W. L. Morgan Bought Grand Avenue Property for \$20,-000; Put Up \$50,000 Building; Sells for \$100,000.

Notable among last week's fransactions in Portland realty was the purchase by the Realty Associates of a four story brick building 20x100 feet, at the southwest corner of Grand avenue and East Stark street, for \$100,000. This property formerly belonged to W. L. Morgan, who is responsible to a very large degree for the building up and develogment of a first class realty district on Grand avenue, north of Morrison. Mr. Morgan purchased the property four years ago for \$20,000, and one year later improved it with a \$50,000 building, and now sells the parcel for a profit of \$30,000, which is equivalent to 150 per cent of the original cost of the ground. In addition to this profit Mr. Morgan has had the use of the building for three years, which, conservatively estimated, was worth \$10,000 over and above a fair rate of interest on the cost of the building.

This purchase by the Realty Also-ciates brings their investments in Port-land realty up to \$695,000—that is, their land realty up to \$695,000—that is, their holdings cost the company that sum, but their property is probably worth close to \$1,000,000. Other central parcels owned by this company are the four story Healty building covering a quarter block at southwest corner of Grand avenue and East Morrison street: the Columbia building, a 50x100 six story structure at the northeest corner of West Park and Washington, and the Packard garage, on Twenty-third street just north of Washington. At a meeting held last Thursday the Realty Associates declared a dividend of 8 per cent on a portion of their securities and 6 per cent on the remainder.

ness of the club and build the new cluban ideal building location, the ground at a cost of \$10,000.

situated on a high bank overlooking H. P. Palmer of the Palmer-Jones

reported that a canvass of east side business men and property holders showed that the project was favored and that liberal subscriptions to the enterprise would be forthcoming. The following committee was appointed to arrange for a property owners' meeting to Hall and George Dilworth. At this meeting of the property owners it is \$4000. proposed to take up the project with enorgy and carry it through to a success-

## GIRL SUES DYER AND CLEANER BUT LOSES

Chicago, Dec. 3.—When you dance with a girl put a handkerchief in the hand that encircles her waist. That is to keep her gown free from spots. Having given this advice to all young men, Municipal Judge Wells decided against the girl a case Miss Emma Boland had brought against B. Brown. 936 Marshfield avenue, a cleaner and dyer. He held that the spot which damaged her dress was not caused by the cleaner, as charged, While testifying Miss Boland admit-

ted she had gone to a dance at the time the spot appeared, and that the ungloved hands of her dancing partner had rested on that portion of the waist in which the spot appeared.

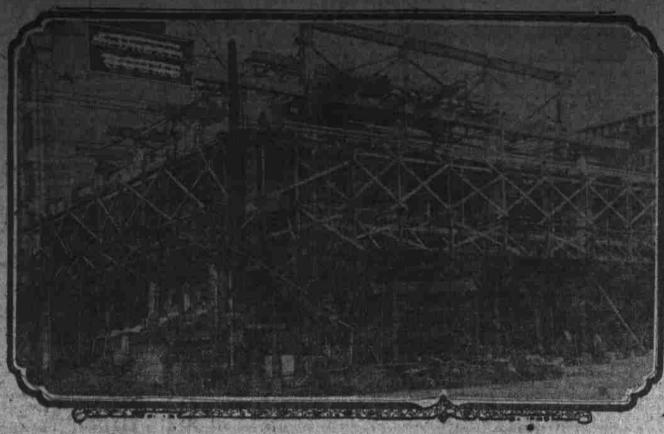
The court's deduction followed.

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the Powers Furniture company under construction at Third and Yamhill. The building is to be a six story, slow burning structure, and will cost approximately \$100,000.

erty was formally owned by J. C. and

The Macleay Estate company has pur-

The northeast corner of Shaver street

and Union avenue an improved parcel was seld last Thursday by Rudolph

Christman to C. H. Hohman for \$13,-

Frederick R. Behrends, an eastern at-

torney who recently came to Portland

Loucks' country home at Riverdale for \$12,000. The property consists of an acre and a modern seven room resi-

lence and adjoins the home of Dr.

An improved 50 foot lot facing East Oak street between East Twelfth and East Thirteenth was purchased last week by J. A. Harbke from A. J. Mc-Daniel for \$9800. One of the many attractive new

omes in Ladd's addition has been bought by Francis C. Tilley who paid \$8500 for it. The property formerly belonged to Michael Harris and is lodated on the east side of Elliott avenue

COME BACK IN INDIANA

Washington, Dec. 3.—Charles W. Fairbanks of Indiana will be the guest

of Eresident Taft next week. The an-

nouncement that the former vice presdent and senator from the ...oosie

state is about to be received intimate-ly by Taft is causing considerable po-

litical gossip. It is believed here that the new cordiality between the presi-dent and the Indianian may mean the re-

habiliation of the Fairbanks Republi-

can machine in Indiana. The defeat of Senator Beveridge at the last election, it is thought, may have led the admin-

istration forces to believe that the time

as come for the Fairbanks crowd of

regulars to resume control of the party

Bellingham. Wash, Dec. 3.—Charles Ruder, scarcely more than a boy, is held in jail at Blaine on a charge of highway robbery and the police are seeking his pal, who yesterday helped him rob a Canadian farmer of \$160 in money and a valuable gold watch. When he was accosted by the officers, whose suspicions were aroused by his appearance, Ruder attempted to shoot, but was disarmed. Later, in jail, he confessed and a search revealed the watch and \$50 of the money on his person.

JAIL; GOODS ON HIM

in the state.

YOUTHFUL ROBBER IN

FAIRBANKS MACHINE TO

market next spring

paying \$20,000 for it.

near Central Park

More Sales Are Reported and Numerous Buyers Are in the

Last week witnessed a decided im-provement in the local realty market. Not only were more sales announced, but laquiry among the brokers from prospective buyers was on a broader scale than it has been at any time this

son a quarter of a block in Sellwood lo-cated at the southeast corner of Millers avenue and Seventh street. Four thous-and dollars was paid for the parcel.

Iore Sales Are Reported and Numerous Buyers Are in the Market; Few Purchases Are Roy for \$4000.

Speculative.

Desidence In Sold.

G. W. Priest has sold to M. R. Parry one of the attractive Priest residences at Rossmere for \$3550. Four lots in bioins Irvington on the east, have been sold by B. M. Lombard to Charles A. Hoy for \$4000.

A. C. Foster has closed a deal with Mrs. J. A. McCoy for the sale of an improved fractional lot on East Washington street between East Elighteenth and East Nineteenth—the consideration involved being \$3500.

involved being \$3500.

A vacant 50 foot lot at the corner of East Ninth and Broadway was sold last week for \$2750. The property was purchased by Samuel Holm from W. H.

George M. Bracher has sold to E. S. Poley his residence property in Rose

and a new modern two story dwelling and was sold for \$2400. Lots 5 and 17, block 112, Rose City Park, were sold to William H. Van Dorth, the Grand avenue tailor, for \$1100.

## PLAN TO TAP LAKE ON MOUNTAIN TOP

One of the most ambitions private irrigation projects that has ever been undertaken in the northwest is the plan of the Crater Irrigation & Power company to tap the Carp lake, located in the mountains back of Goldendale, Klickitat county, Washington, Carp lake is at the summit of a volcanic mountain about 10 miles north of Goldendale. Irrigation engineers have esti-mated that it contains sufficient stor-age capacity to irrigate between 8000 and 10,000 acres of land.

It is proposed to bore a tunnel under the mountain and tap the bottom of the lake; the water supply will then be controlled by means of flood gates built at the mouth of the tunnel.

The incorporators of the Crater Irriundertaking by selling bonds to wealthy

the incoroprators of the irrigation complan of the company contemplates turn-ing MIII creek, which is six miles away from Caro lake, by means of a ditch, in-to the lake. Work on the tunnel will be prosecuted throughout this winter and next spring.

## SILVERTON LOCAL WAS LOSING PROPOSITION

(Special Dispetch to The Journal.)
Salem, Or., Dec. 2.—In response to
many demands of patrons along the
line of the East Side division of the Southern Pacific company's lines for the resptablishment of the Silverton local, J. P. O'Brien, general manager for west, writes to the railroad commission in the business eight hours in the yest-today says that the local was discon-tinued for the reason that traffic was so light it did not begin to pay the District of Columbia, coming from Viractual cost of providing the service and ginle, Maryland Ohio, and Pennsylastament of the earnings for the last vania. Joseph Chlopicki had found a three months shows it did not pay 50 girl who evidently thought her name per cent of the actual expense of opera- was too long. It was Miss Wladyslawa

**Buildings That Would Be Credi** to Larger City Erected on It: Others Planned, Including Theatre.

of which will begin in the next four Foley his residence property in Rose City Park for \$3800.

The Western Oregon Trust company him to believe that apeculative buyers were again in the market. At the same time, however, he agreed that much the larger portion of the property now estate to George N. Crane a \$7% by 100 foot lot at the southwest corner of First and Pennoyer streets for \$3200.

The lot is improved with a two story frame dwelling and was bought by Mr. Crane for a home. Through the same agency N. E. Carter has purchased the M. L. McMinn residence property located on East Forty-eighth near Brazee.

The property consists of a 50 foot lot at the street was the six story structure at the northeast corner of the property consists of a 50 foot lot at the street was the six story structure at the northeast corner of the property consists of a 50 foot lot at the street was the six story structure at the northeast corner of the property consists of a 50 foot lot at the street promises to become one of the most metropolitan in appearance in any Pacific coast city with a sky line that would do credit to a center of populating having 500,000 people. Within three years' time huge business and office structures have been erected on Alder street at a cost close to \$4,000,000, and two others projected for that thoroughfare next year will raise the cost of new Alder street was the six story structure at the northeast corner of the most metropolitan in appearance in any Pacific coast city with a sky line that would do credit to a center of populating having 500,000 people. Within three years' time huge business and office structures have been erected on Alder street was the six story structure at the northeast corner of populating having 500,000, and two others projected to \$4,000,000, and two others projected to \$4,000,000, and two others projected to within striking distance of \$5,000,000. The first of these modern buildings to within striking distance of \$5,000,000. months, be one of the most imposing or Park and Alder, known as the "Medical" building.

Many New Buildings.

Many New Boildings.

At about the same time the Cornellus hotel, another six story building, was erected opposite the Medical building and the six story Falling building at the southeast corner of Fifth and Alder. These were followed with the ten story Meler & Frank building finished about a year ago. Another fine structure recently completed on Alder is the Blectric building, covering a quarter block at the northeast corner of Seventh and Alder. Then came the magnificent new Alder. Then came the magnificent new store of Olds, Wortman & King, cover-ing a block between Tenth and Elevonth. Next was the Morgan building on Fourth street. Under construction at this time on Alder street is the 15 story Yeen building, the 12 story Selling building and the ten story Tichner-Maegley building. The first cost of these structures was all of \$4,006,000. March 1 the Corbett estate will be gin the erection of a ten story quarter block building at the northeast corner of Fifth and Alder and at the same time O'Shea Brothers will put up a similar structure adjoining the Cor-bett building on the north and extending to Washington street.

Another Theatre.

About one year hence the Pantages Theatre company will begin the construction of a modern playhouse at the northwest corner of Seventh and Alder. Below Fourth street on Alder several Congressman McCredie will finance the indertaking by selling bonds to wealthy instern friends.

Carp lake is fed from underground Gerlinger building at the southwest corwater courses and it is believed there is ner of Second and Alder. While a num-ample supply of water to irrigate a ber of the older business houses on that much larger territory than the land end of Alder street have been remodings. Rumor has it that a fine new structure is to go up at the southwest corner of Third and Alder, and that diagonally across Third street, an skyscraper will go up at an early date.

While the completion of hulldings now under way and those projected will by no means complete the Alder street canyon, several deep dents still ap-pearing in the skyline, the building of so many fine structures will make der street property so valuable that owners of the old style frame and brick structures left on the street will be forced to tear them out and put up more up-to-date improvements.

And So She Changed It. Washington, Dec. 3 .- As usual on the in the business eight hours in the year,

# VALUE \$500.000

Lull at Building Inspector's Office Is Over; Four Story **Brick Apartment Among the** New Structures Planned.

the remainder.

This company was organized in Portland four years ago, with the following officers and directors: President, R. D. sumed a briskness last Monday that rence, M. C. Banfield and A. M. Smith; rence, M. C. Banfield and A. M. Smith; rence, M. C. Banfield and A. M. Smith; rence, Thomas D. Honeyman; secretary. The largest permit of the week was that issued to Multinomah county, providing for a portion of the county, providing for a portion of the county. Inman; vice presidents.

rence, M. C. Banfield and A. M. Smith: treasurer, Thomas D. Hôneyman; secretary A. C. Emmons. The board of directors is composed of the officers and the following stockholders: George E. Chamberlain, C. F. Swigert, R. L. Sabin and H. A. Sargent.

Another large permit taken out last week provides for the erection of a week provides for the erection of a week provides for the erection of a state of the secretary.

and H. A. Sargent.

For the purpose of raising money to build a new clubhouse and otherwise improve its property, the Waverly Golf club has decided to sail 38% acres of its 160 acre tragt near Seilwood. The property will be taken over by a syndicate composed of members of the club.

The plans of the syndicate, it is understood, contemplate subdividing the tract into 62 building sites, club members to have first choice of the property, and after that it will be soid to others. The club expects to realize between \$125,000 and \$150,000 from the sale of the property, which sum will be

the property, which sum will be begin the erection of a two story frame ample to liquidate the small indebted- flat and store building on Union avenue A permit was issued last week author

the Willamette river and commands a Resity company is building another view of a large portion of the west side. handsome residence in the Irvington district. The house is to be a two story taken up in carnest the project of build-ing an east side theatre. At a meeting tractive interior finish. A permit for of the club held Thursday night it was the improvement was taken out last week and its cost put at \$7000. Mr. Palmer has built several fine houses in Irvington for his own use, but in eac instance has sold out, realizing a handsome profit on his investment.

S. L. Banks took out a permit last week for a modern two story frame held two weeks hence: C. A. Bigelow, dwelling to be creeted on East Twenty-corge B. Vanwater, M. O. Collins, C. C. fourth street, between Grant and Sherman, which will cost approximately

A permit was issued to S. W. Ander son, authorizing the erection of a two story frame dwelling to cost \$3500. The house will be built on Schuyler street, between Thirtieth and Thirty-first, a section of the east side which is just now the scene of an unusual amount of Will Build Three Cottages.

The Taylor Investment company has taken out permits for three one story frame cottages to be erected on East Sixty-second street, near Forty-fifth avenue, in the Mount Scott district. The ouses will cost \$2600 each.

.J. O. Mars has broken ground on Al-bina syenue, between Shayer and Fall-ing streets, for the foundation of a two story frame residence. A permit for the improvement, in which the cost is named at \$4000, was issued last week Among the permits issued last week providing for houses of the \$2000 class are the following: Anna C. Olson, one story cottage. East Twenty-ninth, between Alberta and

W. L. Swan, one story cottage, Halsey,

near East Forty-second.

Andrews & Look, one story cottage,
East Seventy-second and Burnside.

A. W. Dering, two story dwelling,
East Eighty-third and Glisan. Rudolph Christman, one story brick theatre, Union avenue. M. R. Leedy, one story cottage, East Forty-fourth, between Brazes

Clara L. Sanders, one and one half story cottage, East Fifty-eighth, near Sandy road. C. G. Strube, two story frame, East Thirty-eighth, between Market and

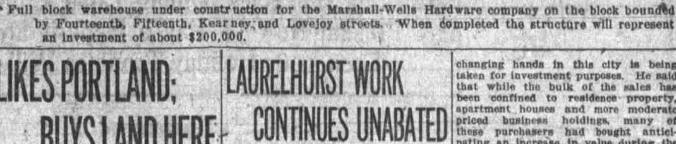
McRae Streeter, one story cottage, Houghton street, between McKenna and

P. H. Oatman, one and one half story ottage, East Thirty-second, between Francis and Powell. H. F. Brown, two story dwelling, East Eightleth, near East Taylor. W. W. Sinclair, one story cottage, East Sixty-sixth, between Stanton and

R. T. Osborne, one story cottage, East wanty-seventh, between Going and Mrs. M. Sargent, one story cottage, East Sixty-ninth street, near Wood-

R. J. Richardson, one story cottage East Twenty-ninth, between Hoyt and Mrs. Affice Venable, one story cottage East Eighty-sixth, between Stark and J. C. Jameson, one story cottage, Rus sell street, between Rodney and Union

Twenty-fourth street, between Going Roy Mason, one story cottage, Bur rage and Farragut streets.



Notwithstanding the month of November was decidedly wet, the improvement work in the big addition of Laurelhurst continued at almost normal rate

W. L. Morgan, who sold the business

W. L. Morgan, who sold the business

The work is the continued at almost normal rate

Operations in local reality. C. C. Rushing, Texas Banker, hurst continued at almost normal rate New Owner of 80 Acres West of City.

phalt paving steam rollers.

Next to the big "northwest corner,"
in which practically all improvements are completed, the work is farthest C. C. Rushing, a Texas banker who along in the "southwest quarter." This happened to be visiting in Portland re- is the "quarter" in which is located the cently was so much impressed with the future of Oregon and saw such excel-lent opportunities here for profitable investment that he closed a deal Frirecently purchased and named "Ladd park." In this section all sowers, amounting to approximately 18,000 feet, and all water pipes, approximating 20,000 feet, have been laid, and land on the Barnes road three miles west of the city. He paid \$750 an acre about one third of the 256,000 square feet of sidewalks have been put down. Shade trees are being planted in this or \$60,000 cash for the land. The prop-'quarter."

E. G. Kuratti who were represented in Laurelburst sales during November were good, being considerably in excess of the sales for October, and the Lauthe sale by the National Realty & As the property is to be bisected by the now Mount Calvary line of the United Railways, Mr. Rushing will at relhurst sales agents, Messra. Mead and Murphy, report all indications such that they are sure of a very active real es- ing was completed about a year ago and nce have it surveyed and platted into tate market with the passing of the building sites. It will be put on the

Operators of lace machines in Not-tingham earn on the average \$12.59 a week, while their assistants average chased from J. W. Shumate a 25 foot lot improved with a two story brick building located on the west side of Front street between Madison and Main, only from \$2.50 to \$5.

changing hands in this city is being taken for investment purposes. He said that while the bulk of the sales has been confined to residence property, apartment houses and more moderate apartment houses and more moderate priced business holdings, many of these purchasers had bought anticipating an increase in value during the next 6 or 12 months. He claimed that such a considerable movement in unim-

The winter forces number about of two apartment houses built by him 150 men and 50 teams, besides the as- in the past two years. One of these, apartment, was purchased by R. F. Hall, a local capitalist, who paid \$19,000 for it. The "Roosevelt" is located on Kearney street between Twentleth and Twenty-first. Contains Seven Apartments.

It is a three story frame structure ontaining 7 five room apartments and s one of the first apartment buildings erected in the district known as Nob Hill. The other sale by Mr. Morgan was an undivided half interest in a four story brick multi-family building located on Eleventh street near Clay, the purchaser being Martin Winch. the price paid by Mr. Winch for haif of this building was not made public it is known that Mr. Morgan valued the entire building at \$40,000. This buildis an up-to-date, thoroughly modern structure of its kind. It contains 24 two and three room apartments.

Jeremiah Ballard has purchased from Eugenie Rothschild the property described as lot 11 in block 11, King's second addition, paying \$8500 for it, ition

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