REALTY MAKES STEADY ADVANCE IN DULL SEASON

PROPERTY BUYING REACHES HIGH POINT

Entire Summer Characterized by Building Activity in All Sections—Permits for Homes Alone Within City Limits Averages $600,000 a Month During June, July and August.

In spite of the fact that the summer, just drawing to a close, has been an unusually dull season in all lines of business all over the country, the real estate and building record of Portland made since June 1 would do credit to the very best month of an ordinarily prosperous year.

Steady growth in all parts of the city proper and in the suburban districts has characterized the entire summer season, while week by week the realty market has given strong evidences of accumulated activity. Portland has never emerged from the dull season in a more promising position for a great revival of fall business.

The demand for all classes of realty has kept up right through the summer, in fact has increased from month to month, while new construction has proceeded at an unprecedented rate. Because of this fact realty brokers without hesitation express the fullest confidence in a fall and winter business which will surpass that of any similar period for years past.

Over Half Million a Month.

The records of the building inspector's office prove that home building alone within the city limits has averaged close to $600,000 a month for June, July and August, while the total value of all classes of buildings for which permits have been issued has averaged about $1,000,000 for each calendar month since June 1. These figures do not take into consideration the heavy suburban building operations in the Mount Scott district and on the lower peninsula and other suburban areas not within the city limits. It is probable that the monthly totals might safely be increased by $150,000, to include these suburban districts, all of whose business is properly included in the city's total.

Because of this splendid showing for the dull summer months and the flattering prospects for a greater increase in the fall and winter, many of the larger realty operators are taking over extensive suburban acreage tracts for immediate subdivision and improvement, while others, who are engaged in building up additions already laid out and improved, are making arrangements for ample funds with which to meet the demands of prospective home builders.

No Hesitancy in Buying.

The hesitancy of prospective buyers of Portland property that existed for several months following the panic of last October has completely passed away and today there is just as insistent a demand for good realty investments as at any time prior to the early fall of last year. This does not necessarily say the volume of realty changing hands is as great as it was two years ago. That is not the case and for the good and sufficient reason that desirable Portland property is better owned now than it was two years ago. A vast majority of the best business and residence property in this city has passed into the hands of people who acquired their holdings as a permanent investment.

There are any number of realty holders in Portland who are every day refusing offers for city property which would mean a handsome profit on their investments. But an income is what they were after in the first place and now that they have secured it they do not propose to go through the worry and trouble of hunting for another income paying investment. Within the past few weeks three valuable business corners have been purchased by local capitalists, and in each instance the purchaser has been offered an advance equal to 10 per cent or more on his deal. The offers were all declined with the statement that the property was not for sale at any reasonable price.

This but illustrates a general condition in Portland and goes a long way toward explaining why there are no greater number of transactions in high priced property.

Buyers of Acreage.

Buyers of acreage for subdivision are directing most of their attention to tracts in the vicinity of Rose City Park adn along the Willamette river adjacent to Linnton and south from there along the proposed line of the United Railways. Several large deals have been consummated in both districts in the past few days. The largest deal of this character reported in several weeks was the purchase by a local syndicate of capitalists composed of Messrs. Hilton, Dodds & Campbell of a large holding formerly a part of the Rose City Park tract. It comprises 67 acres and is situated between East Fiftieth and East Fifty-seventh streets and extends from Tillamook street to the Base Line road.

The purchasers have named the addition Elmhurst, have had it subdivided into residence lots and are preparing to put it on the market. Extensive improvements, of the same class that were made in a part of Rose City Park, such as graded streets, cement sidewalks, water and gas mains and electric lighting are to be made.

Major W. P. Gould closed a deal last week for the purchase of the west half of lots 5 and 6, block 84, being a 50 by 100-foot lot on East Morrison street, between East Third street and Union avenue. The property formerly belonged to J. F. Daly and J. Friedenthal and was sold for a consideration of $30,000. A two-story frame building occupied by the Donnelly Hardware company and the Forbes Auction company covers the lot. There is a 22-room lodging-house occupying the second floor.

Major Gould is contemplating making Portland his home after returning to his Indiana home and disposing of his property interests there. He has recently made a tour of the Pacific coast and after a careful investigation of the principal coast cities decided that Portland offered the best opportunities for profitable investment of any coast city.

Deal for Long Lease.

Major M. E. Freeman and associates have concluded a deal for a 99-year lease on the 50 by 100-foot lot at the northeast corner of Second and Alder streets. The property was leased from Mrs. Byron Z. Holmes, who is to receive $1,000 a month rental. A modern store and office building will be erected on the site upon the expiration, next May, of the lease held by the present tenants.

Emanuel May has sold to Eleika I. Parrish a lot 100 by 134 in block 8, Blackstone's addition, for $11,000.

Peter A. Binford has purchased from P. H. Schulderman the west half of the east half of lots 5 and 6, block 26, Portland. The property is a part of the quarter block at the northeast corner of First and Oak streets and was sold for $16,000.

Sales of residence property, both inside and suburban, were numerous during the week, a large number of such transactions being reported.

The Unexpected.

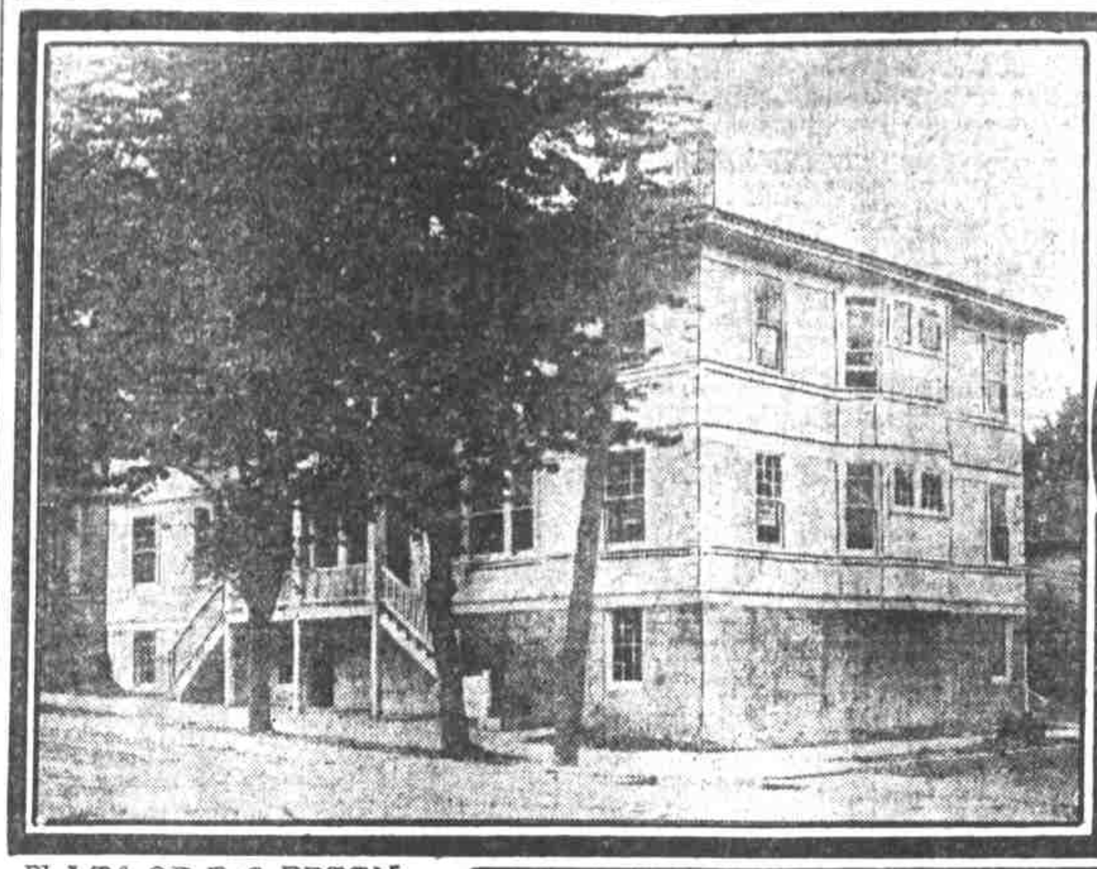
From Life.

Infant Terrible (watching Uncle Jack's fiance dressing her hair)—How queerly you do your hair!

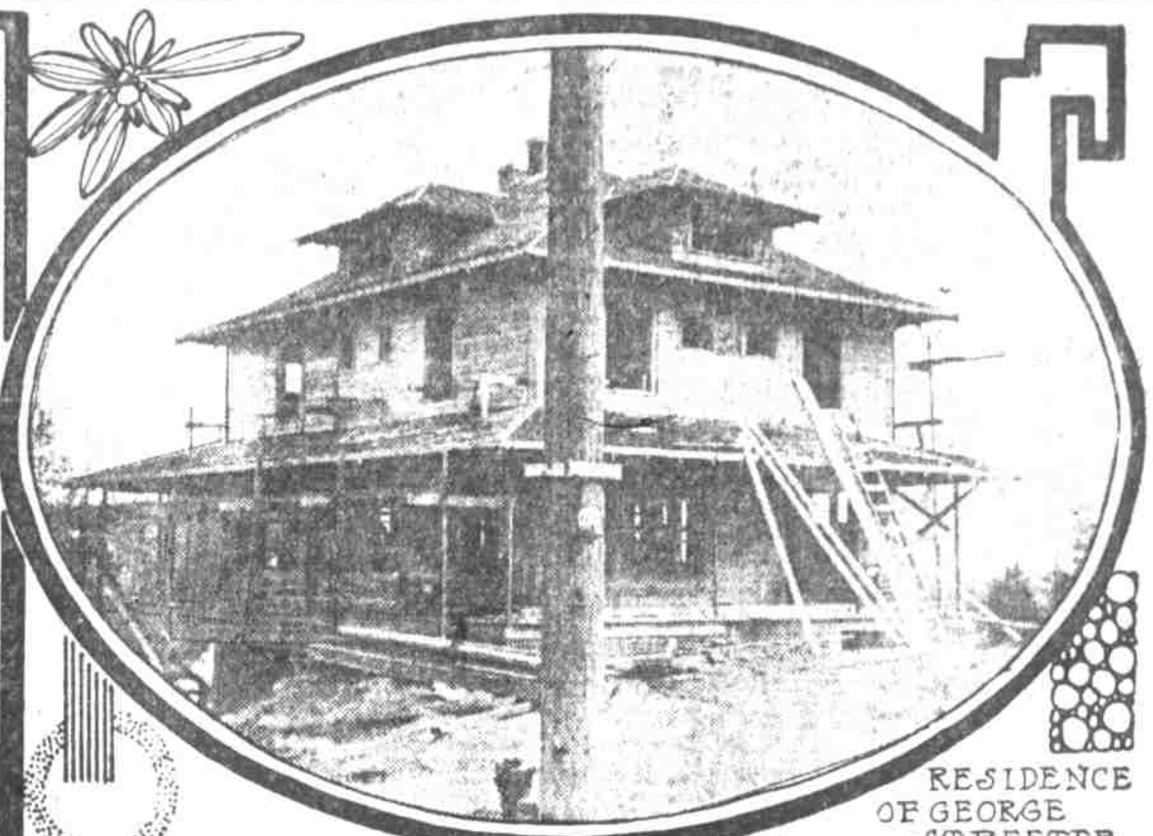
"How so?"

"Why, Aunt Jane pins hers to her lap, mummie holds hers in her teef, but you leave yours sticking to your head."

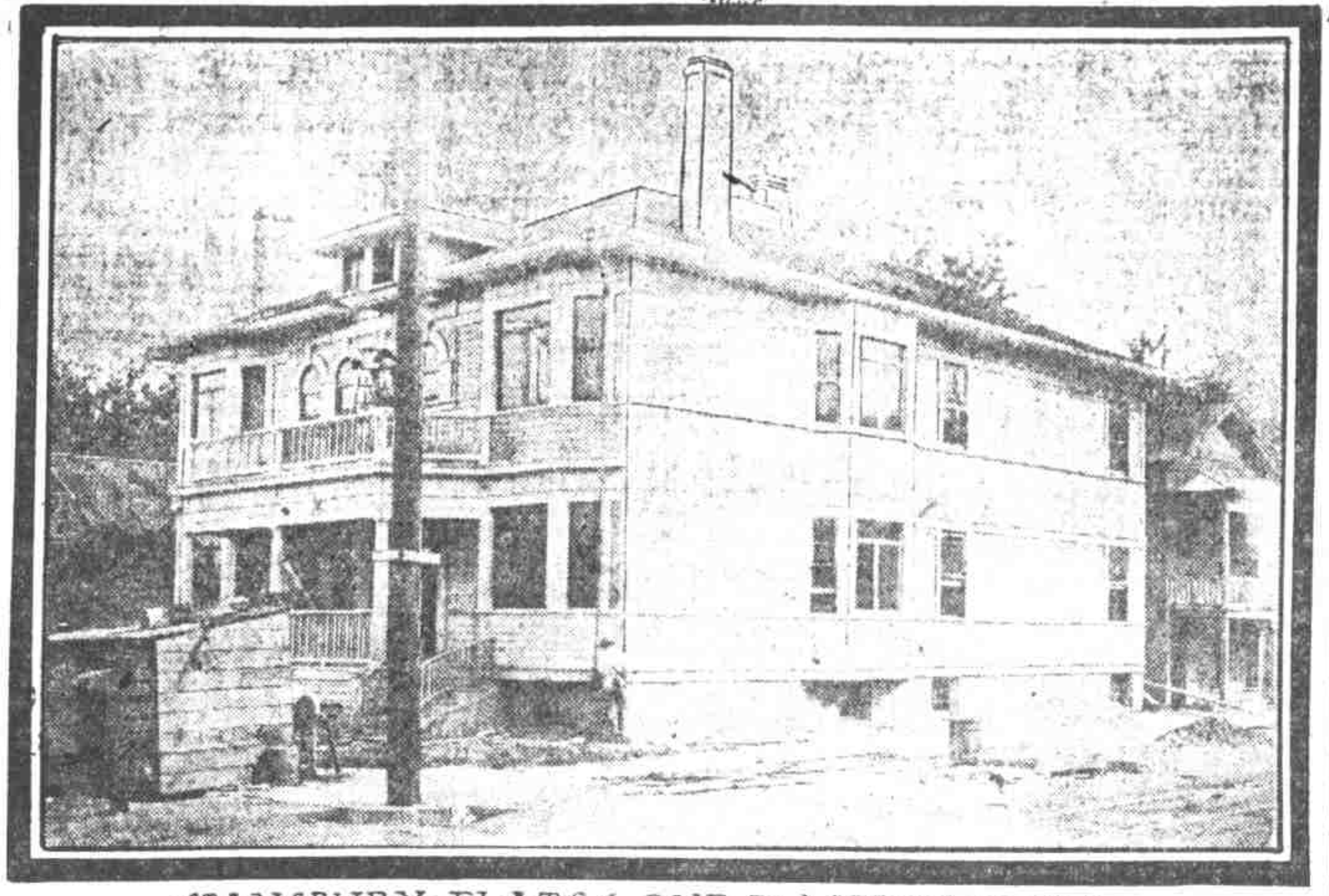
A GROUP OF MODERN DWELLINGS RECENTLY ERECTED IN SOUTH PORTLAND



FLATS OF E. C. FETTY. 2ND & GRANT ST.



RESIDENCE OF GEORGE STREETER ABERNATHY & KELLEY ST.



STANSBURY FLATS 2ND & LINCOLN STS.

IMPROVE BLOCK ON LOWER SIXTH

Sol Rosenfeld and W. H. Ellis have completed the purchase of lot 4, block Y, on Sixth street, between Irving and Johnson streets. The property was sold by Jacob Schwab and associates for $20,000. It is at present covered with frame improvements that yield a rental equivalent to about 6 per cent on the investment. The purchasers announce that when all the leases on this property expire, a year hence, brick improvements will be put up to be used for mercantile purposes.

Foxy.

When a certain Berks county storekeeper, who was also the postmaster of the borough, began the transaction of business one morning about a year ago, he found that the safe in which were kept the postage stamps had been robbed during the night, and promptly reported the matter to the proper authorities. The latter decided, after an investigation, that restitution should be made for the stolen stamps, but that the expense of repairing the damage to the safe would have to be borne by the storekeeper, which was accordingly done.

Some time later a second robbery was committed and reported as before, as the result of which there was another investigation, which disclosed the fact that the stamps had been abstracted on this occasion without any violence to the safe.

"But how was it done?" asked the inspector, somewhat puzzled. "The safe does not seem to be injured at all."

"I made up my mind I would not be caught again," replied the postmaster, slyly. "I left it open."

Sport.

From the Philadelphia Press.

"And haven't you ever taken a ride in an automobile?" asked the man with the new machine, pityingly.

"No," replied the plain person, "but I fell out of a third-story window once."

HELP THE NEW COMER IN OREGON

Literature Is Not the Only Thing Required to Hold Settlers.

"There is no better place for investment than Portland on the coast and if the people of this city will only keep up the pace they have set in the past five years they will have a city here that will astonish the country."

These were the words of Thomas W. Mason, a prominent business man of New York, who has been visiting this city during the week.

"Portland has only one fault that I can find: it is too slow to grasp its opportunities and it is inclined to look too gingerly at the stranger who might come here with the intention of starting in business.

"With the country that your people have at their back there is no reason why the state and Portland in particular should not shake the feeling of reserve that it tries to maintain. There is no hope of holding this great empire for the few, it must develop for the many. I can see within two years a great change, the city has become more metropolitan, the state has become self-reliant but why not all of you work for a common purpose? While you are sending out tons of literature asking people to come here, why not make some provision to take care of them when they come?

"The state of Oregon has no peer in the United States. No man who invests money here will regret the investment."

Her Qualifications.

"So," said the manager, "you desire to become an actress?"

"Yes," she replied, "I feel that the stage is the place for me. I do so hope you can give me a position in one of your companies."

"Have you ever had any dramatic instruction?"

"No. My friends all told me that if I wished to be a real actress I must avoid the places where they pretend to teach acting."

"Oh, they did; did they? Well, maybe they were right and maybe they were not. Have you ever appeared with an amateur company?"

"No."

"Haven't had any experience at all, eh?"

"No; but I have a splendid figure and I can smoke cigarettes."

Keep Normal in Hot Weather.

From the New York Herald.

The normal man is apt to become irritable and to suffer under the stress of atmospheric conditions such as prevail during the heated term. His normal judgment and will power enable him to repress any manifestation of his distress. On the other hand, the man who is abnormally constituted, with defective judgment and impaired will power, develops phases of aberration the outcome of which may be suicidal or homicidal. It is therefore incumbent on men of such a neurotic taint to prevent any such explosion or "brain storm" by exceeding care in the details of their lives, avoiding all agents that would tend to promote or accentuate such a bias. The quiet, moderate life is the one to adopt and maintain.

Make the most of yourself or some other fellow will make the most of you.

Residence of Dr. H. M. Greene, 1156 Williams Avenue.

Residence of A. Neppach, Twenty-Fifth and Northrup.

Newest Notes of Science

In a recent test of Paris rain water bacteria were found at the rate of about 57 to the cubic inch.

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Humming birds are disappearing from Trinidad. In 1865 there were 18 species; now there are only five.

• •

A Danish expedition has gone to Greenland to teach the Eskimos how to fish profitably by modern means.

• •

The aged inventor of the Mauser rifle has now perfected a new weapon which fires 25 shots at a single loading.

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Many excellent voices are ruined, according to the French Academy of Medicine, by practicing in too small rooms.

• •

A new type of torpedo, with which the navy is experimenting, bores its way into the hull of a ship before exploding.

• •

The human lungs exhale each day an amount of carbon which, if solidified, would equal a lump of coal weighing half a ton.

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In the world last year there was produced 964,910 metric tons of lead as compared with 968,174 tons in 1906.

• •

A western Nebraska farm is being successfully irrigated by a home-made windmill, the fans of which were originally tin boxes.

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A new supply of rubber, believed to be practically inexhaustible, has been discovered in a never-before explored section of Brazil.

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At the rate that work is now going on, the tunnel through the Cordilleras, to connect Valparaiso and Buenos Ayres will be completed in 1910.

• •

A photographic process which gives both perspective and relief is the invention of Professor Lippmann of Paris, a pioneer in color photography.

• •

The second largest bridge [illegible] in the world, having an arch [illegible] feet and a span of 275.9 feet [illegible] was completed on an Austrian railroad.

• •

Already electric power generated by Niagara falls is distributed 125 miles, and the Canadian government is planning to more than double the distance.

• •

Wireless telephone records recently were broken when an invention of three French naval lieutenants was operated successfully for a distance of 310 miles.

• •

Two hundred and forty thousand wooden paving blocks a day are turned out by a new machine owned by the municipality of Paris.

• •

A big Pennsylvania coal mining company will erect an extensive plant to treat railroad ties and other timbers with creosote and zinc chloride to extend their life.

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The rainless Atacama desert of northern Chile is the scene of the greatest industry of the kind in the world, yielding enormous quantities of nitrates for fertilizers.

• •

The use of the microphone in fishing is undergoing a series of experiments in Europe. The noise made by schools of the finny tribe is transmitted by the delicate instrument.

• •

By curling or waving human hair with a hot iron, a Russian scientist claims to prevent it becoming gray. His theory is that grayness is caused by microbes, which the heat kills.

• •

Using extremely delicate instruments, the French Academy of Science is experimenting with an unknown force, supposed to be electrical in nature, given off by the human body.

• •

The familiar shaving paste known as "creme d'amande" is made by melting one part of caustic potash into three parts of lard, with sufficient essence of almonds to give it a flavor.

• •

After working on his theory for 10 years, General Goulaeff, a member of the Institution of Naval Architects, has announced that he can render ships both unsinkable and uncapsizable.

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The department of agriculture has demonstrated that Chinese and Japanese bamboo can be profitably grown in this country, and will experiment with drouth-resistant forms from India.

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China's new torpedo boat destroyers, built in Germany, have an indicated horsepower of 6,000 and made 35.2 knots on their trial trip and 23.8 knots with a cruising load of fuel on board.

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After spending 15 years in making minute observations of the moon Professor Brown of Yale university will spend 10 years more in studying them to determine the moon's exact position.

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A new coal field, estimated to contain 45,000,000,000 tons of anthracite, will be developed as soon as railroads now under construction reach the Crow's Nest mountain region of Alberta.

• •

With a blow pipe using a mixture of acetylene and oxygen, steel and copper sheets a quarter of an inch thick may be welded more cheaply than [illegible]. A temperature of 6,000 degrees is used.

• •

To cover a pulley with leather use a warm solution of crushed [illegible] in eight parts of rain water [illegible] and a concentrated solution of [illegible] the pulley, which also [illegible] warmed.

• •

After thorough tests covering a num[ber of years, the officials of the Bur]lington railroad have declared that concrete ties are unsatisfactory, and have decided to build a large wood preserving plant.

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By wrapping them in a new vegetable paper, fish caught off the Portuguese coast are delivered in Belgium 16 days later in better condition, as regards freshness and flavor than when packed on ice.

• •

When a pest of eels threatened to interfere with the operation of the Snow Mountain Power company in California, a wire netting was sunk in the stream and thousands of eels were killed by electricity.

• •

Despite opposition from the Japanese government the department of agriculture has succeeded in obtaining 455,000 plants of the grasses used in matting, and will experiment with them in several southern states.

• •

Francis Darwin, son of the famous Charles Darwin, whose theories he has exceeded in many ways, has been elected president of the British association, and on September 2 will in a speech defend his belief that plants have minds and are intelligent.

M. Jachelson has come across in northern Siberia a tribe, the Yukoghirs, differing in every respect from other Eskimo tribes both in aspect, language and customs. There is a fine sphere here, says the London Globe, for suffragettes if they have any superfluous energy after worrying out unhappy government for foreign missionary work, as we learn that the women are yoked to the sledges with the dogs, [illegible] draw their lords and masters. The old people are killed off when they become useless.

Dimitri Kosztan of Bistricza, known as the wolf slayer, dispatched 285 of these animals [illegible] years. Two months ago he disappeared, and recently his skeleton was discovered on the Bis[illegible]

View of the Grand Leader Building, Fifth and Alder, Undergoing Reconstruction.

The Grand Leader, Portland's new department store, devoted exclusively to women's and misses wearing apparel, will open in a few days. They will carry cloaks, suits, waists furs ladies' shoes, millinery, jewelry, hand-painted china, [illegible] and [illegible] departure for a department store is the hair emporium and beauty parlors which are patterned after the latest style of large eastern cities, and everything to adorn the hair and make women beautiful can be accomplished. Sam E. Wertheimer, president and general manager, says: "This store will be run on a liberal 'money-back' policy, and we will endeavor to carry the very best merchandise that can be had and we will sell them at popular prices, which we defy any competitor to meet. The store is very handsomely fitted up on the very latest lines, and everything to give our future patrons comfort has been installed."