

REALTY DEALS IN AUGUST INDICATE GAIN OVER 1910

Aggregate of Transactions Show Healthy Condition of the Market; Dullness Experienced in June About Over.

Despite the absence of large deals—only one transaction of considerable importance being reported during the past week—the aggregate of realty sales showed a notable improvement over the previous six days, as well as a substantial gain over the first week in August, 1910.

This improvement is taken by dealers to mean that the dullness in evidence since June is about over and that henceforward a fairly active market may be looked for. Building permits for the week ran well above the average and several important building projects were announced as under consideration.

A development of general interest was the announcement that Mrs. Henry W. Goode had closed a deal through Charles K. Henry with John B. Yeon for the purchase of a quarter block at Sixth and Everett, located at the southeast intersection of the streets. The consideration involved in the deal was \$125,000. Mr. Yeon purchased this property in the summer of 1908 from Dr. Andrew C. Smith for \$60,000. Mrs. Goode plans to improve the site with a durable building and will probably begin the improvement this fall.

Gerlinger Buys Site.

As a site for a four story brick and concrete building, Louis Gerlinger has taken title to a full lot located at the southwest corner of Second and Main streets. The property formerly belonged to Mrs. Barbara B. Von Ardyn, a daughter of Mr. Gerlinger, who is now living in New York. The consideration involved in the deal was \$10,000.

Mr. Gerlinger has within the past 60 days acquired the following parcels located on the east side, all of which he will improve with store buildings:

Fifty by 50 feet located at the southwest corner of East Thirtieth and Gilliam streets, purchased from Philip Sterne.

Fifty by 100 feet at the southwest corner of East Flanders and East Thirtieth streets.

Fifty by 100 feet at the northwest corner of Bismark and Milwaukee streets, from the Riverside Homestead company.

One hundred by 100 feet at the southeast corner of Holgate and East Seventeenth streets.

Plans are now being drawn for a building for the lot at East Gilliam and East Thirtieth streets.

Purchases Residence Property. Louis Sommer, a recent arrival in Portland, has purchased from C. Mousaegne a handsome place of improved residence property located on Twenty-first street, near Irving, for \$7000.

Captain Charles H. Martin, United States army, has sold to Mrs. Effie E. Arnett 120 by 100 feet at the southwest corner of East Twenty-third and Brazee streets, for \$5000. This is the highest price that has ever been paid for a residence lot in that portion of Irvington, north of Tillamook street. Four years ago, single lots in that immediate district were sold at \$700.

Hamilton Holbrook has sold to Alfred Shepherd an improved quarter block in Vancouver addition for \$5000.

W. C. Knighton, state architect, has purchased from John A. Freeman the property described as lots 8 and 9, in block 13, Goldsmith addition, and located on the south side of East Thirtieth street, between Twenty-fourth and Twenty-fifth, for \$6750.

The vacant 100 feet on the west side of King street, between the Wilcox and Honeyman homes which was announced last month as having been sold by A. A. Honeyman to T. B. Wilcox, was in reality divided equally between T. B. Wilcox and the Honeyman Investment company, each taking 50 feet, and each paying \$20,000. It is understood that the property was purchased to prevent its being used for apartment house purposes.

\$6000 Residence. Samuel Mundell has purchased the Haupt residence property, located on East Ankeny near East Twentieth street for \$4000.

George L. Fesslee has purchased from M. M. Diehl a handsome new residence located on the east side of Williams avenue, near Pearl street, in Piedmont, for \$6000.

Johnson, Bothur & Weston report a brisk inquiry prior to the sale of a 680 acre grain ranch in Sherman county, near Moro, known as the Sturges ranch, to Messrs. G. D. Galley of Portland, and P. O. Tillstrom of Vancouver, Wash., for \$300,000.

The firm also reports several important land sales pending with the probability that one or more will be closed within the next few days.

George C. Johnson, who is associated with M. E. Lee in the realty business, has closed a deal with Edwin Palmer for the purchase of four lots located at the northeast corner of Taggart and Habersham streets, consideration \$6000.

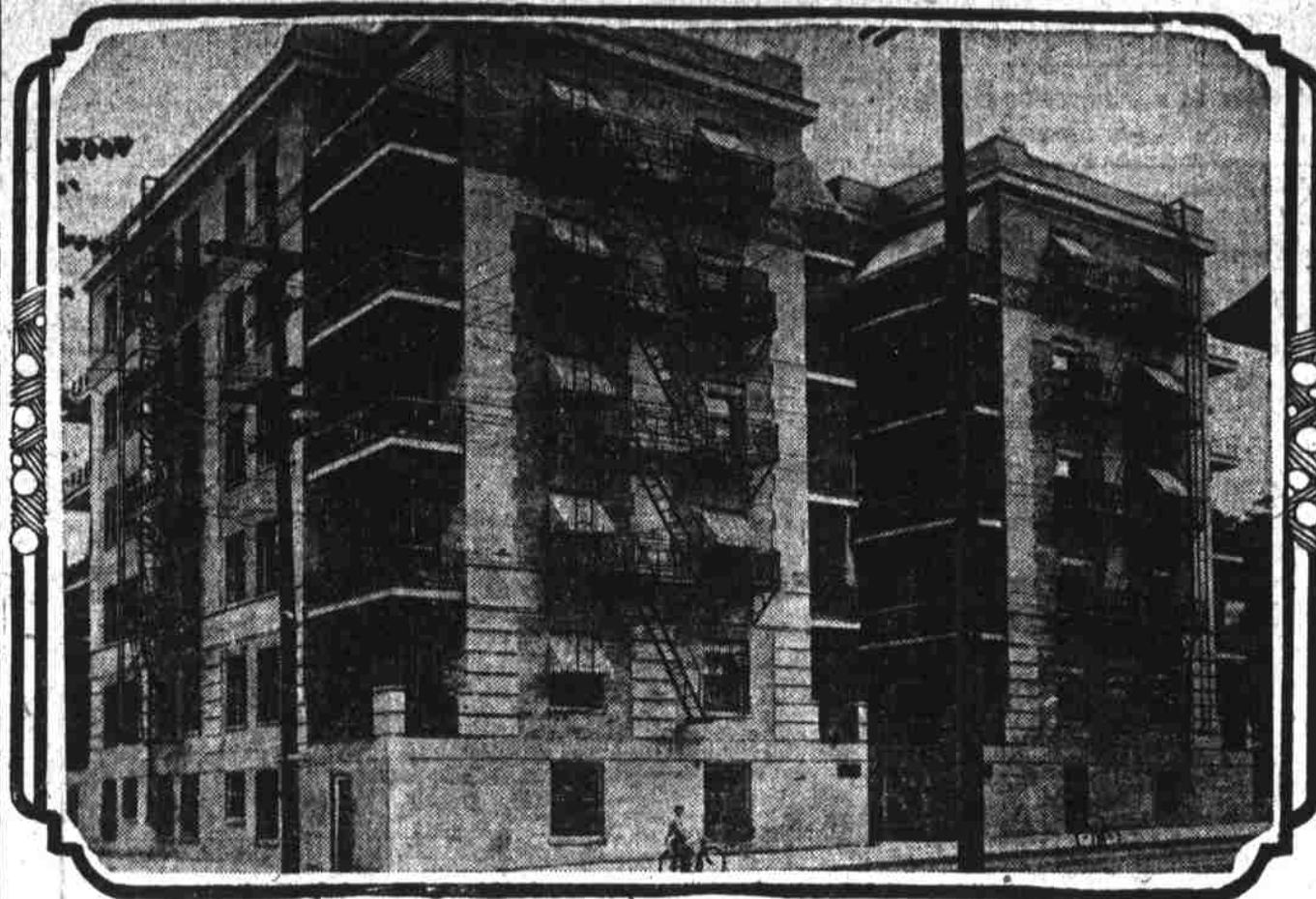
An undivided half interest in 100 by 100 feet located at the northwest corner of East Seventeenth and East Stark streets, has been sold by Henry M. Selvert to Albert Cleveland for \$5000.

John J. Carney has purchased from Frank E. Mallory a house and lot on East Eighth street, between Knott and Stanton, for \$4500.

WOODBURN ARMORY CONTRACT AWARDED

Architects Clausen & Clausen, designers of the Oregon National Guard armory allotted to Woodburn, have awarded the construction contract to Contractor A. W. Kutscho, who will begin work on the building at once.

The Woodburn armory is to be a 2-story, 100x100 foot structure of brick construction, and will cost about \$100,000, half of which was appropriated by the state and the remainder raised by public spirited citizens of Woodburn. The three floors, including the basement, will be devoted solely to the use of the national guard, and will contain a drill hall 60x90 feet, library, social room, officers' rooms, non-commissioned officers' rooms, gymnasium and the usual smaller apartments, such as toilets, shower baths and locker rooms.



St. Francis Apartments, built by Morgan, Fliebler & Boyce, at Twenty-first and Hoyt streets.

46 PERMITS FOR DWELLING HOUSES GIVEN IN 3 DAYS

Total Sum Estimated for New Residences Projected Is \$110,000; Building News of the City in General.

Forty-six dwelling house permits were taken out by prospective home builders in Portland during Monday, Tuesday and Wednesday of last week. Their aggregate value, as shown by the permits, will exceed \$110,000. The largest sum to be expended in the construction of one of these houses is \$5500, the sum to be paid by Dr. E. H. Anthony for the one-story brick cottage to be erected in Laurelhurst, on East Gilliam street near Hazelton place.

Mrs. N. C. Tochie's new residence, a 2½-story frame structure to be erected on Franklin street, near East Thirtieth, will cost, according to the permit issued last Monday, \$4250.

Another \$4250 dwelling provided for by permit last week is to be a two-story frame building which will be erected on Division street, near East Forty-third.

\$4800 Home. H. R. Letcher took out a permit for a \$4800 home, which is to be a 2½-story house and which will be built on East Seventeenth street, between Wasco and Multnomah.

Permits were issued to the following other builders of residences on the days mentioned:

James H. Patrick, 1-story cottage, Tibbets, near East Thirtieth, \$4000.

B. Thompson, 1½-story cottage, East Fifty-third, between Broadway and Hancock, \$2000.

Mary Nariez, 1½-story cottage, Lents, \$1900.

Isador Riches, 2-story dwelling, Milwaukee and Bybee, \$1800.

P. F. Johnson, 1-story cottage, East Seventy-fourth, near Ash, \$1000.

Macdonald & Winter, 1½-story cottage, East Thirty-seventh, near Knott, \$2500.

H. B. Higgins, 1½-story cottage, Curtis, between State and Charles, \$1400.

Katherine Martin, 1-story cottage, Kelly, near East Thirty-sixth, \$1500.

Other Permits Issued. Isador Riches, 1-story cottage, Porter, between Corbett and Water, \$1500.

Thomas L. Sandercock, 1-story cottage, East Eighth, between Rhine and Bismark, \$1450.

W. R. Powers, 2-story dwelling, Milwaukee, between Rhine and Frankfort, \$3000.

R. H. Thomas, 1½-story cottage, East Seventeenth, between Rhine and Frankfort, \$1800.

A. H. Richmond, 2-story residence, East Seventeenth, near Leo, \$1700.

W. N. Swearingen, 1½-story cottage, Overlook, between Mason and Skidmore, \$1600.

H. Hull, 2-story dwelling, East Eighth, between Killick and Siskiyou, \$2600.

L. G. Fuller, 1-story cottage, East Thirty-eighth, between Knott and Stanton, \$2800.

B. A. McCarl, 1-story cottage, Mail, near East Thirty-seventh, \$1400.

J. H. Lyons, 1-story cottage, East Seventy-third, near Halsey, \$1000.

W. E. Allen, 1-story cottage, East Eighty-fourth and Stark, \$1800.

Larne Lalkenen, 1-story cottage, Multnomah, near East Sixty-second, \$1000.

W. H. Rawles, 1-story cottage, Lents, \$1900.

Anna M. Lawrence, 1-story cottage, Gladstone, near East Thirtieth, \$1000.

C. N. Davis, 2-story residence, East Gilliam, near East Eighty-sixth, \$2000.

Mrs. Ella R. Coburn, 1-story cottage, East Fiftieth and East Clay, \$2000.

J. P. Taylor, 1½-story cottage, East Thirtieth, near Mail, \$2000.

B. A. McCarl, 1-story cottage, Mail, near East Thirty-seventh, \$1400.

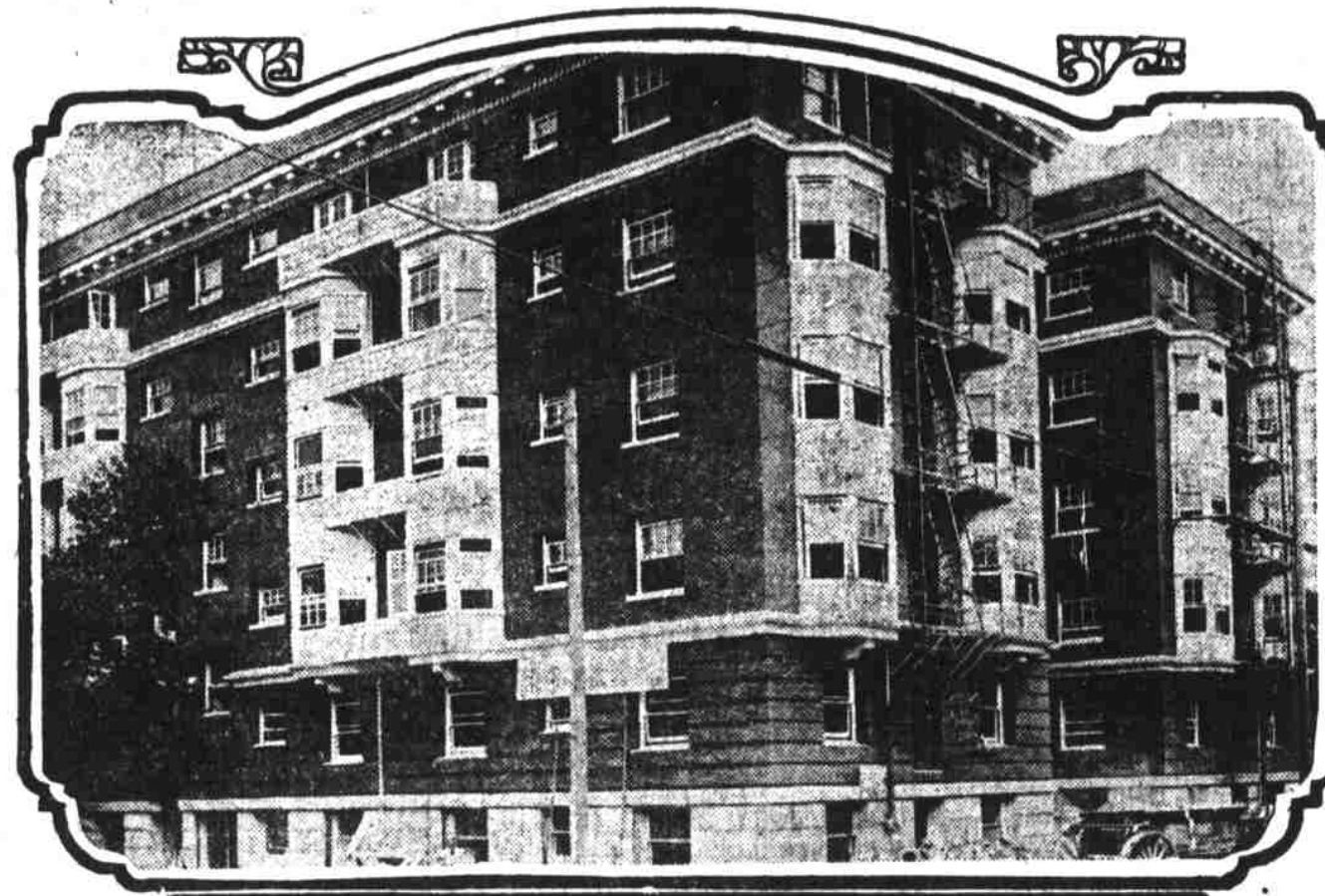
Mutinous Stewards Arrested.

(United Press Leased Wire.)

Montreal, Aug. 12.—With the arrival of the Allan line steamer Victorian here last night from Liverpool, constables arrested 57 first and second class stewards. They were charged with mutiny in having failed to serve breakfast and lunch to the vessel's passengers.

The trouble started yesterday morning. It is charged, when the stewards balked at helping to put ashore the mail at Rimouski. They retreated from this stand, however, and helped to put the mail ashore, but declined to assist in serving meals. Officers of the steamship sent word of the trouble, and the constables were sent to seize the men. Officials of the Allan line assert that they cannot explain the attitude of the stewards unless it be sympathy with the dock strike abroad.

Recent experiments in Germany indicate that drainage waters do not take any more plant food away from fertilized soils than from unfertilized.



Five story and basement apartment house recently completed at Twenty-first and Johnson streets for the American Realty company.

TACOMA RANKS AS COMMERCIAL CENTER

City of Destiny Leads Seattle in Exports and Imports; Japanese Steamship Lines Aiding in Good Work—Freak Legislation Has About Run Its Course—Free Speech War Impending

(Special to The Journal.)

Tacoma, Wash., Aug. 12.—Tacoma is slowly establishing her claim as the leading commercial city of the Puget sound district. The annual report of Collector of Customs F. C. Harper puts the City of Destiny in the front rank as an exporting point. The entire foreign business of the port during the fiscal year amounted to \$20,426,533, which was made up of \$16,052,598 in exports and \$13,374,040 in imports. As Seattle had only scant \$12,000,000 worth of exports Tacoma has jumped into the lead. Since 1908 the latter city has doubled its exports. Seattle on the other hand has shown a constant falling off in exports, her figures for 1911 being about half of those returned for 1906.

The entrance of the Japanese steamship line to the sound has been responsible for the decided increase in ocean commerce from the port of Tacoma. The line which has its American terminus at this port seldom has to shift its vessels to any other port on the sound to get a full cargo. The Milwaukee railroad has done much toward making Tacoma a leading port in ocean commerce. Its warehouses built a few years ago and which at the time were looked upon as being sufficient for many years to come, are already being enlarged and will soon be doubled in size if the business continues to increase.

The freak legislation campaign of the city commission is beginning to get on Mayor Seymour's nerves and it is possible that it will soon be ended. Every time the commission announces a meeting the citizens begin to wonder what new restrictions will be placed upon

them. Wedding bells and funeral tolls are tabooed and the city has about decided that Commissioner of Public Safety Pettit is a trifle radical.

Treating is Outlawed. No matter what country you mention you will find that its residents have heard of the famous Tacoma no-treating system. Post cards, letters and packages come to Tacoma residents from all parts of this country; bearing the simple legend, "No Treating City." U. S. A. One came across the Atlantic to New York from Germany and another came via Victoria from Japan.

Shakers Are Still Without a Head. Since the death of Mud Bay Sam, the Indian who was the head of the Shaker sect on the north coast, has left the band of natives without a real leader and there is some speculation as to who will take up the work. The Indian faith is entirely different from the religion of the whites known as Shakers and had its origin in the early '80's, with John Slocum who lived near the head of Hood's canal. Slocum and his wife are said to have been tough characters during their early years, but later set out to spread a new religion among the Indians. One of the cardinal tenets is the giving up of tobacco and liquor. Because of these factors the religion is looked upon as having done considerable good among the natives. Mud Bay Sam and Mud Bay Louie were Indian associates of the Slocums and when Slocum died Louie was made the active head of the sect. His death elevated Mud Bay Sam to the position.

Fight For Free Speech. Tacoma may become involved in a long war with the Industrial Workers

of the World if the city officials continue their efforts to stop the leaders when addressing crowds in the streets. Spokane had a taste of such a fight a few years ago and lost the battle after having spent \$30,000 in suits and on jail expenses. The Industrial Workers of the World declare that they at no times block the streets and the secretary of the local organization discusses the announcements that they will have to stop speaking on the streets as follows:

"Thousands can be brought from Seattle, Portland and Spokane to help us fight the police and every local in this vicinity will send its best men and spend all the money that it can scrape together to win. We do not have of course people congregate on the streets to hear our speakers, but the only traffic that comes our way in this town is the patrol wagon and of course we don't block it."

AGED HOTEL CLERK TAKES LONG HIKE

(United Press Leased Wire.)

Corvallis, Or., Aug. 12.—Henry Lungstrass, night clerk at the Hotel Oregon, Portland, 78 years old, arrived from Newport last night on his way home, walking to Yaquina from Astoria. He enjoyed the long walk hugely and advises fellow youngsters to make the trip.

Saylor's Appointment Confirmed. Washington, Aug. 12.—The senate today confirmed the appointment of Albert Saylor of Seattle as receiver of public moneys in that city.

JOSEPH F. JAEGER, Jaeger Bros., E. V. JONES, President Western Oregon Trust Company.

D. E. KEANEY, Keany, Humason & Jeffery, WM. M. LADD, President Ladd & Tilton Bank.

A. L. MILLS, President First National Bank. WM. MACMASTER, Financial Agent.

ANDREW G. SMITH, Secretary Trusts, Ladd Estate Co. W. K. SMITH JR., Real Estate.

DAVID S. STEARNS, Inside Realty.

FREDERICK H. STRONG, Secretary Trusts, Ladd Estate Co.

WM. C. SAUNDERS, Secretary Title & Trust Company.

GEO. D. SOHLE, Real Estate.

O. W. TAYLOR, President Wash. Trust Company.

E. J. THORNE, Title & Trust Company.

RICHARD WILSON, Capitalist.

J. C. AINSWORTH, President United States National Bank.

EARL C. BRONAUER, Vice President and General Counsel Title & Trust Company.

H. L. CHAPIN, H. L. Chapin Realty Company.

HENRY L. CORBETT, Vice President First National Bank.

J. F. DALY, President Title & Trust Company.

W. M. DALY, Treasurer Title & Trust Company.

RODNEY L. GLISMAN, Attorney at Law.

J. L. HARTMAN, Hartman & Thompson, Bankers.

M. L. HOLBROOK, Vice President Merchants Nat. Bank.

T. D. HONEYMAN, President Honeyman Hardware Co.

R. S. HOWARD JR., Assistant Cashier Ladd & Tilton Bank.

JOSEPH JACOBBERGER, Architect.

JACKSON & DEERING, Real Estate.

JACOBS-STINE COMPANY, Realty Operators.

NOTE—All of the above mentioned persons are stockholders in the Title and Trust Company

TITLE AND TRUST COMPANY

LEWIS BUILDING, CORNER FOURTH AND OAK STREETS, PORTLAND, OREGON

GROUND BROKEN FOR CHINESE HOSPITAL

Ground was broken last week on the north side of Davis street, between Third and Fourth, for a Chinese hospital. The structure is to be a three story brick and was designed to meet the requirements of a modern up to date hospital.

It is to be built for the Chinese Hospital association, an organization composed of all of the best known wealthy Chinamen in the city. Plans of the building were drawn by Architect D. L. Williams.

M'FALL PURCHASES HANDSOME RESIDENCE

A. F. McFall, the Front street merchant, has purchased a handsome new home at East Twenty-seventh and Brazee streets, Irvington. The property was bought through the agency of the Co-operative Realty company.

Philippine Forests. The forests of the Philippines would more than cover the New England states, New York and Pennsylvania, their annual growth being estimated at more than three times the lumber cut in the whole United States.

ALFARO SUCCEEDED BY EMILE ESTRADA



General Alfaro, ex-president of the Republic of Ecuador.

(United Press Leased Wire.)

Guayaquil, Ecuador, Aug. 12.—Emile Estrada, who was last January elected to succeed General Alfaro as president of the republic of Ecuador, was formally inaugurated today.

KING PETER WILL TRY AGAIN TO VISIT PARIS

(United Press Leased Wire.)

Paris, Aug. 12.—King Peter of Serbia whom fate has kept away from Paris more than once, is scheduled to pay a visit here in October, and a series of fetes in his honor are being planned. The last time Peter started for Paris, Minister of War Bertheaux was killed in an aeroplane accident and the king turned back.

Ten Baptized in Wallowa Lake.

(Special to The Journal.)

Joseph, Or., Aug. 12.—A large crowd witnessed yesterday the baptism of 10 converts into the waters of Wallowa lake, conducted by Rev. Mr. Deal, pastor of the church. For the past three weeks Dan Shannon, an evangelist, has been conducting services here, during which time he was very successful in making converts, and while the greater part of them were baptized by sprinkling, those today preferred to be baptized by immersion.

Senate Confirms Changes.

(United Press Leased Wire.)

Washington, Aug. 12.—The senate today confirms the shifts among ambassadors and ministers which were sent to that body early in the week.

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