

BIG GAINS SHOWN BY JUNE FIGURES

Building Permits Increase 95 Per Cent Over Same Period Last Year.

In every industrial and commercial line the figures for June show that Portland has made substantial gains over the totals of one year ago. The most satisfactory increase for the month is noted in the record of building permits, which shows a 95 per cent gain over the figures for June, 1909.

| | 1909. | 1910. |
|----------|-------------|-------------|
| January | \$ 421,415 | \$ 824,110 |
| February | 439,540 | 1,066,885 |
| March | 585,535 | 1,472,585 |
| April | 1,061,195 | 2,014,772 |
| May | 1,242,694 | 2,381,708 |
| June | 845,900 | 1,637,726 |
| Totals | \$6,305,435 | \$8,609,892 |

50 Per Cent Increase.

In real estate transfers the increase for the month just closed over the totals for one year ago is just 50 per cent. The total volume of Portland real estate sold during the first six months of 1910 is 25 per cent greater than the record for the first half of 1909.

| | 1909. | 1910. |
|----------|--------------|--------------|
| January | \$ 2,291,948 | \$ 3,372,402 |
| February | 2,063,338 | 2,811,708 |
| March | 3,062,350 | 4,209,563 |
| April | 2,658,022 | 3,975,068 |
| May | 3,225,159 | 3,804,116 |
| June | 1,726,694 | 2,585,116 |
| Totals | \$14,046,618 | \$18,519,193 |

Strongest Indication of This Is Found in Sales of Laurelhurst Lots.

Total sales for Laurelhurst during the month of June show no indication of a falling-off in the realty market, as has been claimed by a few of the operators. During June sales in this tract passed a total of \$150,000. While this is not quite up to the sales made in Laurelhurst during previous months, the difference is very slight.

| | 1909. | 1910. |
|---------|------------------|------------------|
| January | \$ 25,709,298.78 | \$ 38,055,530.78 |
| Feb. | 24,406,225.32 | 26,595,724.78 |
| March | 24,958,001.02 | 46,342,951.95 |
| April | 35,586,205.82 | 46,275,982.93 |
| May | 30,384,061.18 | 41,395,862.13 |
| June | 30,043,843.26 | 42,146,918.58 |
| Totals | \$179,058,535.38 | \$249,811,722.21 |

Postal Receipts Also Good.

Postal receipts also show a satisfactory increase although a slight falling off in increase is noted for the month as compared with that of the previous months of the year. For June the increase over last year is 14.71 per cent, while the increase for the entire half year is 15.94 per cent.

| | 1909. | 1910. |
|----------|-----------|-----------|
| January | \$ 57,912 | \$ 71,236 |
| February | 55,387 | 65,971 |
| March | 62,013 | 76,023 |
| April | 61,238 | 71,260 |
| May | 68,672 | 86,289 |
| June | 64,408 | 78,975 |
| Totals | \$364,575 | \$487,846 |

A new range employs both electricity and steam, a current of the former used to cook food on top of the range, also heating water to produce steam to operate the oven economically.



New Bakery company's new three-story brick building under construction at the northeast corner of East Seventh and Belmont streets. The structure occupies a quarter block and will cost about \$35,000.

REALTY MARKET SHOWS STRENGTH

Strongest Indication of This Is Found in Sales of Laurelhurst Lots.

Total sales for Laurelhurst during the month of June show no indication of a falling-off in the realty market, as has been claimed by a few of the operators. During June sales in this tract passed a total of \$150,000. While this is not quite up to the sales made in Laurelhurst during previous months, the difference is very slight.

Laurelhurst has made steady sales ever since it was placed on the market. That it is being well received as a high class residence is evidenced by the total of sales, which are over one and one-half millions of dollars.

Now that the improvement work is well under way the skepticism shown by a few people who looked at the tract during its early inception on the market has disappeared and people are realizing that not alone is the improvement work in Laurelhurst being pushed as rapidly as possible, but that there is every indication that the improvements for the entire tract will be completed within a very short period of the time set when the contracts for this work were awarded.

Contracts for improvement work in Laurelhurst already under way call for an expenditure of \$900,000. Some idea of the magnitude of the improvements to be made in Laurelhurst may be gained when it is known that to put

the addition in first class condition the owners have provided for an expenditure of \$1,000,000. The first section, which consists of about 133 acres, and comprises the northeast quarter of Laurelhurst has received the most attention, as it is planned to have all improvements in this quarter completed at once. However, the steam shovel, which is now engaged in grading in the southwest quarter will soon work its way into the other section adjoining, and there is no doubt but that grading throughout the entire tract will be completed in a very few months on the entire 444 acres which constitute Laurelhurst.

As the grading continues in the southwest section Ladd Park is commencing to loom up as a public park of unequalled beauty. The work of laying asphalt in the northwest section will be taken up at once. Stakes have been set in many blocks for the laying of the foundation, and there is plenty of material on the grounds so that when the work is started there will be no delay in its completion. Cement walks have been receiving the attention of two crews of nearly a hundred men, and this northwest section is commencing to take on the appearance of a finished residence section.

BANKER BOONE IS DENIED NEW TRIAL

(Special Dispatch to The Journal.) Spokane, Wash., July 2.—Banker H. M. Boone of Palouse, Wash., who was convicted by a jury on charges of embezzlement of funds from the Palouse State bank was denied a motion for a new trial by Judge Carey at Colfax today. The case will be appealed to the supreme court. Counsel for the defense argued that the complaint on which Boone was tried alleged a continuous act, while the bill of particulars submitted by the state showed a series of acts, hence that jury which convicted the banker was influenced by the bill of particulars instead of the complaint. The defense asked that the judge instruct the state's attorneys to elect as to



Residence of Nat Cooper, East Forty-second and Thompson streets.

which charges those of the original complaint or the bill of particulars they relied on for conviction, and to grant a new trial.

Belgium has very strict factory inspection laws. Every employer is supposed to know what is required of him. If when an inspector visits the shop, he finds what he may regard as a willful failure to provide proper safety about all places where there is danger, the employer is immediately ordered to appear in court.

NO EXCUSE FOR WEEK END MARKET

Conditions at Chicago Are Improved Over Last Week—Run on Western Sheep.

Chicago, July 2.—Only a few hogs and some sheep, direct to the packers, arrived today, and there was really no excuse for a week-end market. Hog prices were 15c lower than yesterday morning and 10c lower than yesterday's average. The top was \$9.25, but most sold \$8.80@9.10. Conditions have improved materially since the panic conditions of last week. Choice cattle were 25c above the low point of Monday, when the market closed. The high point for the week was \$8.50.

A short southern trade caused lamb prices to close from 25c to 50c higher than last week. The record breaking run of western wethers caused the sheep side of the market to close at 10c lower.

ALAMEDA, CAL., MAN MAKES HOME HERE

J. W. Travers Building Beautiful Residence in Rose City Park; Cost \$5000.

J. W. Travers, who recently came from Alameda, Cal., to Portland, and who will hereafter make his home here, has purchased through Hartman & Thompson a two-acre residence site at Rose City Park, on which he is building a \$5000 Dutch colonial residence. The house is to be a one and one-half story, eight-room structure. The walls of the lower floor are to be of concrete blocks resting on a rubble stone foundation, and the gables are to be of rough cast pebble dash on metal lath. The rubble stone effect will be carried out in the fireplace and porch pillars. Plans for the structure have been drawn and work on the foundation is well under way.

Captain J. J. Reynolds is having plans drawn for a two-story, 14-room residence to be erected on the Barnes tract, between Beaumont and Alameda Park. The building is to be a fine example of the pure colonial type of architecture. Some of the features of the design are the large living-room, containing a handsome Ingelwood fireplace of gray sandstone, tiled bath and large outside sleeping room. The interior will be finished in selected fir and white enamel.

M. W. White is building a \$6000 home at Piedmont, which will contain all of the modern improvements.

DRAW PLANS FOR SIX SUMMER COTTAGES

Plans have been drawn in the offices of Eastman & Co., architects and builders, for six summer cottages which will be erected at Seaside for well known Portlanders, Colonel D. M. Dunne, collector of internal revenue, has had plans drawn for a two-story, 10-room house, which is to be erected on the board walk south of the Moore hotel. The building will cost approximately \$3500.

E. Z. Ferguson, president of the Alameda Land company, is having a nine-room cottage erected at a cost of \$3000. Dr. Dav Rafferty is preparing to begin the erection of a two-story, seven-room cottage on a 50-foot lot on the board walk, near the Moore hotel. It will cost \$2000.

One of the most attractive of the Seaside homes to be erected this summer will be that built by E. J. Jaeger, of Jaeger Bros., jewelers. It is to be a one-story, five-room bungalow, with large rooms and ample porch space. The walls are to be of stones procured from the beach. Its estimated cost is \$4000.

E. E. Merges is having a five-room addition built to his cottage located at Point Lookout, Seaside. The addition will cost approximately \$1200. Assistant United States District Attorney George W. Evans has begun the erection of a five-room bungalow.

BLOCKS WERE FOR O. R. & N. COMPANY

Just Learned Railroad Bought Property Bounded by Twelfth Thirteenth, Quimby, Hoyt.

After keeping all Portland guessing for nearly two years, the name of the buyer in the largest realty deal ever consummated in Portland—the sale of the tier of blocks bounded by Twelfth, Thirteenth, Hoyt and Quimby streets—came to light last week, when it was formally announced that C. K. Henry in buying this tier of blocks was acting for the O. R. & N. Co. Not only did the O. R. & N. take over the 11 blocks between Twelfth and Thirteenth streets, but the three blocks south of the terminal station which were picked up last year by the same dealers were for the same company.

The total consideration involved in these two huge transactions was approximately \$2,000,000. A fact not generally known is that Mr. Henry was unable to get a number of small holdings in the tier of blocks extending from Hoyt to Quimby streets, and a warm contest is looked for when the railroad negotiates for the remaining half dozen parcels. Officials of the company, however, say that they have all they want in that tier and that it is not their intention to make further purchases there.

The best prices ever realized for Portland realty were paid for holdings in that tier of blocks," said C. K. Henry, when talking yesterday of the big deal which proved such a mystery to Portlanders. "Some of the owners of parcels in those blocks absolutely declined to sell at the figures offered, and I am of the opinion that it will be some time before they are able to do so well again."

"47" GREAT LITTLE NUMBER FOR THEM

New York, July 2.—John Rooney, a Brooklyn contractor, and his wife, who until recently was Miss Sarah Justice, are convinced that the numeral 47 is inextricably mixed up with their destinies. In the first place, both Mr. and Mrs. Rooney are 47 years old. They were the 47th to appear in line at the marriage license bureau on the day their license was issued and they answered 47 questions.

"And not only that, but we live at No. 47 Johnson street, and we expect to be married 47 years," added Mr. Rooney.

Crater Lake Hotel Completed. Klamath Falls, Or., July 2.—All arrangements have been completed for the opening of the season at Crater Lake. The hotel on the rim of the lake is now being completed and within a very few days visitors to the great wonder will be accommodated within a stone's throw of the steep wall that leads down to the mysterious water.

ALL IS READY—the big sale of town lots has begun

CULVER

The Junction City of the Deschutes

Now is the time to get property in the wheat-shipping metropolis of Central Oregon at first cost. Two railroads will be operating trains to Culver before snow falls.

WANTED—Live Men to Establish Business Enterprises in Culver the Junction City of the Deschutes

Culver offers the best opening for business and investment of any town in the northwest.

CULVER IS A TOWN WITH SENSE—

Why?

First, it is located at the junction of the Hill and Harriman railroads.

Second, the first Union depot will be established at Culver.

Third, railroads will reach Culver before other towns farther south.

Fourth, Culver is located in the center of Opal Prairie, the most beautiful valley in central Oregon.

Fifth, Culver is surrounded by the finest and best developed agricultural section in the Deschutes valley.

Sixth, Culver will have city water works. Machinery is on the ground now for drilling a deep well and as soon as the population is sufficient to warrant, a gravity water system will be installed.

Seventh, water power in the Crooked river will be used to furnish light and power for the town.

Eighth, the country is level and good roads from all directions lead to Culver making easy access for the grain shipper.

Ninth, Culver is in the center of a well settled country. Rural free delivery of mail service is already established.

Tenth, the postoffice and store at the old town of Culver is being removed to the new townsite on the railroad.

Eleventh, a hotel at a cost of \$3500 together with other buildings is being erected at Culver.

Twelfth, the railroads own twenty-seven acres in the heart of the town for right of way and yardage.

Thirteenth, the climate is delightful and the scenery splendid. Elevation at Culver is 2600 feet. Tender vegetables and fruit of all kinds may be raised here.

Fourteenth, the first purchasers are already putting up buildings and establishing business enterprises.

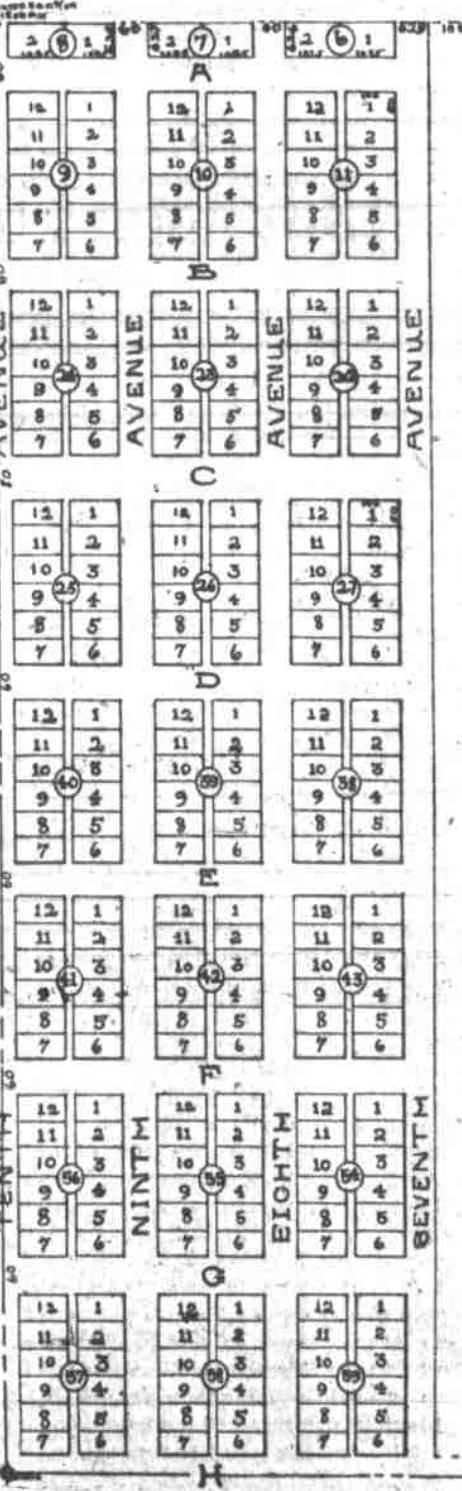
Fifteenth, Culver is one hundred nineteen miles from the Columbia river, the proper distance to become the railroad division point for the Deschutes valley.

Sixteenth, Culver is in the center of the proposed new county of Deschutes now a part of Crook county and some day may aspire to become the county seat.

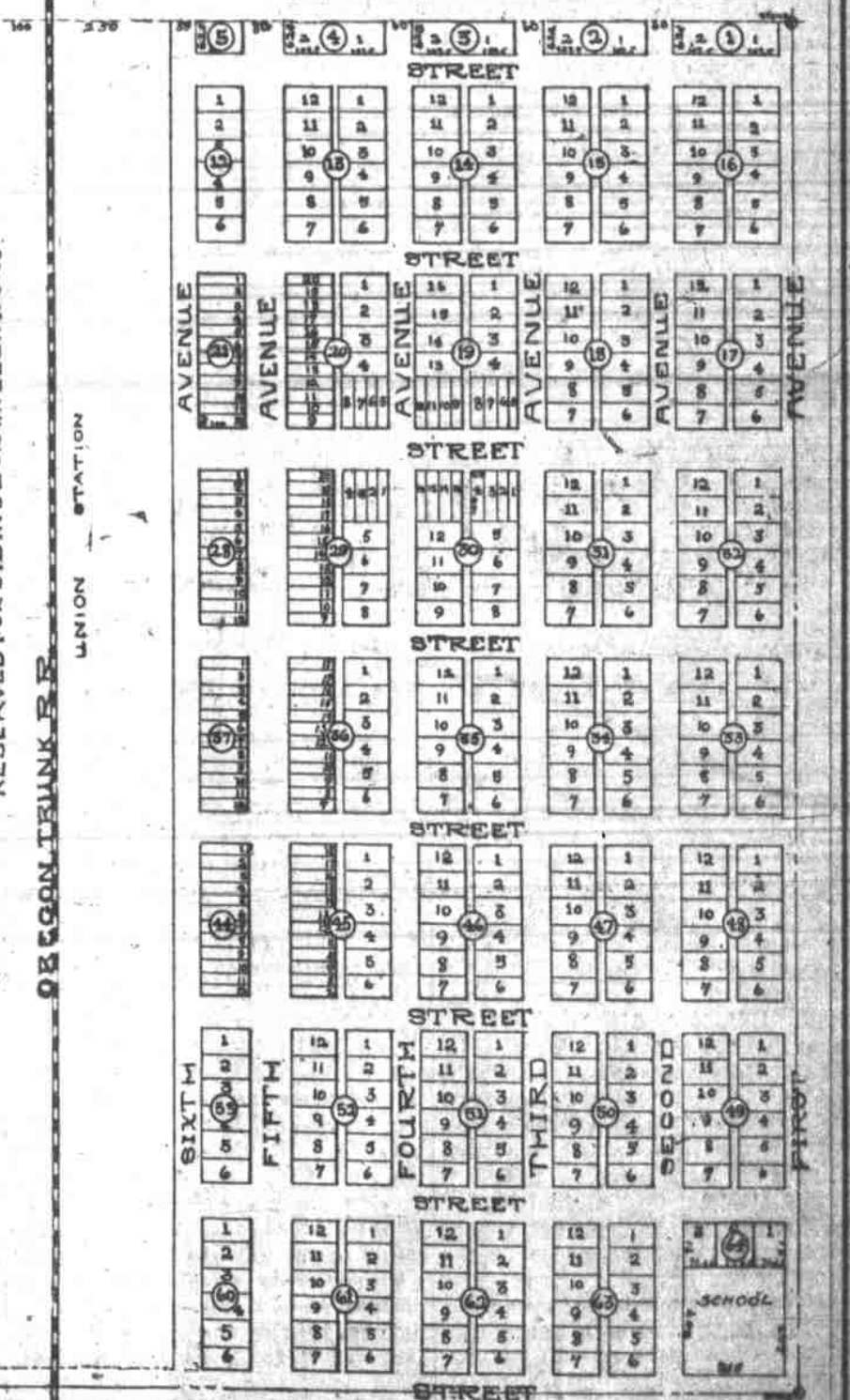
Seventeenth, tributary to Culver is the splendid belt of yellow pine timber located in what is known as the Metolius country.

Eighteenth, Culver is at the right place for a junction of the Hill line which is to tap Prineville. And last but not the least reason for Culver is that she fills a long felt want. In this particular locality a town is really needed. The distance to Madras is too great and the next town of importance to the south is Redmond, sixteen miles away, and in order to reach Redmond the heavy grades of Trail Crossing must be made while going to Madras there is more or less of a down and up hill and for these reasons if for no other, this splendidly settled agricultural country could not well be served by a town from any other point than the location at Culver.

Culver Townsite



S. E. 1/4 Section 18, Township 12 S., R. 13 E., W. M. Crook County, Oregon



DESCHUTES VALLEY LAND & INVESTMENT CO., 301-302 Buchanan bldg., Portland, Ore. Gentlemen: Send information and price list of town lots in Culver to. Name _____ P. O. _____