

PORTLAND OFFERS BEST CHANCE AS A PLACE TO INVEST

Residence Lots Here Lower Than Those of San Francisco and Los Angeles, Says L. L. Saunders.

RECORD'S BROKEN IN ERECTION OF PRIVATE HOUSES

Permits Issued for March and April Call for \$1,500,000; Greatest Activity in History of City; Notes.



Handsome new residence of Tom M.T. between Hawthorne avenue and Word on East Twenty-fourth street East Main street.

Comparison of prices of city property in San Francisco and Los Angeles with prices of similarly located property in Portland occupied a considerable portion of the time of L. L. Saunders, secretary of the Columbia Trust company, while on a recent visit to California. Mr. Saunders was accompanied at the result of his investigations along that line and so expressed his belief to the Journal soon after his return.

When I tell people here that Los Angeles residence property is from two to three times as high as it is in Portland, I am met with the response that I am prejudiced, said Mr. Saunders. 'No I have armed myself with a lot of carefully prepared data as to prices and values in both San Francisco and Los Angeles, and I can show that my information is not only relatively correct, but that it is exactly correct. Therefore I know that Portland residence property is the best buy, both from a speculative and investment viewpoint. It is to be had on the Pacific coast.

For instance, continued Mr. Saunders, 'I found that residence lots on the six mile circle from the center of Los Angeles are selling for \$1000, one third cash and balance at 7 per cent interest. Similarly located property in Portland would be two miles beyond Montavilla, which is still in acreage for the most part and which can be purchased at around \$1000 or less an acre.

Trving Park, a Los Angeles addition which bears the same relation to the center of that city as St. Johns does to Portland, is selling at over \$2000 a lot, one fifth cash and 7 per cent interest. In Portland, a lot of similar size and location brings from \$700 to \$1000.

Residence sites in Inglewood, which are about as far from the center of Los Angeles as Oak Grove on the Oregon City line is from Third and Washington in this city, bring \$400 and over. Lots sell for \$18,000.

At the intersection of Lenox avenue and Washington street, a small residence section in Los Angeles, lots which are 120x225 feet readily sell for \$18,000. This property is just the same distance from the shopping center of the California city as Beaumont View lots are from the center of Portland.

West Moreland Place, Wilkesbarre, West Chester Place, Wilkesbarre, these residence tracts in that district beyond West Lake Park, all of which are as far from the city business center of Los Angeles as Rose City Park is from that of Portland, sell from \$1500 to \$2000 for a 50 foot lot, or from \$7500 to \$20,000 for a 50 foot lot.

In considering these comparative prices, it is well to remember that the census of 1910 gave Los Angeles a population one third more than Portland. Mr. Saunders declares that the difference between property values in San Francisco and Portland is even more accentuated than between Los Angeles and Portland values.

Portland is now in the midst of the greatest residence building activity in the history of the city. This statement is borne out by the building permit record for March and April which shows that permits were issued during that period for dwelling houses to the value of more than \$1,500,000. Throughout the months named residence permits averaged about 100 a week, which is nearly the highest average average that the city building inspector's office has ever shown.

The feature of the dwelling permits issued during the past two months is the substantial increase in the average amount invested in buildings of that class. For the first time in the history of the city the April record will show that the residences permitted will average well above \$1500 each.

The following is a list of the home-builders to whom permits were issued last week for houses valued at \$2000 and above:

To Whom Issued. Fred H. Hill, 1 1/2 story cottage, Malden avenue, near East Thirteenth street, \$2000. M. Sweland, 2 1/2 story dwelling, Redney avenue near Almsworth, \$2000. J. E. Bush, 1 1/2 story cottage, East Second and Prescott, \$2000. T. H. Stabler, 1 1/2 story cottage, East Forty-seventh street and Powell road, \$2000.

F. F. Shipley, 1 1/2 story cottage, East Sixty-fifth street southeast, \$2000. T. H. Stabler, 1 1/2 story cottage, East Fifty-third street, near Hancock, \$1800. Mrs. A. M. Schaefer, 1 1/2 story frame cottage, East Thirty-second and Hawthorne, \$2000.

A. D. Jones, 2 story dwelling, East Lincoln near East Fifty-second. H. L. Kellogg, one story cottage, Buffalo near Delaware, \$2000. Tony Grandland, two story dwelling, Belmont and Nineteenth, \$2150. T. H. Stabler, one story cottage, Kerby between Jessup and Jarrett, \$2000.

Many Cottages. E. A. Haverstick, 1 1/2 story cottage, East Twenty-third between Knott and Stanton, \$2000. F. A. Reed, 1 1/2 story cottage, East Fort A, between Hawthorne and Market, \$2000.

P. J. Johnson, 1 1/2 story cottage, East Fifty-eighth street southeast, \$2000. A. P. Robinson, 1 1/2 story cottage, 302 Wisconsin street, \$2000. Mrs. A. D. Cleveland, two 1 1/2 story cottages, Davis near East Sixtieth, \$2000 each.

Wilbur C. Jones, two story dwelling, Lincoln near East Twenty-third, \$4500. Alice R. Powell, 1 1/2 story cottage, East Kelley near East Twenty-ninth, \$2200. F. H. Buskowsky, two story dwelling, First Street, near Richardson, \$2800. W. C. Hansmann, one story cottage, Sixty-ninth street southeast, \$2000.

the furnishing of ball money," said Green, "I believe that in many instances, in fact in most instances, the poor man charged with crime is unjustly treated. Under the law a man is presumed to be innocent until proved guilty. Why should a poor man be forced to remain in jail for months at a time, when his trial has been set at some distant date, while the man with property or the rich man is allowed to go free?"

Neither, in the eyes of the law, are guilty. Yet one must remain in jail his family perhaps starve, while the other is allowed to go free to attend to his business and be with his family, simply because he possesses money.

In the case of the local labor leaders who were unable to furnish bail, I went on their bond, not through sympathy but because of a principle. It is only a matter of justice that judgment be suspended on them until their trial. They will not come up for trial before October, which would have meant a long term of unjust confinement for them in case they were proved innocent and an eternity of cruel suffering for their families.

Tallest Justice Ever Elected. Hubbell, Mich., April 27.—Louis Mollanen was recently elected justice of the peace of Hancock township, Houghton county, and his friends assert he is the "biggest" man that ever held such office. "Big Louis," as he is known, is 25 years old and is 7 feet 8 inches in height. He wears an 8 1/2 size hat and No. 19 shoes.

CONTRACT LET FOR FOUR STORY HOTEL

Scott Estate Building \$50,000 Structure; Other Building News.

Architects Emil Schacht & Son have completed the plans and let the construction contracts for the four story hotel, which is to be erected by the estate of the late Harvey W. Scott at the northwest corner of Thirteenth and Alder streets. The structure will cost approximately \$50,000, and will occupy a full quarter block. On the ground floor will be seven store rooms, five facing Alder and two on Thirteenth. The upper floors will be arranged for hotel purposes, and will contain 88 rooms, 50 of them with private baths.

of 70 by 80 feet, and will seat 100 people. The remainder of the ground space will be used for mercantile purposes. All that portion of the second story not taken up by the theatre will be arranged for offices.

Contractors Hardin & Richmond, who recently took a 30 year lease on a quarter block on Pettygrove street, between Twenty-third and Twenty-fourth streets, are preparing to improve the site with two story garage, which will be occupied by a local automobile agency. The first floor will be used as an automobile repair shop, and the second floor will be fitted up for a display room and public garage. The estimated cost of the structure is \$12,500.

SMALL ACREAGE IN BRISK DEMAND; NEW COMERS BUSY

Spring Activity Unusual for the Past 30 Days—City Dwellers Among Those Who Are Securing Tracts.

One of the prominent features in this spring's development in country lands is the large number of newcomers who are securing small tracts of 2, 3 and 10 acres in preference to the old style idea of 20 and 30 acre farms.

Just as marked is also the idea of many city people of securing small pieces of land adjacent to Portland and conveniently located as to transportation.

The reason seems to be that discriminating buyers are convinced that the small piece of land with good soil, near a large city and intensively cultivated will produce more actual returns than a larger piece of land not so close to the city and farmed according to the old rotation method.

A little skeptical as to the advantage of securing smaller pieces of land. "After seeing what is actually being done by those living on small tracts, they quickly become convinced that a few acres of fertile Oregon land, if secured judiciously, will produce better than a large number of acres elsewhere, which are not farmed on the intensive method.

In addition to these newcomers we have carried a large number of Portland people who are dissatisfied with their cramped city surroundings and are anxious to secure tracts of 2, 3 and 10 acres outside, where the soil is rich enough and markets close enough to enable them to make the ground produce enough to materially reduce the present high living expense, and a certainty of their disposing of their surplus produce at a reasonable profit.

The transportation problem in the eastern part of the county is being worked out in a very satisfactory manner, and we anticipate that in a few months the Portland Railway, Light & Power company will electrify the Mt. Hood road, and this will mean that those living along that line will have the benefit, not only of quick transportation, but will be landed in the heart of Portland.

THOUSANDS FLOCK TO MIRACULOUS HEALER

St. Elmo, Ill., April 27.—More than 2000 people are registered and waiting for treatments here from William F. ("Billy") Smith, a healer, who is said to have made thousands of "miraculous cures" by "laying on of hands." The streets are full of persons suffering from tuberculosis, cancer, paralysis, rheumatism and locomotor ataxia. Smith was born and reared a farmer. He is 45 years old. He followed the plow until a little more than four years ago. In four and a half years he has given over 57,000 treatments. If a person registers for treatment now he will not be able to reach you before next September. "Billy" Smith is the son of "Old Faith Healer" Smith, who was famous during his lifetime for his power in healing dumb animals.

Fine Farm For Sale. Walking distance from station on Oregon Electric, near Portland. 20 Acres Under Cultivation. Six room house and barn, two acres of bearing orchard, spring and creek water, half acre in small fruits. Ferry Earnings For Owner. With this farm goes privilege of ferry across Willamette river. Ferry earnings now average between \$40 and \$50 per month. Ferry and equipment included in sale of farm. For information, write "FARM DEPARTMENT," 235 STARK ST., Portland, Ore., or call Main 5076 or A 3774.

Consider these Facts and You'll Come to the Conclusion That Columbia ACRES is the Most Attractive Acreage Proposition After All. DESIRABLY LOCATED—This fertile section, which has shown a marked development in the comparatively short time that it has been on the market, is but two and one-half miles from the Astoria & Columbia River Railroad and the steamboat landing at Goble, Oregon, and one mile from the Goble, Nehalem & Pacific Railroad, the latter running from Goble to the Nehalem River. Goble is less than 40 miles from Portland. PRODUCTIVE SOIL—The best, free from rock and gravel—best for general purposes, fruit, vegetables, hay, etc. GOOD ROADS—From Goble to Columbia Acres is a new macadam road of high quality, with a grade no greater than Washington street in this city. IDEAL TRACTS FOR HOMESEEEKERS—The advantages that are most helpful to the home-maker—that count most in the development of the farm and orchard home—are afforded here. The finest water—fuel in abundance—delightful surroundings—school and church—rural free delivery—low transportation rates by rail and river, etc. A progressive community in every sense of the word is that at Columbia Acres.

PRICE—Your own good judgment will tell you that, considering location, accessibility, transportation, character of soil and other features, you can do no better. Comparison will reveal this forcibly to you. Personal investigation of what we have to offer will bear out our every statement as to the merits and advantages of COLUMBIA ACRE TRACTS. Note the lowness of prices and the liberal terms. These three just for example: 10-Acre Tracts for \$400, \$500 and \$600 the Tract. ON \$400 TRACTS A FIRST PAYMENT OF \$40, AND MONTHLY PAYMENTS OF \$10. ON \$500 TRACTS A FIRST PAYMENT OF \$50, AND MONTHLY PAYMENTS OF \$12. ON \$600 TRACTS A FIRST PAYMENT OF \$60, AND MONTHLY PAYMENTS OF \$15. This Coupon, cut out, signed and mailed to us, entitles you to Tract Map and other literature FREE. OUR OFFICE OPEN EVENINGS ON MONDAYS AND THURSDAYS. F. B. HOLBROOK CO. 214 Lumber Exchange Building SECOND AND STARK STREETS PHONES MAIN 5396, A-7507

Alveolar Dentistry. DOES AWAY ENTIRELY WITH PARTIAL PLATES AND ORDINARY BRIDGEWORK. Ecce Signum (Behold the sign! Here is the Proof.) The wavering line of demarcation between right and wrong often depends on the construction of a comma in the code of criminal procedure. In dentistry it always depends upon the construction of good work accuracy, finish and quality. It must be right or it is a failure. To be right it must be comfortable, genuine and have samples of the Alveolar Method differs from all other methods of restoring missing teeth. The only thing that approaches it is so far inferior. It is not fair to name them in the same breath. The bridgework principle is wrong. It puts too great a strain upon the teeth which support the bridge, and it is only a question of time when the work must be removed. The only other resort is a partial plate, and this is nothing more nor less than a nuisance and is not to be considered at all in connection with the Alveolar Method. In each of our offices is an examining dentist, a man well qualified to diagnose disease of the teeth and gums, and if you are suffering from teeth troubles of any kind or have lost some teeth and have two or more left in either gum, then the services of this expert are at your command. You will be told exactly what we can do for you, and the probable cost. The work is not done until you are satisfied. We have the most extensive and any first class dentistry in the city. TERMS TO RELIABLE PEOPLE.