

SALE OF NORTH END PROPERTY IS WEEK'S FEATURE

Parcel at Sixth and Everett
Streets Sold for \$110,000;
Market Reasonably Sound;
Residence Sold for Increase

Last week's realty trading was featured by a \$110,000 sale of north end property which, by the way, was the largest sale reported in the six days ending with yesterday. Since the first of the year there has been a fairly strong market in inside properties in spite of the uncertainty in the political field as to the outcome of the election. This condition is contrary to all precedent and would seem to indicate a strong feeling of confidence in the business world.

The situation may be summed up as follows: Portland real estate market is reasonably sound and fairly active. Whatever may be lacking in the movement of the more valuable holdings is fully compensated for in the heavy selling of residence properties of all classes.

Residence Properties.

Two of the most valuable residence properties in the city changed hands last week at substantial increases over the recent cost to their owners, while scores of newly built residences in all sections are sold every week.

Forster & Kiehl took this last Tuesday to the \$110,000 lot at the northeast corner of Sixth and Everett streets, paying \$110,000 for it. The property was sold by M. L. Holbrook and the R. H. Lamson estate, who purchased it last summer from R. Morton Cohn for \$95,000. It is understood that the new owners of the corner will improve it with a substantial brick building as soon as the leases of the present tenants expire less than two years hence.

Clay Lombard, the well known local capitalist and ex-councilman, closed a deal last Monday for the Louise Henke residence located at the head of Lovejoy street on Cornell road. Mr. Lombard paid \$40,000 for the property which embraces a fractional half block and a large and costly dwelling.

Representing the Ladd estate, Mail & Von Horstel sold his quarter block at the southeast corner of East Alder and East Third streets last week to the East Alder Investment company for \$25,000. The purchasing company was organized by a syndicate of local business men who have confidence in east side business and warehouse property. It will be held for improvement. E. W. Hendrick, the architect, has sold his Portland Heights home to Mrs. J. A. Thompson, formerly of Los Angeles, for \$25,000. The house is a 9 room structure of the colonial type and occupies a fine site on Terrace road.

Elevator Company Buys.
The Otis Elevator company has purchased from A. W. Spencer, executor, a single lot at the southeast corner of Tenth and Everett streets for \$25,000. The parcel was acquired as a site for a warehouse.

H. P. Palmer, of the Palmer-Jones Realty company, has sold the handsome residence property located on East Twenty-second street, between Knott and Brazee to Lillian F. Garrett for \$60,000.

A. Lipman has purchased from Frank E. Watkins a single lot located at the northeast corner of First and Hooker streets, South Portland, for \$6,000.

Marius Hansen has purchased from J. H. Tipton & Co., 15 lots in Meadowhurst, a new suburban addition on the east side, for \$75,000.

Charles D. Milton has sold to Alonzo C. Wagner a house and lot located at the southeast corner of East Tenth and Shaver streets for \$65,000.

The improved residence property described as lot 4, block 1, Tabor Heights, was purchased last week by Katherine M. Kelly from Julia M. Royal for \$67,500.

Attorney L. A. McNary has purchased from Elizabeth Spencer a 26x100 foot parcel located on the east side of First street 50 feet south of Glisan. The consideration involved was \$18,000. The lot is improved and brings a fair return on the sum invested.

ARCHITECTS WILL HOLD MEETING

Second Annual Convention to
Be Held at Los Angeles, April 10.

The second annual convention of the Architectural League of the Pacific Coast will meet in Los Angeles Wednesday of this week and will continue in session for three days. Portland will be represented on the program by Architect Ellis F. Lawrence. It is probable that one or two other Portland architects will attend the convention.

Mayor Alexander of Los Angeles will deliver the address of welcome, and A. F. Rosenheim, also of Los Angeles, and president of the league, will respond. One of the features of the program will be a talk by Willis Polk, chairman of the architectural commission of the Panama-Pacific exposition that is to be held in San Francisco in 1915. Mr. Polk will outline the general scheme to be adopted for the exposition.

Describing Seattle Plans.
Architectural plans of Seattle are to be described by Architect F. Gould of that city, in a paper to be read by him at the convention. Albert Lansburgh of San Francisco will read a paper on the "Rationalism of the Twentieth Century Architecture."

"Historical Precedent in Coast Architecture" will be the subject of an address to be made by Charles Alden of Seattle.

"The Future of Architecture on the Pacific Coast" is to be the subject of an address to be delivered by John Glen Howard, president of the San Francisco chapter of the league, and professor of architecture of the University of California.

One of the most important discussions to be held at the convention will be the best methods of aiding in the instruction of promising young draughtsmen.

List of Officers.
The officers of the Architectural League of the Pacific coast are as follows:
A. F. Rosenheim, president, Los Angeles; E. F. Lawrence, vice president, Portland; John F. Krenkel, secretary,



Residence erected by Spencer-McCain Co. in Alameda Park.

Los Angeles; W. R. B. Wilcox, treasurer, Seattle.

Executive council: L. C. Mullgardt, August G. Handman, Frederick H. Meyer, San Francisco; Octavio Morgan, Henry E. Bean, Los Angeles; Joe Jacobberger, David C. Lewis, Portland; Chas. Alden, Carl F. Gould, Seattle; K. K. Cutter, Spokane; A. J. Russell, Tacoma.

GLEN HAVEN PARK TO BE PUT ON MARKET

One of the large realty deals of the week was the taking over by the Peters Realty company of Glenn Haven Park, which contains 111 lots. Mr. Peters will immediately plat the property and put it on the market.

SMITH RANCH NEAR SALEM IS PURCHASED

What is known as the Smith ranch, located six miles west of Salem in Polk county, was recently sold by Thomas E. Langley to J. M. Hanftman and M. N. Moore for \$25,000. This farm contains 214 acres of as good land as is to be found in the Willamette valley, and is a highly improved place. The improvements consist of a large modern 14 room dwelling equipped with all of the essential conveniences, barns and other outbuildings. The residence is heated

with hot water and all the buildings are piped for water which is secured from a large spring on the place.

The new owners plan to develop a nearby water power to supply the place with electrical power, light and heat. The place will be further developed and held as an investment.

New Chinese Alphabet.

(United Press Licensed Wire.)
Naples, April 6.—Professor Rivetta of the Orient Institution here, has compiled a new Chinese alphabet of 42 letters to take the place of the 40,000 characters now in use which he hopes the new republic will adopt. He claims that every word of the current Chinese language may be correctly expressed by means of his alphabet.

Journal Want Ads bring results.

HOW TO SHRINK A FORTUNE—TOLD

Series of Bad Investments Results Disastrously for Inexperienced Capitalist.

By M. Hunsbrough in the Atlanta Journal.

Chapter I of "How to Shrink a Fortune"—a method proved by experience—is told here.

The fortune amounted to \$115,000, and was in the possession of a New York man of good family and an training in business. Until he was 48 years old this man was content to collect interest checks and cut coupons of securities purchased by others. After a time, however, ambition awoke and he set out to increase the size of his fortune.

Mistake number one occurred here. He did not ask the advice of the bankers who had his money in charge. Instead he decided for himself that New York real estate was the best investment he could make. Having decided, he went around the corner to a firm of real estate dealers whom he did not know. From these men he bought, for \$6000 each, the equities on a row of private houses in a decaying residence street. Mortgages to the amount of \$12,000 each had been placed on the houses long before Mr. New York bought them.

Within a few months two of the houses were vacated, and within a year three more tenants left the row. Apparently, there were no new tenants to replace them. At this juncture Mr. New York went to consult the real estate firm again.

This time the advice was to buy a hotel. For a liberal fee the real estate man sold his equities in the private house and bought a hotel for him. For a few months the hotel prospered, then a fire broke out. Two lives were lost, and it was proved that the hotel's fire escapes were defective. This of course cost the owner more than the \$12,000 awarded by the court to the heirs of the persons killed. Later, the water tank on the building burst, and the damage bill was a big one. A water strike

was the last straw, and Mr. New York now more sought the real estate firm to secure relief from a bad bargain.

PREPARING PLANS FOR TWO LOCAL CLUBS

Preliminary sketches of the proposed new homes of the University club and the Waverly Country club are being prepared in the office of Architects

Whitehouse & Posthumus, and will be submitted to the governing bodies of the two organizations for their approval within the next few days. The University club addition, on 48th St. between Birch and Spruce, will be 100 feet long and will contain a portion of the current longplanned at 48th and Jefferson, comprising three lots, which was purchased last fall by the board of governors.

Meanwhile, Whitehouse and Posthumus will submit a number of sketches to the directors of the Waverly Country club and after a selection is made the tentative arrangement will be agreed upon. The preliminary drawings will be made. The general intention is to complete both buildings by the end of the year.

LOOK BEFORE YOU LEAP

For lands illustrated by the L. E. White Lumber Company, Hyde held title in a quarter section of land in one of the California forest reservations. He relinquished this and made new selection of a quarter section of unsurveyed public land outside the reserve, for which he received a certificate in regular form. He then decided the land as situated to the lumber company.

Title—Jesse Fordell.
Under the ruling of the department, Hyde did not acquire any sort of title to the land selected, because the land was unsurveyed, and the title he attempted to pass to the lumber company was no more valid than his own. Yet he has relinquished the original quarter section to the Government, and can not recover it, and if the lumber company, through contact, lease the 160 acres covered by this selection, it must fall back upon Hyde, who must make good. He himself will be out of the land and the money paid him for the relinquishment. He will have no title to the land, and any man or woman who made this selection of unsurveyed lands.

In this particular instance, Hyde relinquished his forest reserve land to the Government in August 1904, and immediately filed his selection upon 160 acres that were not then surveyed. He, however, designated the land as

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The setting for thriving towns; for prosperous small farms; for profitable chicken ranches; for country homes of the well-to-do; for picturesque sportsmen's camps; for summer cottages of the pleasure seeker; for the reducing-living-expense home of the wage-earner.

ACRES AND LOTS SUITED FOR ANYONE'S PURPOSE AT LOW PRICES AND ON EASY TERMS

Surrounding the principal and constructed stations of the "Mount Hood Line"—Rockwood, Base Line, Ruby, Gresham, Gillis, Pleasant Home, Scenic, Cottrell, Mabery—lies the land now on sale by the Umbdenstock & Larson Company. That at the stations is divided into lots, the acreage adjacent into 1, 2½, 5 and 10-acre tracts.

In Powell Valley there is no gamble with fortune. The conditions are so favorable that success is certain. The prices are based on what the land will produce. They are so reasonable and terms so easy that the crop returns will pay for the land before the contract period expires and leave a surplus.

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SUMMER HOMES

VEGETABLES
SUMMER HOMES

SPECIAL TRAIN TODAY, 1:30 P. M.

To Pleasant Home and return. Reduced fare 25 cents. Leave Montavilla Station, Mount Hood Line, Ninetieth and East Glisan streets, at 1:30 p. m. Be one of the first to investigate the opportunities the fertile Powell Valley and its rapid, certain development offer to the man of enterprise, the homeseeker, the farmer, the seeker for a country home.

UMBDESTOCK & LARSON CO., 286 Oak Street

Forward me booklet, "Powell Valley" and full details of acreage and lots, price, and terms of sale.

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Business Address _____

Residence _____

To UMBDESTOCK & LARSON CO.
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