

# HOLIDAYS DO NOT CHECK ACTIVITY IN THE REAL ESTATE MARKET

## TRANSFERS AGGREGATE OVER HALF A MILLION

### New Christmas Record Is Established in Unprecedented Volume of Realty Transfers for the Week—Good Promises in Healthy Tone for Coming Year.

Contrary to all expectations, and a complete reversal of all former Christmas week records, the local realty market last week was one of the most active throughout the whole year. Transfers filed for record for the first four days of the week aggregated nearly \$400,000 in value, while other transactions were completed, the transfers not going on record, which reached the total of \$200,000. Realty brokers, without exception, were prepared for a week of unusual business, but reports from many sources show that many dealers' offices were overrun with both inquirers and purchasers.

Upon the whole, the market has a decidedly healthy tone, and when compared with the stagnant, hesitating, discouraging conditions of one year ago, gives promise of an activity during the coming year that will at least equal the splendid record made in Portland in the first half of 1907.

**Far Ahead of Last Year.**  
The volume of sales and inquiry during the past week was so far ahead of the same period last year that it is difficult to make a comparison. This, too, at a time when the holidays are supposed to have put out of commission all serious thoughts of large business affairs, gives some idea of what may be expected when the holidays are no more and men once more turn their attention to the ordinary daily routine. From the way matters are shaping themselves, it is impossible to escape the conviction that 1907 is going to be a record breaker in real estate transactions.

**Outlook Is Rosette.**  
E. J. Daly, one of the heaviest operators in Portland realty, both as a broker and dealer, sizes up the situation as follows:

"The real estate outlook to me is rosier than it has ever been since I have been in business. As an illustration, I sold Thursday afternoon, after banking hours, and at a time when every one is supposed to be paying strict attention to the Yuletide celebration, three pieces of real estate to one outfit, the aggregate amount being \$7,000. In addition to this, I have several other good deals on."

"One recent arrival informed me yesterday that after looking all over the United States he came to the conclusion that Portland's future was better than any place he knew of, therefore he would invest a recent inheritance, amounting to about \$100,000, in Portland realty. If the public at large felt the same way I do about Portland's future, they would very quickly get their money up on real estate, while it is yet to be had at such reasonable figures. I think Portland will double in population within 10 years. If such is the case, real estate values will easily double. One thing that greatly retards values in this city is the miserable condition of the streets, which in many prominent parts of the city are veritable mudholes."

"What must a tourist, after alighting from the train at the new North Bank depot, think of the streets? I hope every reader of this will go down there and take a look for himself, and draw his own conclusions. I have never seen a city of Portland where the property owners had so little civic pride on the street question, and I am sure it is a very short sighted policy, even from a selfish standpoint. One thousand dollars spent in a fine permanent street improvement enhances

the property value at least four times that amount."

While no definite announcement of the transactions have been made, it is understood that Mr. Daly and associates purchased city property last week to the value of nearly \$75,000.

**Henry Closes Big Deal.**  
Charles K. Henry & Son closed a deal Tuesday of last week for the sale of the quarter block on the southeast corner of Thirtieth and Gilman streets. The property was purchased by John Klernan from Dr. Andrew Smith, consideration involved being \$20,000. Mr. Klernan will proceed at once with the erection of a brick building on the site, tenants having already been secured.

The same firm of brokers, associated with D. S. Stearns, have also sold a half block on Thirtieth and Pettygrove to California capitalists for \$40,000. This property will also be improved in the early spring.

**Sale on East Side.**  
Fred H. Strong has concluded the purchase of a quarter block, block 124, East Portland, located in the east side warehouse district. The property was sold by Jasper C. McGraw for \$30,000.

The May Bank Real Estate Investment company has taken title to several parcels of city and suburban property, a part of which is in Couch addition and other parcels in Corona Park. The price involved in the various transactions amounted to \$40,000. E. M. Hawley has purchased from J. D. Morris one lot in Washington addition, and four lots in Ivanhoe, total consideration \$5000.

**Swiss to Build Hall.**  
The Swiss Hall association, a recently organized building corporation, has purchased one and a fraction lots on Third street, between Jefferson and Columbia streets, on which it is proposed to erect a hall for the use of the Swiss residents of the city. The property was purchased from H. S. Simon for \$21,000.

E. B. Whitney has sold to Minnie A. Osborn, a house and lot on the northeast corner of East Sixth and Halsey streets for \$1800.

Otto J. Kraemer has purchased from the Colonial Investment company, a

handsome residence site on Fadhams sites, paying for it \$5000.  
L. H. McDaniel has purchased a house and lot on the north corner of East Twelfth and East Oak streets, consideration \$5500.  
Charles W. Boost has sold to Antonio Piazzi, three lots on the southwest corner of Clinton and East Seventeenth streets. The property is improved with modern cottages and was sold for \$7500.  
William Reid has sold to the Oregon Real Estate company two lots on opposite sides of Grand avenue between Multnomah and Wasco streets for \$5000.

**Healthy Tone of Market.**  
The real estate market is undoubtedly in a stronger position than at any time during the past few years. In fact the local situation is very much healthier than it was during 1907, and the first half of 1907, when it was no unusual thing for the daily sales to reach \$1,000,000. The larger interests are quietly looking for investments in the down town section and they are making no noise about their purchases. Much of the larger part of the business is being transacted through the offices of the better known brokers and instead of recording the deed for big considerations, one and 10 collars is the consideration named generally.

Office building space is in a great demand as at any time during the past two or three years. Business in all lines is picking up, even the hotels are doing almost as much business as is done in the summer tourist season. All of this helps to convince the real estate investor to do his business on a conservative basis that the opportunity is here for handsome profits on carefully selected investments.

**TRUST COMPANY REPORTS SALES**  
The Columbia Trust company, 714 Couch building, reports the following sales:

Lots 1 and 2, block 29, Patton's Second Addition to Albina, A. Swanson to Mary A. Swanson, consideration, \$1150.  
Lot 6, block 11, Hancock Street addition, B. M. Lombard to A. B. Benson, consideration, \$850.  
Lot 10, block 10, Hancock Street addition, B. M. Lombard to Jean R. Mackenzie, consideration, \$850.  
Lot 21, block 10, Hancock Street addition, B. M. Lombard to George B. Pratt, consideration, \$1550.  
Street addition, and two lots across the street, B. M. Lombard to George F. Knowles, consideration, \$3250.  
Lot 15, block 6, Hancock Street addition, B. M. Lombard to A. S. Wells, consideration, \$650.  
Lots 15 and 16, block 8, Hancock Street addition, B. M. Lombard to Daisy Dougherty, consideration, \$1200.  
Lot 10, block 3, Central Albina addition, August Swanson to W. J. Register, consideration, \$750.  
Lot 17, block 6, Hancock Street addition, B. M. Lombard to E. W. Wright, consideration, \$700.

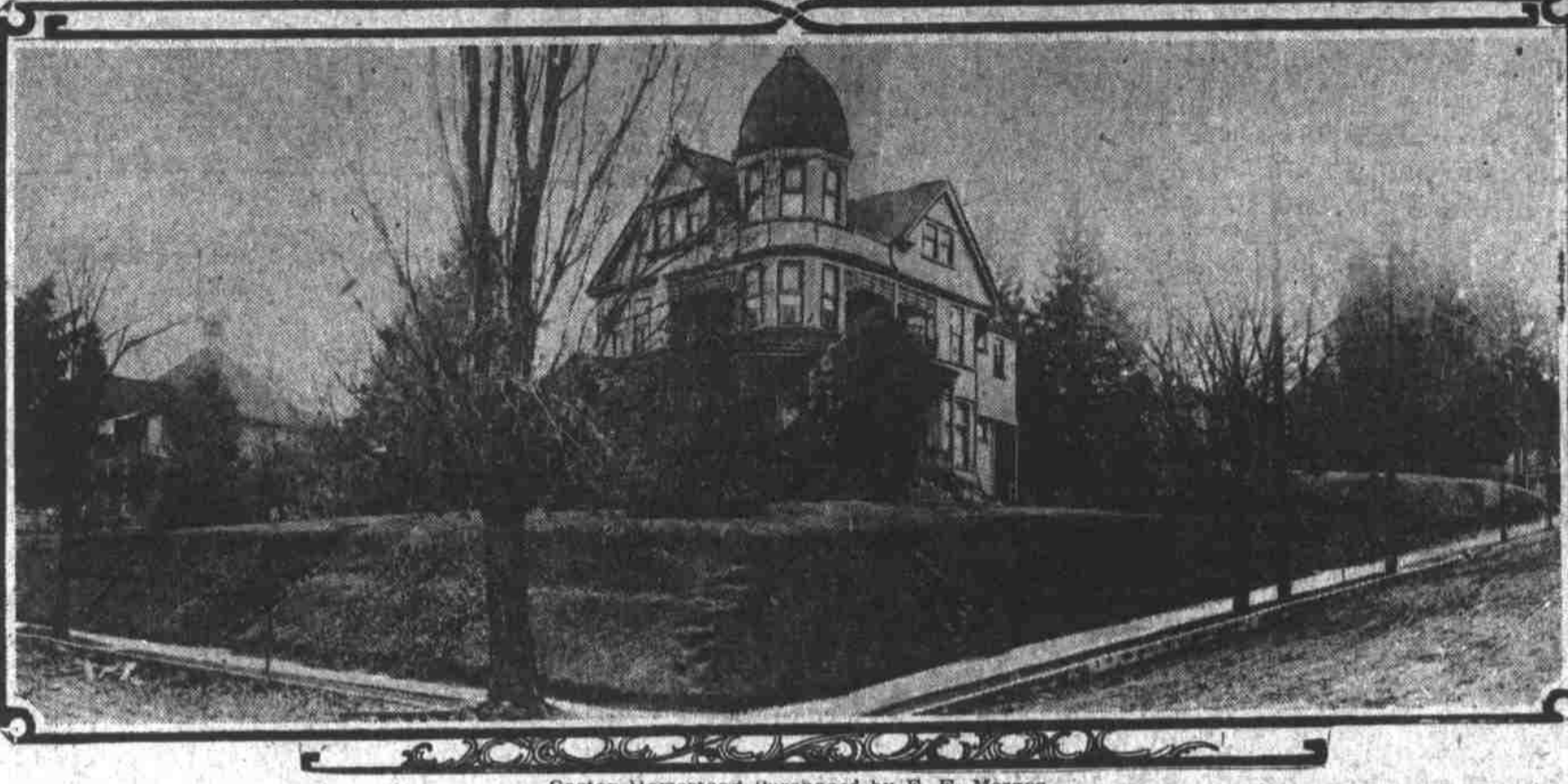
Mrs. Laura Share to E. E. Pitcher, 233 Felling street, consideration, \$2000.  
Five acre tract on peninsula, being the south half of lot 4, Glenwood park, East Portland, Russell Brothers, consideration, \$8000.  
This firm has sold \$28,000 worth of property in the Swinton tract since December 1.

**BRICK APARTMENT HOUSE IS SOLD**  
The three story brick apartment house on the northeast corner of King and Washington streets was sold last week to a local capitalist for \$65,000. The property belonged to A. S. Ellis and was sold through the agency of E. J. Daly.

Mr. Daly also sold for S. Morton Cohn the quarter block on the northeast corner of Johnson and Twenty-second streets for \$20,000. Two handsome new residences occupy this corner.  
Twenty acre tract at Garden Home was sold by Mr. Daly last week, consideration \$7000.  
In a most recent sale, the west side of Fifteenth street between Quimby and Raleigh streets, was purchased last week by E. J. Daly for \$10,000. While the consideration involved in the transaction has not been made public, it is understood to have been in the neighborhood of \$40,000.

**BUYS STOCK RANCH NEAR BROWNSVILLE**  
William Roberts of Pendleton has concluded negotiations for the purchase of the fine stock ranch of C. C. Callaway, located 2 1/2 miles north of Brownsville, Or. This ranch property comprises 935 acres, and was sold for \$18,700. The negotiations leading up to the sale were conducted by Neal Brown.

## HISTORIC GASTON MANSION ON KING'S HEIGHTS CHANGES HANDS



Gaston Homestead Purchased by E. E. Merges.

The one transaction of more than ordinary interest concluded during the past week in the realty line, was the purchase by E. E. Merges of the fine old Gaston homestead, located on Kings Heights. Mr. Merges paid \$65,000 for this property and those familiar with the prevailing prices in high class residence districts pronounce it a bargain. Its dimensions are 265x208 feet and it has a frontage on Main, Main and Stout streets.

For more than 40 years this place has been the home of the Gaston family, and they have made of it the most prominent landmark in the western part of the city. With the exception of the Kamm home and the homes of the Couch and Flanders families, probably no other homestead in the city has been held in a single family so long.

The donation land claim of which the Gaston home is a part of No. 87 in the grants of public lands in Oregon. It was granted to Amos and Melinda King 55 years ago. Mr. Gaston purchased his homestead from the Kings in 1868, when the part of the lot which he occupies, and to reach it from the little town on the river bank one had to follow a cow trail over the mountains, a scene unequalled anywhere in the world for natural beauty.

Here a lifetime has been spent in collecting and caring for rare trees and shrubs. Some of the trees are now more than 100 feet high. There are oak, chestnut, hickory nuts and walnuts from the hills of old Belmont, Ohio, from whence the Gastons came to Oregon in pioneer days. There is a chestnut tree from France, a maple from Vermont, a sycamore from Indiana, an evergreen from California, and a cedar from Hood, a madrona from Mount Shasta, an aspen from Lake Wappato, Massachusetts.

Brownsville, Or. This ranch property comprises 935 acres, and was sold for \$18,700. The negotiations leading up to the sale were conducted by Neal Brown.

From the front porch of the Gaston residence one can see nearly the entire city of Portland, and can scan a landscape of 6000 square miles of farms, forests, rivers and capped mountains, a scene unequalled anywhere in the world for natural beauty.

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Another View of Gaston Homestead.

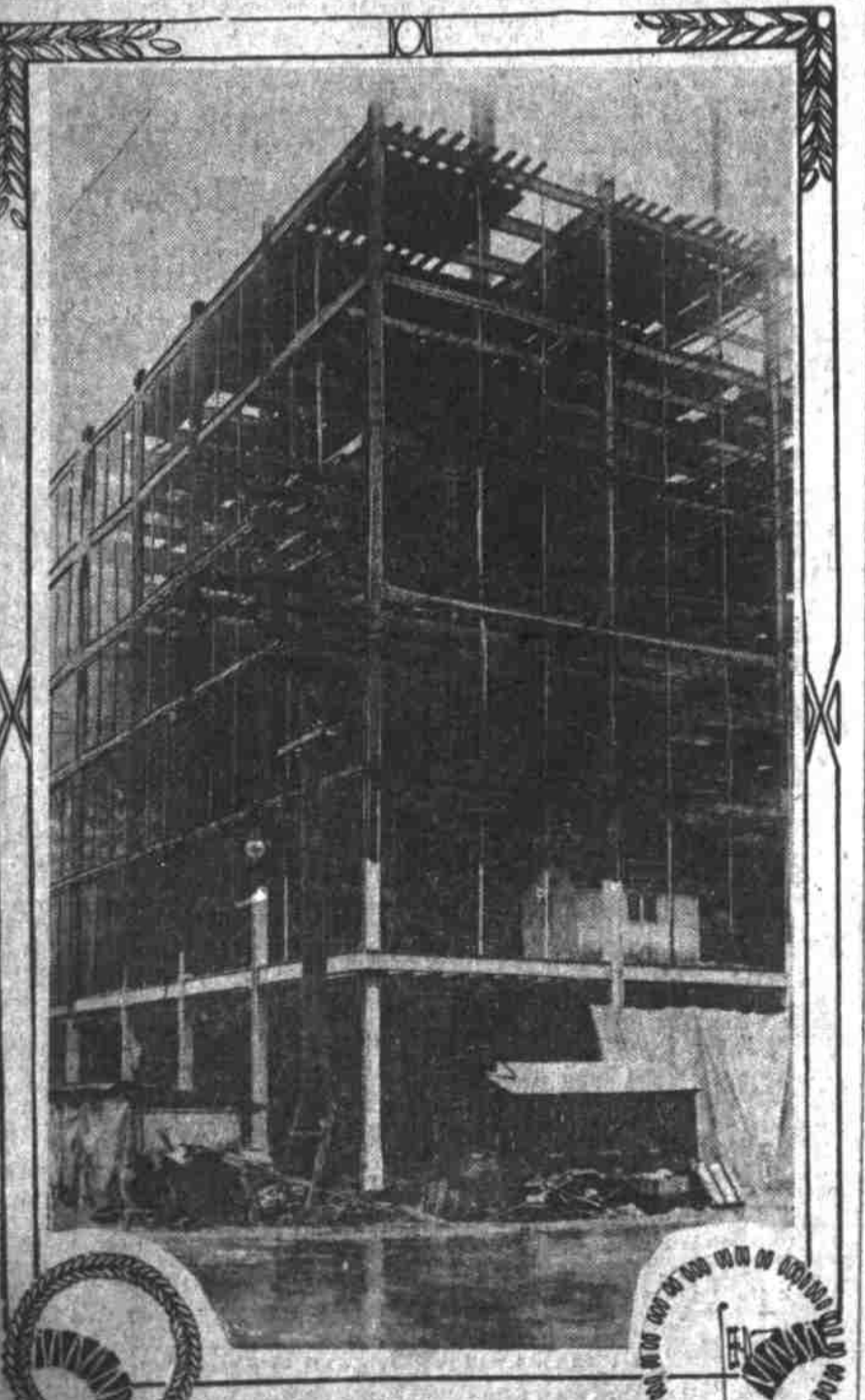
nollas from Japan and holly from the British Isles.  
Round a portion of the lot is a stone wall, built of volcanic rock brought to Portland from South America as ballast. In every way it is a most interesting old home, and has long been one of the show places of Portland.  
Mr. Merges, the new owner of the

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Another View of Gaston Homestead.

Gaston property is a native son of Oregon, and one of the most successful of Portland's young capitalists. He has already matured plans for elaborate improvements to be made on the property. A landscape architect will take the block in hand and make of it one of the most beautiful residence sites in Portland. Mr. Merges has re-

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Section of Steel Frame, Meier & Frank Building.

## LARGEST CUT STONE BRIDGE COMPLETED

### New Structure at Hartford, Conn., Has Unique Honor—Far More Artistic and in Most Respects Larger Than Historic Old London Bridge.

Scarcely a week passes without the announcement of the completion of a new reinforced concrete bridge in some part of the country, which is heralded as either the longest, highest or costliest structure of the kind in the world, but the \$2,000,000 concrete and stone bridge recently completed across the Connecticut river at Hartford, Conn., really is the first place among the concrete bridges in this country.

The new Hartford bridge, crossing the Connecticut river at Hartford, Conn., which was dedicated with imposing ceremonies on October 7 and 8, taken rank as one of the greatest stone bridges in the world, says the Aetna. It is not the longest, for the Congleton viaduct in England is considerably more than twice as long, and its length of span it is surpassed by several bridges in this country. There is no other bridge, however, which has so many points of superiority over all others, taking into consideration its size of arch, its length, its breadth, its perfection of structure and its symmetry of outline. It marks, justly be pronounced the greatest of all its kind.

**Bridge of Nine Arches.**  
The Hartford bridge is composed of nine arches, with maximum span of 112 feet and maximum clear height of arch of 45 feet. Its total length is 1122.5 feet. London bridge, which has nearly ranked first among stone bridges, surpasses it in only one particular, maximum length of span. In all other respects it is inferior. There are other bridges with greater length of single span, but most of these are one span structures and very narrow.

For instance, the largest finished stone used in the construction of the bridge weighed about 4 1/2 tons. There are about 100,000 cubic yards of masonry in the structure, and about 155,000 barrels of cement were used in its building. The foundations, of which the deepest point is 100 feet below the water level, were made by the pneumatic-caisson process, and in building them two of the largest caissons ever made were used. Each of them measured 46 by 131 feet. The bridge is designed to carry a maximum load without practical limit. It has a clear roadway of 80 feet, divided into two 10 foot sidewalks with a 60 foot roadway between them.

**Three Years to Build.**  
"It has taken three years to build the bridge and the cost of the total bridge improvement has been about \$2,000,000. Besides the bridge proper the improvement include two boulevards, one at either end. The one at the western end is a mile long and the greater part of it is an earth fill 70 feet wide and with a maximum depth of fill of 30 feet, carrying the roadway over low meadows which are submerged in time of high water. To give relief during freshets, a bridge has been provided, which is composed of eight 40 foot deck plate girder spans, with a buckle plate floor and an asphalt pavement.

**Form Public Park.**  
"Unfitly tenements stood for many years where this boulevard now runs. Both boulevard and river front will be skirted by trees and flowers, forming a public park and a fitting approach to the magnificent bridge."

## FROM BOSTON TO SALEM TO WED

### Love Causes Miss Florence McDermid to Forsake East for West.

(Special Dispatch to The Journal.)  
Boston, Mass., Dec. 26.—A romance which dates back to childhood days will culminate when Miss Florence McDermid, daughter of Mr. and Mrs. Norman McDermid, Star avenue, Middleboro, Mass., becomes the bride of her school day sweetheart, Wayland Chase, formerly of Middleboro, but now of Salem, Or. Miss McDermid will start alone the coming week for Salem, where the groom-elect is a landscape engineer.

Both went to school together and graduated from the high school five

## PLAN TO SLICE DOUGLAS, LANE

### Cottage Grove Men May Petition Legislature to Form New County.

Eugene, Or., Dec. 26.—Cottage Grove business men will possibly ask the legislature to form a new county from the southern portion of Lane and the northern portion of Douglas counties. For many weeks the plan has been under discussion in Cottage Grove.

The name of the new unit will probably be Bohemia. If the two old counties fight the movement, the Cottage Grove people believe that they will not be successful in the legislature, but that require to the initiative at a future election will be successful.

## CHEWING GUM CAUSES YOUNG MAN'S DEATH

### Asbury Park, N. J., Dec. 25.—Archie C. Morris, 18 years old, son of the Rev. and Mrs. Peter T. Morris, of Belmar, is dead of ptomaine poisoning, caused by too much use of chewing gum, according to the diagnosis of Dr. Charles H. Thompson, the family physician.

The young man had partaken freely of canned corned beef shortly before his fatal illness, which began five days ago, and Dr. Thompson is of the opinion that the gum developed the ptomaine.



Boilam Investment Company's New Building at Fourth and Everett Streets