

PLASTIC MARKET

Portland Real Estate Again Selling Freely—Record Year Anticipated.

With Portland real estate operators optimistic the high note. For several months the local market has been in a more or less stagnant condition, but now the national election is a thing of the past, a more general inquiry for good investments and a larger volume of actual sales is the report from nearly every prominent realty dealer's office in the city.

As to general market conditions, leading offices strike the same note that all classes of property are rapidly becoming more marketable. Naturally inside city property will not move as rapidly as acreage for plating purposes, for the reason that the run of buyers just now are seeking facts which they may themselves retail. Speculation of this character seems to have taken on a new lease of life. The fact that dozens of men of means are in the field for sales of acreage available for subdivision. So many handsome fortunes have been accumulated here in the past few years by selling out, that it is not surprising that what amounts to almost a craze to get hold of small, close in tracts has taken possession of the investing public.

The past two weeks in the local market has been characterized by a feeling on the part of both buyers and sellers that the coming year will be the most active and the most satisfactory in the history of the city. So far the general business is concerned the condition is far above normal and there seems little question that every month of the new year will show an increase in this rising tide of prosperity.

One of the very best recent evidences of the high esteem in which Portland real estate is held by local men is the experience of the Gold Medal Shingle company in purchasing, last week, the half block between East First and East Second streets. This company paid \$18,000 for the property, and in three days was offered \$31,000 for it, the offer being made by Fisher, Thomson & Co., who own the other half of the block.

The Gold Medal Shingle company and Fisher, Thomson & Co. refused an offer of \$25,000 for the whole block, and in consideration of the fact that it will bring \$75,000.

Fisher, Thomson & Co. intend erecting a three-story concrete building on their half block to cost \$65,000. The Gold Medal Shingle company figures that its property will be greatly enhanced in value when the East First and Pacific vacates Fourth street and runs its line down the east side, where the improved track facilities will create a demand for wholesale warehouse sites.

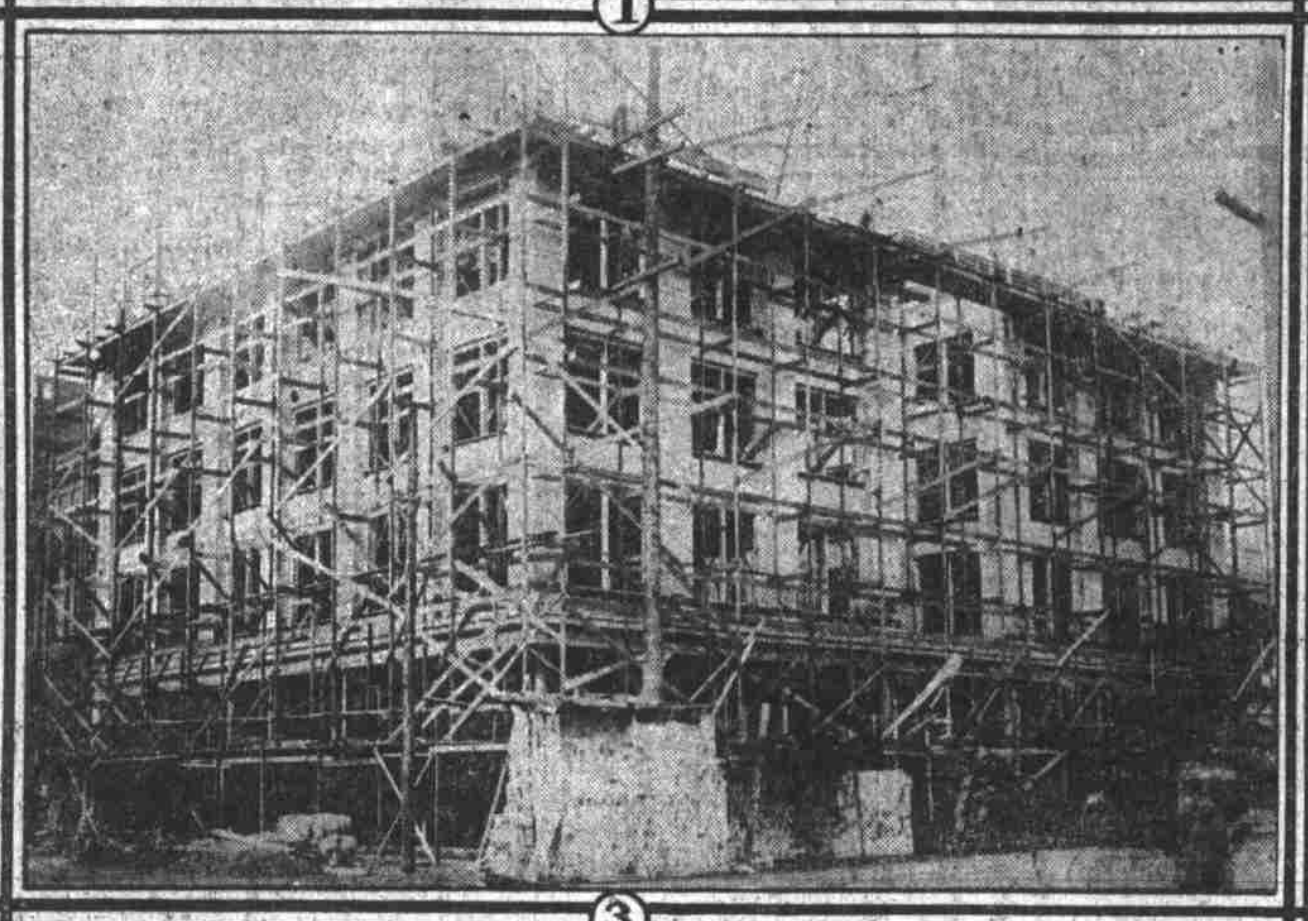
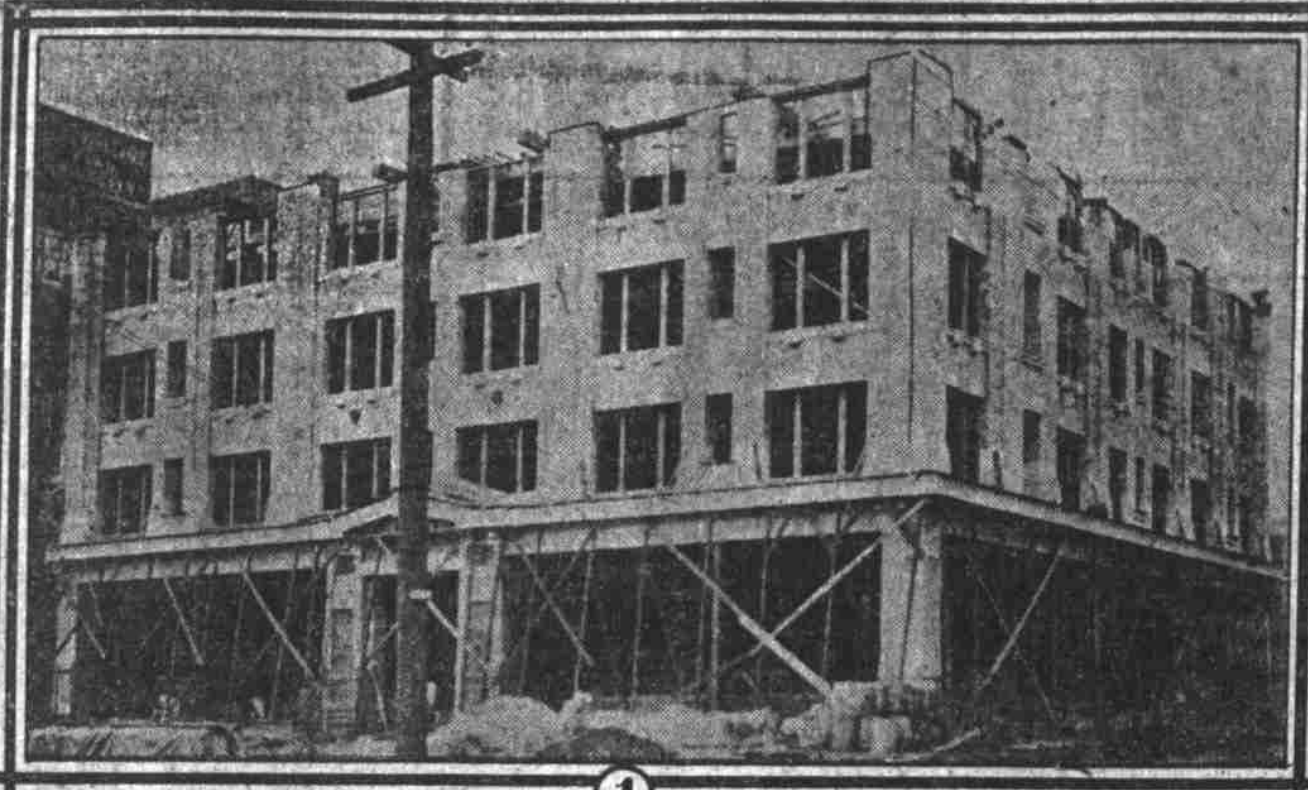
So strong is its faith in the future of the east side warehouse district, that the Gold Medal Shingle company has determined to hold its late purchase there as a permanent investment.

Another sale of a half block in the east-side warehouse district, which was finally closed last week, and which includes the block between East First and East Second streets. This property was purchased by Lipman and Wolfe from J. H. Hilliard for \$32,000.

In a residence property the largest transaction of the week was a new house and 50 foot lot on Northrup, between East Second and East Third streets. This holding was purchased by Mrs. Agnes R. Hall from John M. Decker for \$10,000. The same property was also sold to John M. Lowndes by the Portland Trust company, trustee.

Margie closed a deal with L. O. Ralston for the purchase of eight lots in Green's addition, South Portland, consideration \$30,000. The lots were acquired several valuable holdings in South Portland during the past year, and are several in the line of building an attractive type of cottages.

H. A. Hepper purchased from the Oak Park Land company a house and lot on East Tenth street, between



(1) Rosenblatt Hotel, Tenth and Alder Streets. (2) Blumauer-Frank Drug Company, Eighth and Everett. (3) Moy Back Hin Building, Third and Yamhill.

Broadway and Schuyler, consideration \$40,000. Will H. Walters has sold to Charles Magnus a house and lot on East Second street, between Tillamook and Thompson for \$5500.

A house and lot on First street, between Caruthers and Sheridan, South Portland, has been purchased by Sam Pihlan from H. Janicke for \$4500.

J. H. Newhall has purchased from Joseph Burkhardt a fractional part of the southwest corner of East Washington street and Grand avenue, consideration \$4500.

August Fuhrman has purchased from John N. Klein a handsome residence occupying a 50 foot lot in East Creston, consideration \$4000.

Dorothea Danziger has purchased from Alexander B. Frazer a house occupying a 40 by 60 foot lot on East Second street, between Twenty-first and Kearney streets, paying for the property \$6250.

A 2 1/2 by 70 foot lot on East street, near Clackamas, has been sold to Elvin J. Underwood by Albert Lawson for \$3500.

J. E. Martin has closed a deal with N. N. Rice for the sale of a house and lot in Sellwood, which is described as lot 10 in block 12, consideration \$4000.

The improved quarter block at the northeast corner of Broadway and East Fifth streets has been sold by John Gustafson to D. L. Povey for \$5000.

Mall & Von Borstel have sold to James Anderson the southwest corner of East Washington street and Grand avenue, consideration \$7100. Mr. Ross will improve the property.

A number of events of last week served to show something of the increasing rigidity of local prices. In one case a broker had worked up a sale involving nearly \$100,000, which was summarily brought to an end by the owner, because the buyer, after meeting the price, failed to quite agree on the terms.

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England's Country Homes.

The country homes of England have for three centuries been the type of respectful elegance in domestic architecture. The manor houses of the gentry are famous for their permanent beauty, comfort and harmony with the mellows of English landscape.

Examples of the gothic timbered house of weathered wood and plaster are proofs of its usefulness for business or residence purposes, and its independence of place setting.

Henry James neatly characterized the attitude of a grande dame as showing "expensive, subdued suitability." The phrase is neat as a test for architecture. To how many homes is the evidence of wealth subdued to good taste?

To how many of our civic edifices can any but the first be applied? In how many buildings of public utility is there entire suitability of architectural form.

Rubber-asphalt pavement, which is coming into general use in a number of the larger cities in France, has attracted the attention of the municipal authorities in several American cities, and it is probable that the new pavement will be tried in this country during the next year.

The American consular general furnishes the following information concerning this new paving material:

Experiments, covering periods of six years, have been made with this pavement in several cities throughout France, including Paris and Lyons, and as far as can be ascertained have given good results.

In the city of Marseille a satisfactory experiment was made upon the Prado a number of years ago, and this spring three or four public places were similarly paved, these areas, however, being devoted to pedestrian traffic exclusively.

Innovations of this kind make slow progress in France, but from the character of the men interested in the company and the increasing importance of the work undertaken rubber-

BUY YAMHILL WALNUT LAND

Yerex brothers and George E. Waggoner of this city have secured an option on the Rowell Bewley tract of land, adjoining the town of Sheridan, in Yamhill county, and extending back to the foothills, a distance of about four miles.

The tract comprises about 3,000 acres of bench and rolling ground, with very deep soil and is particularly adapted to the culture of English walnuts. About one half the tract is cleared and the remainder is covered with second growth fir and oak.

The same persons have recently purchased several large tracts in the same vicinity, and it is expected that they will try to subdivide into small tracts and put on the market.

THE NUT INDUSTRY OF WASHINGTON

(Special Northwest Correspondence.) Hillsboro, Or., Nov. 25.—Twenty miles from Portland, in Washington county, is the 200-acre homestead that George W. Kelley filed on 30 years ago.

Three decades have sufficed for the homestead to lose its first identity. Instead of a heavily timbered area, the homestead has been converted into one of the finest nut farms in Oregon.

Annually Mr. Kelley nets from \$2000 to \$2500 from the 1000 nut trees which he has planted. All of the several varieties thrive equally as well in Oregon as they did in their native clime.

They require little attention, being immune from the pests that beset other species of trees.

Mr. Kelley has four varieties, hickory, walnut, chestnut and butternut. Of the walnut trees there are the New Zealand, French and black of chestnut trees there are the American and Japanese.

The butternut and walnut trees each bring in from \$20 to \$40 annually. The hickory chestnut and Japanese trees bring in from \$15 to \$20.

Edward H. Harriman is an ordinary individual to Mr. Kelley, railroad rates are not a factor in his business. He has a sturdy team and a wagon and he transports his products to Portland overland. Wagon transportation has aided him materially in amassing his comfortable competence.

UNDER-SURFACE TAR PLAN SUCCESSFUL IN ENGLAND

City Engineer Thomson of Seattle Tells How European Experts Have Wrestled With Macadam Problem—He Has Just Returned From Paris Convention.

City Engineer R. H. Thomson of Seattle is just back from Paris, where he attended the first international congress on public highways. Mr. Thomson returns with data on the trial of the new "tar road," which he says he will recommend for use on the boulevards about Seattle.

The congress held in Paris was the first of its kind and served as an entering wedge to a great series of this sort," said Mr. Thomson. "I believe that what is already accomplished and what will be accomplished in the two years between this and the next conference at Brussels will prove the greatest value to those interested in paving and road making. There were 110 representatives to this congress, and they came from all portions of the civilized world.

One interesting result of the congress was the reports on the use of tar in the paving macadam for two centuries. French and English engineers have been building macadam roads. Since the introduction of the traction engine and the automobile hundreds of miles of these roads have been permanently ruined and thousands of miles badly injured. The question was whether to give up macadam altogether for cut stone. In Belgium this was done. The French and English made experiments with tar.

In France the engineers tried spreading tar on top of the macadam, with the result that on some of their great park drives miles of flowers and shrubbery were ruined from tar thrown by automobiles and even fire trees were killed.

The Paris newspapers, including the Paris edition of the New York Herald, have carried on an active campaign against the further use of tar.

"In England another plan was tried. They put the tar under the surface. They built a good macadam base with a rough top. On this they put a layer of five-eighths of an inch of tar coated grits and on this they put half an inch of macadam. This is rolled in with a steam roller, so that the tar coated grits are forced into the top layer of macadam and act as a splendorment which binds the road excellently.

If made a number of automobile trips through England to examine this system of roads. They were apparently universally satisfied. I would certainly recommend an experiment with it in Seattle.

"Fine Streets Are Worth While." "Of one thing I am convinced, and that is the merits of the plans apparent throughout Europe for the beautification of city streets. The reason that streets should not only be adapted to utilitarian purposes, but should have besides the added beauty of width, proportion, parking and the like. There is great competition between the great cities of the continent in beautifying parks and driveways in order to attract tourists to get up the country.

A realization of the benefits of all this in America." Mr. Thomson is regarded as the leading expert on street and road making in the Pacific northwest and anything that he may say on this subject will interest a large number of people throughout the western country.

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What Europe Can Teach the Home-Builders of Portland

Written for The Journal by C. L. Linde. There is comparatively little chance for variation in architectural styles in public buildings. Custom seems to find in Gothic churches the due form for ritualistic faiths, in Romanesque basilicas the most expression of Protestantism. Civic structures line their phalanges of Greek columns. Office buildings cover their flat surfaces with Renaissance ornament. Almost unfailingly when there is a departure from these conventions, the result seems a survival, something extraneous to our civilization, or else a naive revealing of a disordered soul within.

Portland carries the boast of a score of homes that possess distinction of taste, sobriety, a real relation to ordinary life, a just sense of material, proportion, surface and shadow.

These are the qualities needed for any building, domestic or public. It is because of these that the best of our homes thus distinguished that a city may be called beautiful.

As domestic architecture our American styles may be grouped, either through origin or adaptation, as the mission, colonial, Pennsylvania Dutch and log cabin.

Advantage of Mission Style. The mission style is a delightful expression of the early life in southern California. Simplicity in outline, cheapness of material, ease of construction, possible brilliancy of coloring, coloring, surface and shadow.

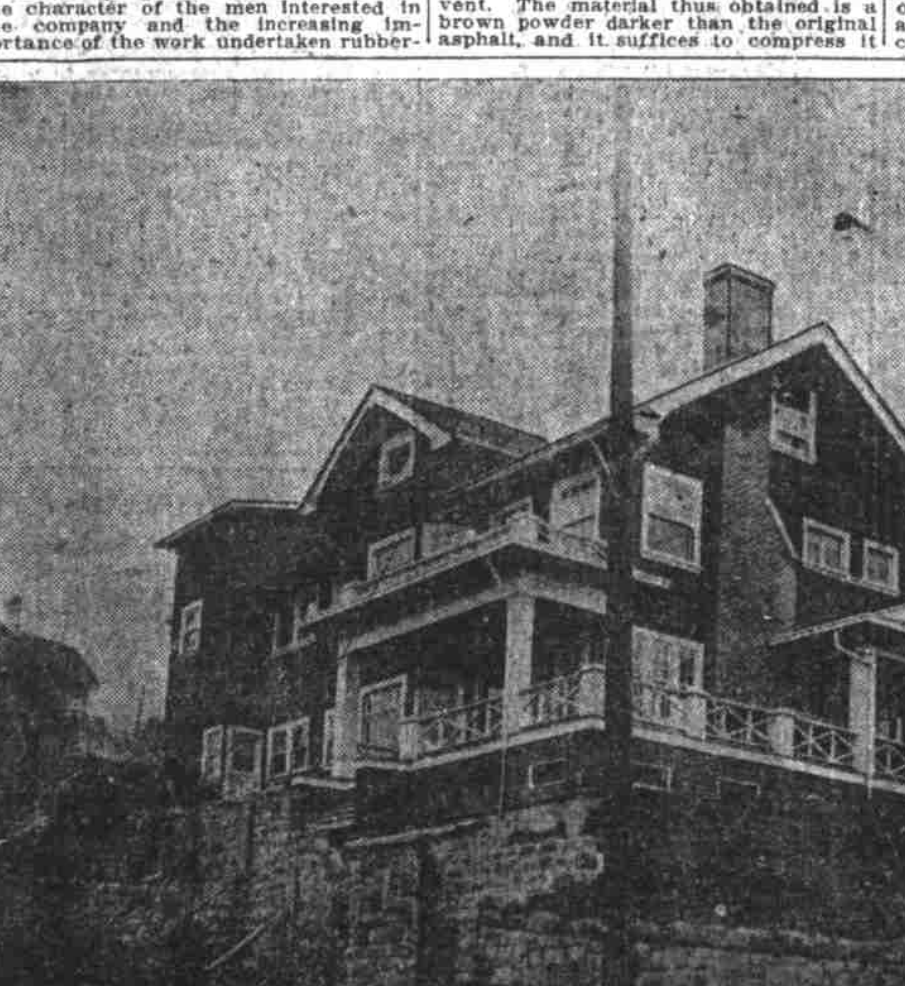
delphia. When these severe red buildings are relieved by the complementary green of trees they have dignity, relationship and a certain charm.

It is unwise to adopt entirely any foreign style of house building, especially styles or details of pronounced character. The result is sure to be an imitation of harmony with homes near by. The secret of a beautiful city block is architectural unity. A general uniformity of color, of material, of facing, purpose and impression will produce a pleasing effect.

What Inharmonious Does. The effect of many fine blocks in Portland is spoiled by a single home, perhaps fine by itself but out of harmony with its neighbors. The spreading eaves of Swiss chalets, the gothic emblematings of Lucerne, the many windowed gables of Nuremberg, the three arched windows of Bologna, the banded colors of Riviera villas may all seem gorgeous and inimitable when seen in their respective cities, but when these details are transplanted to the effect of the market square of Lucerne may have its brilliant heraldic scrolls to the detriment of the sense of the place. But their effect is due to repetition.

From an artistic point of view, it is a pleasure to note that the English house of many gables, with uncovered beams outlining a rough plaster surface, commonly known as Tudor or Elizabethan, is gaining in favor in Portland.

In its essential it is not English only exquisites buildings of this kind, dating from the sixteenth century, may yet be found in northern France and western Germany.



Residence of J. A. Hamblin, Madison and Stout Streets.

LARGE SALES BY NEW RESIDENCES W. H. MOORE CO. TO BE ERECTED

Lorinton Lots to Value of \$30,000 Sold by Moore in All Parts of the City.

"There seems to be quite a demand for suburban property," said W. H. Moore of the Moore investment company. "Last week our company sold 31 lots in Lorinton to J. M. McKinley of Centerville, Wash., and have just closed a deal with D. W. Pierce of Goldendale for 10 lots in Lorinton and a house and lot in Cranberry addition. The two sales amounted to over \$30,000."

Mr. Moore says there is also a good demand for farm property, especially small farms near Portland. The Moore investment company have opened a branch office in Golden, and are doing a splendid business. They report that Goldendale and Klickitat valley are coming to the front with a jump. Mr. Moore's opinion that there is no better fruit land anywhere than right in the vicinity of Goldendale, and this land, unimproved, can be bought now for \$200 per acre. Golden valley is a town of about 2,000 population and every indication is that it will have a large increase in the next few years.

One of the best towns for business is know of and property is cheap. \$500 in Klickitat valley from \$20 to \$50 per acre. The house is to be sold to \$150, that will sell for \$200 to \$250 in a year. Wheat land can be bought in Klickitat valley from \$20 to \$50 per acre. The house is to be sold to \$150, that will sell for \$200 to \$250 in a year. Wheat land can be bought in Klickitat valley from \$20 to \$50 per acre. The house is to be sold to \$150, that will sell for \$200 to \$250 in a year.

John Halsey, Jones Lumber company, will build a \$2000 dwelling at 1264 Macadam road, between Sweeney street and Robert McCowan street. A \$2,000 home in Skidmore street, between Castle and Court streets.

George DeKorner will build a \$4000 dwelling on Clackamas street, between East Twenty-fourth and East Twenty-sixth streets.

Mrs. J. Hoyde will build a \$1500 dwelling in Greely avenue, between Killingsworth avenue and Jessup street. Wilson & Hixon, contractors.

Oscar Beck will build a \$2800 dwelling in Northwick street, between Walling and Beech streets. Stokes & Zeller, contractors.

George R. Slater will build a \$1500 home in Glen avenue, between East Market and Stephens streets, South Sunnyside.

SWEET HOME COUNTRY FACES HAY SHORTAGE

(Special Dispatch to The Journal.) Sweet Home, Or., Nov. 28.—Hay is scarce in the Sweet Home country, there being very little for sale at any price. Very few of those who depended on buying hay were able to get a full supply at hayning time, and those who waited until later, were forced to depend on the outside markets. As the shortage also prevails in the Lebanon district, it will work a hardship over the entire country.

The cause is found in the increased amount of dairying not in any crop shortage. Many farmers, who have hitherto sold hay, are keeping dairy herds.

The weather has been warm and green feed is growing unusually well, so that range stock has not suffered. The shortage of feed has caused almost a milk famine in the town of Sweet Home. Milk has heretofore been supplied by the cows kept by each family. Now the town dwellers find they cannot afford to do this.

One of these ranches is in the southern part of Hartney county. Most of the cattle are what are known as range cattle, yet they are improved in every respect over the old style of range cattle. Many thousand head of beef cattle are driven out of this country each season, down through the Klamath country to the railroad, but there are still many thousand that are kept in Hartney and Lake counties to the ranches, who raise large quantities of alfalfa and other feed crops, even in the eastern market in a single season. There are still cattle ranches in the great body of 40,000 square miles of territory without a railroad.

There are scopes of country in southern Oregon and northern California where the wolves and coyotes have become so troublesome that the sheep men are going out of the business of raising sheep and are stocking their ranges with cattle. More and more each year the large ranges are being divided up, yet there are more cattle raised in Oregon today than ever before.

It is not until the winter that the cattle are sent out on ranches at Melissa, Washington street.