

REALTY OPERATORS MADE THINGS HUM FOR WHOLE WEEK

Business Reported Is Strong Indication That No Lull Will Be Caused by Warm Weather; One Big Deal.

Realty operators were by no means backward in reporting the consummation of large transactions during the past week. In fact, measured by the volume of property which changed hands, the closing week of the month was far ahead of any similar length of time since the early spring.

Not only did realty in considerable quantity sell, but the week was enlivened by at least one large building proposition developing and the report of a near closing of a lease for one of the most valuable downtown corners in the city.

Generally speaking, realty dealers had concluded that this summer was not to be different from past warm seasons, in that trading in real estate would experience a marked lull. But from the business reported last week it looks as if the summer of 1910 may be unique in this respect.

\$100,000 Involved.
The largest single transaction reported was that of the sale of Wilbur, an addition put on by the late R. W. Wilbur, and located at the western extremity of the peninsula highland, between Piedmont and Kenton. This property was purchased through the O'Brien Realty company by the Northwestern Trust company from the estate of R. M. Wilbur, the consideration involved being \$100,000. It comprises a tract of 23 acres, which has been subdivided into 210 lots. It has a half mile frontage on both Patton avenue and Portland boulevard, and is bounded on the west and north by Denver and Bryant streets.

The Northwestern Trust company announces that the present plat will be allowed to stand, but that first class improvements will be made throughout the property without delay, such as cement sidewalks, hard surfaced pavements, wide paths and the planting of ornamental shrubs and trees. A building restriction will also be attached to the property.

Paid \$1000 an Acre.
The late R. M. Wilbur acquired this tract about three years ago from J. C. Alinworth, paying \$1000 an acre for it. This sale very forcibly illustrates the immense rise in peninsula real estate since 1907. Hundreds of acres that changed hands in 1907 are now worth more per lot than the purchasers at that time paid by the acre.

Another illustration of the rise in Portland property is shown in the sale by Scott Brooks of the quarter block at the southeast corner of Fourth and Jefferson streets for \$50,000. This holding is located in that portion of the city which has probably been affected least by the recent rise in values, yet Mr. Brooks sold it for just twice what it cost him three years ago. It was purchased by a syndicate of California investors, and will probably be held as an investment. As least so far as is known no improvement is contemplated by the new owners.

Sargent Closes Deal.
James Sargent, auditor of the Portland hotel, closed a deal last Thursday for the purchase of the property known as the Barry tract, which adjoins the townsite of Burlington, on the United Railways line. Mr. Sargent bought the property from the estate of James Barry and paid \$14,500 in cash for it. It was acquired for investment purposes.

Sheffield and Riley, the realty operators who sold the Scott Brooks property at Fourth and Jefferson streets, have purchased the quarter block at the southeast corner of East Burnside and Johnson streets from Robert Holmes. The consideration involved in the sale was \$23,500. A large modern 12 room house occupies a portion of the parcel. It is probable that the new owners will erect an apartment house on the unoccupied area, although the purchase was made primarily as a speculation.

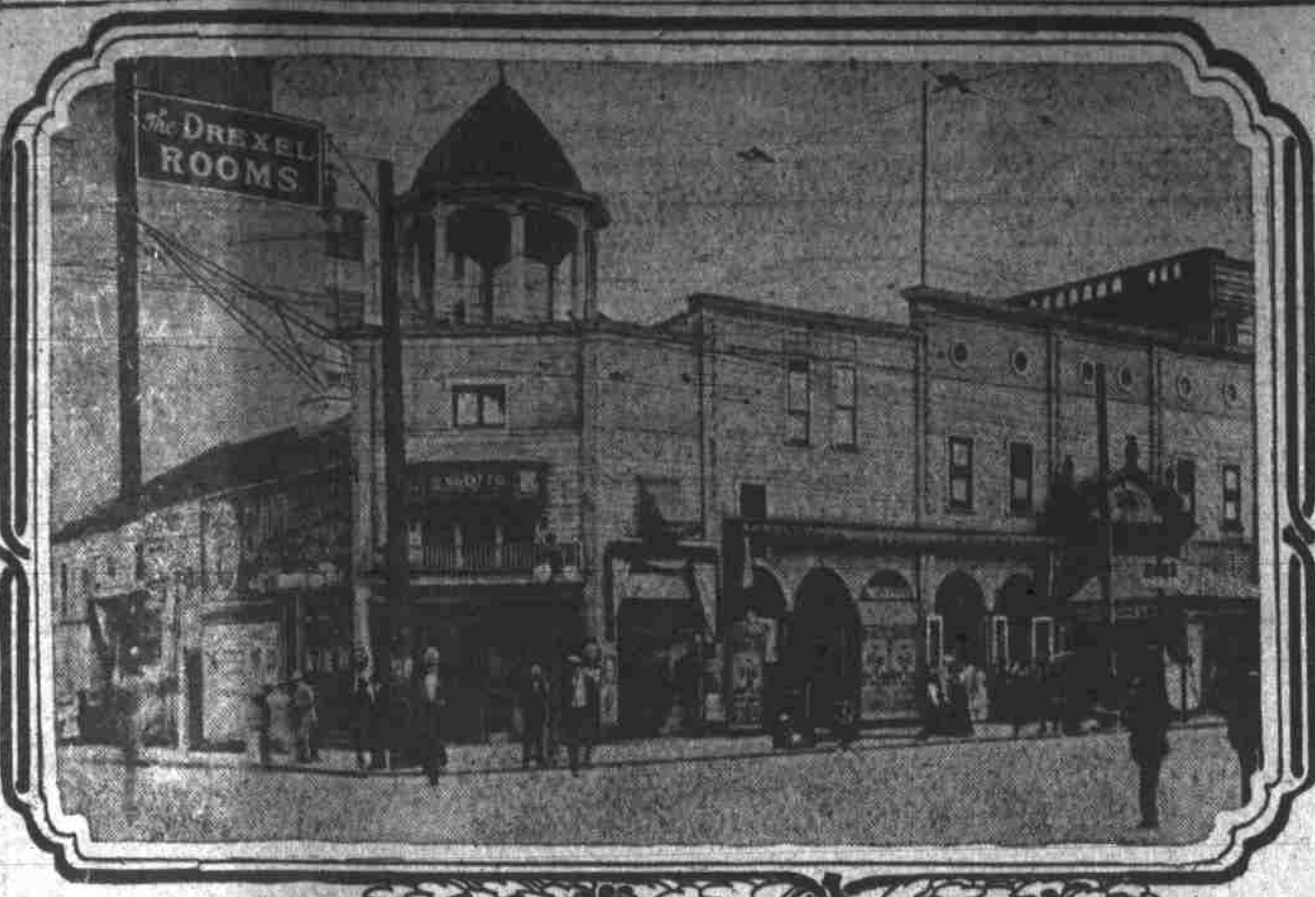
J. P. Elman, a Michigan timber operator, who recently removed to Portland, has closed a deal with W. W. Helmbock, through the Columbia Trust company, for one of the handsome new homes in the Brasse street addition, for which he paid \$7500.

Sold for \$5500.
A two story modern frame dwelling, handsomely finished on the interior, located on Spruce street in Ladd's addition, near Birch, was sold last week by E. M. Rasmussen to Fred J. Barber for \$5500. The building is new and up-to-date, and will be occupied by Mr. Barber as a home. It was sold through the agency of Strong & Co. The same agency has sold for Mr. Rasmussen the house and lot at the northeast corner of East Twenty-eighth and Belmont streets to E. M. Lambert for \$4000; and for the same owner the residence on Larch street near East Harrison. This property, which has been occupied by Mr. Rasmussen as a residence, was sold to Abraham T. Wright for \$5500.

New Rooming House.
George M. Quigley of Long Beach, Wash., has purchased a seven room colonial type residence located at East Forty-sixth and Brasse streets, for \$4500. The building is very modern and up to date. It was recently completed by the Building Investment company.

A new two story stone store building 50x100 feet, located on Kilpatrick street and adjoining the Bank of Kenton, was purchased last week by George F. Russell, who paid \$15,000 for it. The property belonged to Finnegan & Ballou. The lower part is divided into two store rooms, and the upper portion is fitted up into a high grade rooming house. The top figure for East Burnside business property was reached last week, when a local investor paid E. W. Mutch \$45,000 for the 50 by 100 foot lot located at the southeast corner of Union avenue and East Burnside. The property has a frontage of 100 feet on the south side of East Burnside street, and is covered with small frame stores.

Old Baker Theatre Will Linger in Memory



Old Baker theatre, Third and Yamhill streets, which is to come down to make way for a modern six story business block.

The passing of Baker theatre from the Portland theatrical map, while emphasizing the march of progress from village to metropolitan standing, and thus being an event of welcome importance, nevertheless, has its sentimental side, which appeals strongly to every nature susceptible to such influences.

It is like the raising of the childhood home to make room for the modern house—for in it's 20 odd years of active existence it has been the childhood home of thousands of the theatre going inhabitants of this city, and they have a deep rooted affection for its snug interior and homely exterior that will linger in their memory all the rest of their lives.

Affection for Old Things.
The new will be all very fine and brilliant, but there is that peculiar affection for the old things that will not die. It is the thing that causes so many to store ancient relics of furniture

in the garret—not because they ever expect to use them again, but because they haven't quite the heart to destroy them. And they kind of love to go up and visit them once in a while, pull out squeaky old bureau drawers, fumble amongst ancient trunks, or dream of Christmas dinners served long ago on the humble old table now standing in an obscure corner of the garret and covered with dust and discarded articles of former glory.

So the passing of this old friend of a playhouse in which so many really beautiful plays and noted players have contributed to our pleasure and amusement is bound to conjure up some tender feelings of regret.

Curtain Drops East Time.
On the night of July 4 the Baker Stock company, whose life is so closely allied with that of the theatre, will give the final performance, the play being Rachel Crother's "The Three of Us," the orchestra will softly play "Auld Lang Syne, the last curtain descend, and the audience will pass slowly out into the streets; the lights will go out and then it will be eternal darkness and oblivion for Portland's historic old theatre.

The closing of the Baker theatre means that the historic old frame building is to come down to make way for a modern six story business house. Donald McCleay, owner of the property, has agreed to build for the Ira F. Powers Furniture company what will be, when completed, one of the most modern and up-to-date furniture warehouses and salesrooms on the Pacific coast. Architects Whidden and Lewis are getting up the design for the structure, and it is their intention to have construction work under way just as soon as the site can be cleared. The building will be of mill construction, slow burning interior with heavy exterior walls of brick and will cost in the neighborhood of \$150,000.

The sale was made through the agency of E. J. Daly. Adams Brothers of Seattle closed a deal last week through the agency of J. O. Elrod, for all of block 4, in York addition, which fronts on York street and extends from East Twenty-sixth to East Twenty-ninth. The block has a frontage of 400 feet on the O. R. & N. road and adjoins the Deerebercher furniture plant on the south. The consideration named in the deed of transfer was \$20,000.

Through the agency of W. Wynne Johnson, Mrs. Mabel C. Planders, widow of the late J. Couch Planders, has purchased an attractive home on Willamette Heights. The property is located on a Rugby street corner, one block south of Thurman street. It formerly belonged to Mrs. Flora Hubert, and was sold for \$10,000.

Mrs. Rosa A. Buchanan has sold to W. J. Hawkins a quarter block at the northeast corner of Nineteenth and Myrtle streets for \$8000. The cheapest piece of east side warehouse property that has changed hands in a long time was sold last week by Buchtel & Kerns to Fred Fritz. The property is the quarter block located at the southeast corner of East Madison street and Union avenue, and was sold for \$17,000, which is at least \$3000 under the market quotations for quarters in that vicinity.

The quarter block at the northwest corner of Fifteenth and Overton streets has been sold by W. D. Jellison to the Frank A. Sweeney company for \$25,000. The same company has also purchased from Mr. Jellison the 100 by 100 located at the southwest corner of Twenty-

seventh and Thurman streets; consideration \$13,000. An improved 100 foot frontage on the east side of Cleveland avenue, between Jarratt and Pear streets, was last week purchased by the Piedmont Presbyterian church from Henry J. Reed for \$6000. The Portland Pacific Investment company has taken title to block 14 in Hawthorne avenue addition, paying for it \$18,000.

In Berlin, Germany, there are 270,000 card holding unionists.

is the assertion of the savant. Professor Wood gives no recipe for the capture of the animal, and does not tell just how one is to be enabled to enjoy the meat.

"No animal is more unjustly persecuted than the skunk," asserts Professor Wood. "It is the best friend the farmer has, destroying enormous quantities of grubs, beetles, grasshoppers, mice and moles."

Bear \$1 per dozen quarts, delivered to your home. Spring Valley Wine Co.

PROFESSOR EATS SKUNK; SAYS HE LIKES MEAT
Champaign, Ill., July 3.—The much maligned skunk has a defender in the person of Professor E. Wood of the Illinois state laboratory of national history, who declares the animal is good to eat as well as being otherwise useful. That the flesh of the much dreaded beast is white, tender and of a delicious flavor if the scent glands are removed



This substantial structure just completed at Second and Columbia streets. Now the permanent location of the Portland Wire and Iron Works, coast leaders in Ornamental Iron Work

Announcement

The following named parties wish to announce to the public that they have organized a real estate company to be known as the Co-operative Realty Company, and will conduct a general real estate business: H. A. Styles, president; O. C. Graves, vice-president; J. B. Haviland, second vice-president; C. A. Lamoreux, secretary, and S. S. Wood, treasurer. All the members of this company are experienced real estate men and are thoroughly acquainted with the values of farm and city property. We have a large list of homes and gilt edge investments which we would be pleased to go over with you at any time.

List your property with us and you will receive courteous and businesslike treatment. Through honesty and integrity we expect to build up a very substantial, reliable and permanent business.

Watch for Future Announcements

We are temporarily located at 525-527 Board of Trade building and will have offices in the Railway Exchange building as soon as completed.

Why Not Better Your Condition? LET US HELP YOU

To the average man or woman, we have a very attractive proposition as to price, terms and location, to those wishing to better their conditions for the future, while as an investment, we can assure you it is absolutely a safe one. We are offering

Suburban Home Acres

water piped to each acre, one and a quarter miles from the city limits on the Powell Valley road.

We are offering for your prompt action, "Suburban Home Acres," five minutes' walk north of O. W. P. car line. Surroundings are excellent and well worth your time for personal inspection.

Recently we sold out in small tracts, sixteen thousand acres of land on the Columbia river, in the state of Washington, our record for the sale was rapid. Why? Because we gave our customers property of good value and reasonable terms. By doing so we gained the friendship of our buyers and with their cooperation our success was phenomenal.

Hence we are looking forward to your investigation of the "HOME ACRE TRACTS" as they will be on the market but a short time, at the present price and terms. Why not call on us at once for information which will only take a few minutes of your time.

We are satisfied that before long, this property will be subdivided into lots and our price for an acre now will then be the selling price of a lot.

Now while waiting for this to come, don't be idle, get busy, and put the soil to work for you.

An acre under cultivation will net you returns far exceeding your fondest expectations, and greatly assist you in climbing the ladder to the elevation of your desires and wishes in this life.

The reason a great many people have not bettered their present condition, is that they have never had the chance to do so, or they have overlooked opportunities.

Every day we hear the other fellow say "IF, IF, IF."

Now we will be only too glad to show you this acreage, if it appeals to you, buy it, if not you will in no way be obligating yourself.

Our terms for this month will be 10 per cent cash and 2 per cent per month.

Our automobiles are at your disposal to investigate the HOME ACRE TRACTS. If you are a married man be sure and bring your wife with you. Telephone our office when you will be ready to go and remember we always keep our appointments. Or take the O. W. P. Co. car at East Water and Morrison streets. Tell the conductor to let you off at Gilbert station, walk north five minutes towards the Powell Valley road. Salesmen on the ground all day Sundays.

SUBURBAN LAND CO.

510 HENRY BLDG., PORTLAND, ORE.
Phones, Marshall 1899, A-7195.

Notice: For your convenience our office will be open in the evening from seven till eight o'clock every night.

(Journal, June 28th.)
"Within 90 days, according to the estimate of engineers, the extension of the United Railways lines to Mount Calvary, which is about seven miles west of Portland will be finished and ready to operate trains over. Work has already been started and today a large number of steam shovels and teams were grading."
"The Mount Calvary extension will run from the head of Washington street directly westward. The route was selected after considerable trouble, and after one, which would have taken the tracks through Macleay park, had been abandoned. As far as scenery goes, the route will be one of the most attractive in this region."
"Work will be rushed. A large number of men are now working and more will be added. If the work proceeds as rapidly as is hoped, engineers say trains will be running over the line within 90 days."



This Little News Item Means Development

It means the opening up of the most desirable residence section on the West Side, where the air is pure, where there is no noise or smoke, where there is more sunshine than there is on this side of the hills, where the view is magnificent.

PORTLAND HEIGHTS NO. 2

is one of the best located properties in this favored section. Portland Heights No. 2 has been placed on the market long before operations were commenced on this line. Portland Heights No. 2 therefore was purchased at a low figure and consequently is selling at a low price. In fact, it is the cheapest buy in the city today. At the present price of acreage it would be impossible for any one to cut up a tract and sell it in lots as cheap as we are selling Portland Heights No. 2. Portland Heights No. 2 will be on the best equipped and fastest carline running into the city.

50x100, \$200 A Little Down, a Little Monthly No Interest—No Taxes

UNITED TRUST COMPANY
MAIN 9416 917 BOARD OF TRADE A-3188

THE PEER OF THEM ALL

Willalatin Park

"PORTLAND'S MOST SCENIC ACREAGE"
\$400 PER ACRE AND UP
10 Per Cent Down—2 Per Cent Per Month

The time is not far off when it will be impossible to purchase acreage on the west side or close in as Willalatin Park. It will not be long until this section will be laid out in city lots; a lot then will cost you as much as an acre now.

GET IN AHEAD OF DEVELOPMENTS.

The trustees of St. Helens Hall are now preparing plans for the new home of this well known girls' seminary. They have purchased 20 acres in Willalatin Park and will erect handsome buildings and have beautiful grounds.

This, with the natural increase in value, makes Willalatin Park the best real estate investment in Portland. Don't forget that this beautiful tract is on the west side, right near a 5 cent car service, with a scenic elevation and soil that is rich with plenty of depth. Modern building restrictions. You must buy at once to reap the largest gain. Make it a point to see Willalatin Park at your earliest convenience.

WILLALATIN INVESTMENT CO.
214-215 BOARD OF TRADE BUILDING.