak streets. At the present rate at which Portland business property is selling, it is possible to buy anything in the business world for a price that will net more than 4 per cent on the investment. This condition of the market is assured, and it is expected that the volume of real estate transfers for the next few weeks will be unusually large, averaging between \$25,000 and \$100,000 a day. There were no very large transactions reported, the greater part of the transfers having to do with deals that were negotiated during the first 10 days of the month.

Stepping Statistics.

A Swiss has taken the trouble to count all the steps he took during a year. He found the number to be 9,760,000, which gives 25,700 steps a day.

Best of Fruit Land.

The entire tract is admirably adapted to fruit culture. 30 acres having already been planted in apples, some of the best fruit is heavily timbered, which is to be cleared and the whole tract set in different varieties of fruit, principally apples. The tract will be cut up into small fruit farms and sold to eastern investors. The White Salmon country is directly across the Columbia river from Hood River and is rapidly winning fame as a fruit growing section. The lands have recently cleared in value in the past few years, and bids for them will be high figures. The tract has been paid for and is now being prepared for sale.

Among the important sales negotiated during the past month are: A lot of 10 acres, with a house, for \$10,000. The lot was the site of the Fifth street building, and the house was the residence of the late J. W. Smith. The property was sold to J. W. Smith, Jr., for \$10,000. A lot of 10 acres, with a house, for \$10,000. The lot was the site of the Fifth street building, and the house was the residence of the late J. W. Smith. The property was sold to J. W. Smith, Jr., for \$10,000.

Residence Property Sold. A. Schmeer has sold a lot for \$10,000. The lot was the site of the Fifth street building, and the house was the residence of the late J. W. Smith. The property was sold to J. W. Smith, Jr., for \$10,000.

OPEN BIG QUARRY OF SANDSTONE

Minnesota Capitalists Purchase Extensive Acreage in Douglas County.

W. H. H. Miller and P. A. Ryan of Portland have purchased for Minnesota capitalists 200 acres of land near Douglas county, in the Southern Pacific about five miles south of Oakland, Douglas county. Also a right of way for a railroad spur from this property to Douglas county. The property is situated in a district that is building up with a class of dwellings quite equal to those in any other district. It is estimated that residences to the value of \$250,000 are under construction in that immediate vicinity with many more contemplated for the near future.

The Dunsmuir Manufacturing company has sold to H. P. John an eight-acre tract of land near East Twenty-eighth street and Sullivan's culch, consideration, \$25,000. This same property was purchased by the Dunsmuir company from W. M. Ladd about 15 months ago for a consideration of \$15,000. This last sale shows an increase in value equal to about 33 per cent.

Sales in Outlying Additions.

D. H. Kelly has sold to the Western Oregon Trust company the west 30 feet of lots 1 and 2 in block 35, corner addition. This property is a nicely corner on Portland heights and was sold for \$4,000.

Mrs. Lucy S. Osborne has sold the purchase from John Roberts of 22 acres in section 8, Township 1 south, range 3 east for \$5,000.

R. F. Mozzetta has purchased from Fred P. Liser a house and lot situated in block 2, West Portland, consideration, \$3,500.

The United States Savings & Investment company has just bought from A. G. Goring a house and lot known as lot 1, block 18, First Addition to Holaday Park, price, \$3,500.

G. A. Higgs has purchased from R. Currier a lot and a fraction in block 8, First Addition. The property was sold for \$3,700.

It is the intention of the owners to make a strong bid for Portland and San Francisco business, and to especially push the use of stone in construction in Portland. This enterprise bids fair to make a strong competitor.

LOVE TRACT TO BE PLATTED AT ONCE

Transfer of Land Shows Increased Activity on Peninsula.

The former parcel of the Love tract on the peninsula lately acquired by the Irons Steel company, owners of Love-trick. Surveyors have been put to work and the ground will be platted at once and the streets graded and built. Part of the tract will be reserved for business lots. Contractors have spent for several lots and stores will be built. Mr. Irons has abandoned the tract. After the Spanish discovery of the famous canyons of Colorado and Arizona, Elvial is likely situated on two canyons, the Vancouver on the west and the Woodlawn on the south and east, and no doubt there will be as big a demand for building sites there as there was in Lovelock, which had a remarkable sale for the short time it was on the market. It is expected that there will be great activity on the peninsula this fall and winter and the Irons Steel company knows from the experience gained



The above is an unpretentious representation of a roomy cottage erected this summer by H. W. Little, the publisher of Olds, Wortman & King. The cottage is located by Third-Grant street, between Thirtieth and Thirty-First streets, on the east side, in a district that is rapidly building up.

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BUILDING ACTIVITY CLOSE TO STANDARD

Another demonstration of the fact that the 1908 building program has taken deep root in Portland is to be seen on every hand. Building permits for the week ending at noon last day amounted to \$2,000,000, with more than the usual percentage for the residential construction. While the various commercial agencies and the weekly book statements show a general business slackness in all parts of the country, building activity in most of the Pacific coast cities is especially in Portland is almost as vigorous as it was two years ago when the city's history was a blank.

Material Reduced.

In a large measure this other annual condition may be accounted for by the large reduction in the cost of building when compared with that of two years ago. Labor is cheaper in almost every line and a reduction of at least 25 per cent in the average cost of all classes of building materials has been made by Portland dealers. These reductions from the prices that two years ago have influenced a large number of people to build residences and other classes of buildings who under normal conditions would in all probability have waited for the return of more prosperous times. The fact is that money is today plentiful and is being put out at a rate that is not to be compared with the heavy volume of new construction that is in evidence all over Portland, but the principal and controlling factor is the cheapness of labor and materials.

BUY QUARTER BLOCK ON PORTLAND HEIGHTS

Arthur C. Spencer closed a deal last week with Archbishop Alexander for the purchase of a quarter block at the southeast corner of Marine and Commercial streets, Portland Heights. Mr. Spencer will immediately proceed to the erection of a building on the site, which will be a valuable addition to the city's business district.

MAJOR CANBY BUYS MALARKEY'S HOUSE

Major Canby has purchased the house of Malarkey, a large and comfortable residence on the east side of the city. The house is a fine example of the architecture of the early 20th century.

LOGGERHEAD TURTLES

An Attractive Bunch Showing What This Giant Sea Turtle Is.

This specimen of the loggerhead turtle is of a fine size, because it is of a well grown specimen. The turtle is about seven feet in length, and its head and neck are about three feet long. The shell is about three feet in diameter and is covered with a pattern of dark and light spots.

The turtle is a fine specimen of the species, and its size and appearance are well adapted to its life in the sea. The turtle is a valuable source of food for many of the larger animals in the ocean, and its shell is used for many purposes.

Whiskers.

Mr. Schmeer's facial foliage is so thick and so long that it is a real nuisance. He has to trim it every day, and it is a real nuisance to him. He has to trim it every day, and it is a real nuisance to him.

In the last year the people of Canada paid over \$1,000,000 for foreign insurance while the whole world of insurances paid over \$1,000,000 for foreign insurance work.



Block of Handsome New Homes on Northrup Street, Between Twenty-Fifth and Twenty-Sixth Streets.