

REAL ESTATE ROOMS

Market Is Brisk and Values at High Level.

LIVELY BUILDING MOVEMENT

Many Large Buildings Are Projected, New Dwellings Are Rising, and Houses Are in Great Demand.

Although the Spring season for building has just opened, a great deal of work is doing. Weather conditions have been adverse, so far this season, but they have not checked the energy whereby the general property is reflecting itself in new structures. From now on, building will be very active. Contractors have taken full advantage of the past few days of favorable weather, and are rushing things along with all their might.

Never before has Portland seen so much building at one time. The work that will be doing from now on will increase in extent, and will be far beyond all precedent. Several large structures are in course of erection in the heart of the city. Every few days plans are announced of improvement or reconstruction in the central part of the city. A contractor said yesterday: "More building will be done this season than in the past three years put together."

Real Estate Market Brisk.

The real estate market is correspondingly brisk. Dealers report a large demand for all kinds of property. They say the market is in better condition than it ever was in this city, even in the palmy days of boom times. To be sure, values are not so high as they once were, but they are far more satisfactory now than then, from the viewpoint of business and progress. All grades of real estate share in the demand, from pretentious business property to humble tracts for small homebuilders. Several large deals are pending for valuable land in the heart of the city. Dealers decline to divulge these secrets until all the terms are arranged.

Record of the Month.

So far this month deeds recorded and building permits issued have been as follows:

Deeds, Building recorded, permits.	Permits
April 1.....	1
April 2.....	2
April 3.....	3
April 4.....	4
April 5.....	5
April 6.....	6
April 7.....	7
April 8.....	8
April 9.....	9
April 10.....	10
April 11.....	11
April 12.....	12
April 13.....	13
April 14.....	14
Total.....	133

This shows nearly one-third more real estate transfers than for the corresponding period last year, and nearly twice as many building permits. In the first 13 days of April, 1901, the number of deeds recorded was 163, and of building permits issued 24.

New Buildings Projected.

Most of the building permits this month have been for dwellings ranging in cost from \$500 to \$1500. But preparations have begun also for several large buildings, aggregating in value over \$300,000. Among them are the cathedral of the Scottish Rite Masons, which will cost \$100,000; a warehouse for the Deere Plow Company, on East Yamhill street, between East First and East Second, to cost \$30,000; an addition to the plant of the Blue Mountain Ice Company, to cost \$10,000; reconstruction of the habers & Sons' mill, to cost \$12,000; Studebaker Bros., East Morrison street, \$30,000; hotel, Hawthorne avenue and East Water street, \$7000; Smith Factory Company, East Eighth and East Taylor, \$20,000; Northwest Door Company, Albina, warehouse, \$10,000; Century Church, repairs (estimated), \$5000; Mizpah Presbyterian Church, Powell street, \$5000; three schoolhouses, Sellwood, Sunnyside and Woodlawn, \$45,000; Multnomah Building Association, Woodmen of the World Hall, East Sixth, \$10,000; Missionsville-Appeal Hall Association (Albina Board of Trade), \$10,000.

On the three-story building of the Deere Plow Company, which has been started, on East Yamhill street, between East First and East Second streets, the foundation has been finished, and work started on the basement roof. On the west end, facing East First street, a solid concrete wall has been built along the entire front. This week, under favorable conditions, the frame of the basement will be completed, and work started on the first story. This structure will cost \$30,000, and it will be one of the finest buildings put up in this district.

Good progress is being made on the four-story building of Studebaker Bros. on East Second and East Morrison streets. It is now inclosed. Bad weather will not interfere with the delay the completion of this mammoth structure. The cost of the building will reach \$30,000. In this district report has it that other large warehouses similar to these are to be erected before the year is out. There is much satisfaction over the favorable turn the movement has taken to secure fire protection for the large property interests in this district has taken. The feeling among the property-owners is that the 14-inch water main will be laid on East First street in a few months, now that the Chief of the Fire Department has declared that he can use hydrants placed on that street. Such a main will give excellent fire protection, if what is called "barrel" hydrants be attached to this large main.

The Smith Bros. Manufacturing Company, which is erecting large factory buildings, is pushing the work. On the frame building, on the corner of East Taylor and East Eighth streets, work on the second story has been started. This plant will cover the entire block, and will be one of the most complete and modern establishments in the city. The new building will be a large dryhouse, sweatshop and other useful buildings. Modern machinery has been purchased, and will be installed as soon as the building is finished, which will be in about one month. The cost of the plant with machinery will foot up to about \$20,000.

The Northwest Door Company, of Albina, is building a two-story building on the south side of the present plant, to take the place of the building which was destroyed by fire several months ago. It will be used for storage of finishing and finished material. The cost of the improvement will amount to about \$10,000.

New Church Buildings.

Bids for the erection of the Mizpah Presbyterian Church were opened Thursday, but the contract has not yet been awarded. This will probably be done this year. The congregation has started out to put up a \$5000 church, but, like a great many similar enterprises, it may cost much more. The old church building has been moved from the site of the new structure, on Powell and East Thirteenth streets, to a vacant lot on the east side. Good progress is being made on the new \$10,000 building for the Third Presbyterian Church, on East Thirteenth and East Pine streets. The congregation expects to occupy this building by June 1, if not sooner. So well are the finances of the church in hand that it will be dedicated practically without debt.

The First Cumberland Presbyterian Church, East Twelfth and Taylor streets, has just purchased the lot on the south side of the building for enlargement of

the present building, and the final building of a manse.

School District Improvements.

The school district will spend about \$60,000 on the East Side in rebuilding of the Woodlawn and Sellwood Schoolhouses and in a six-room addition to the Sunnyside building. At Woodlawn what amounts to a 12-room building will be erected this year. The old structure will be worked into this new structure, and be part of it. At Sellwood the same plans will be followed. The four rooms of the old building will be made part of an eight-room building. Both the Woodlawn and Sellwood buildings will be put up with a view to their enlargement within two or three years at the farthest. At Sunnyside the addition will be built on the west side of the present eight-room structure. It is expected that work on the foundation of the latter will be started as soon as the weather will permit. At Willaburg, just east of Sellwood, the directors have just contracted for a new \$3000 schoolhouse, which will be completed this year.

Many New Dwellings.

Most of the new dwellings that are building are on the East Side. In North Portland, near the large lumber mill, many houses are going up. South of Belmont street to Hawthorne avenue two fine dwellings are being erect-

ESTIMATES OF TALMAGE

PORTLAND MINISTERS PAY TRIBUTE TO HIS MEMORY.

They Praise His Genius as an Orator While Condemning His Eccentricities.

The death of T. DeWitt Talmage has called forth from the ministers and church congregations of Portland an expression of deep sorrow. They feel that in him their cause has lost one of its most powerful champions.

The Rev. J. F. Ghormley, of the First Christian Church, in his sermon yesterday brought out some interesting points in the character of Talmage and his influence upon the world. His text was taken from II Corinthians 1:4-7: "For God, who commanded the light to shine out of darkness, hath shined in our hearts to give the light of the knowledge of the glory of God in the face of Jesus Christ. But we have this treasure in earthen vessels, that

always was himself. Beecher was a greater thinker, and to many more eloquent, but Talmage was a more constant evangelist. In speaking he used a perfect avalanche of words, many of which were unusual, but his dramatic style and gorgeous imagery called for that. In his death, evangelism Christianity has lost a steady friend, as has every good movement. He was a voluminous writer. His writings, if not critical, were nervous and had charm about them. He was known world-wide as a preacher, traveler and writer. In his judgment, he did his work well. He made his reputation as a preacher rather than as a lecturer."

Free Lance in Pulpit.

The Rev. H. J. Talbot, of the First Methodist Episcopal Church, said: "Mr. Talmage was unique in his methods. He was a free lance. He was untrammelled by rules. He held to no dogmatic creed. He enjoyed the distinction of a wider notoriety than any other preacher of his day. He was original in the choice of the themes upon which he discoursed—not in subject matter, however. He was neither logical nor profound. But he was intense in manner and extravagant in statement. Mr. Beecher well described him as one who 'sees everything from tip-toe.' Thousands read his sermons, and thousands were edited by them undoubtedly. His life work was too

throughout the world. Dr. Talmage profoundly affected the methods of preachers everywhere. He introduced into the pulpit a cheerfulness, an optimism, an attractiveness of putting things, that it did not have before. As a pastor and churchman, he was a conspicuous failure. When people were told that Tabernacle Church had a membership of over 400, they imagined that the great preacher was at the head of the strongest church in the entire Presbyterian denomination, but one may get an idea of its strength by turning to the statistical reports which record the gifts of the churches to the cause of home and foreign missions. In 1889 the Tabernacle Church gave to both causes combined the sum of \$20, while last year the First Church of Portland alone gave \$700 to the same work. When Dr. Talmage left the Tabernacle the church collapsed like a house of cards. No such organization now appears on the roll of churches."

Man of Great Genius.

Rev. William S. Gilbert, of Calvary Presbyterian Church: "I have never idolized Dr. Talmage, though I was often fascinated with his preaching. He was a great preacher. He had the power of fairly hypnotizing an audience. His presence, his descriptive imagination, his flow of language, were wonderful. He was an actor of consummate skill. He will take place in history as one of America's foremost pulpit orators. His work was stupendous. He packed the Brooklyn Tabernacle twice a week with 5000 people; 23 papers statedly published his sermons. A motto in his church kind of a welcome home service upon his return from a lecturing tour has, 'The English-Speaking World is Your Congregation.' This was true of Dr. Talmage as of no other preacher that has lived. But somewhere in the summing up of his life's work there seems to have been something lacking. Large as his Brooklyn audiences were and world-renowned as his church was, still, when Dr. Talmage left the church, after the fire, to go to Washington, there was nothing of it left. His sermons were powerful as magic when he delivered them. They do not, however, last long in print. There is a kind of uniform rush about them that one tires of quickly. One could tell his sermons wherever he might hear them. While Dr. Talmage was a Presbyterian he worked wholly upon individual lines, and his strong church never did its share in the organized work of the church. The various boards of the church expected but little from Brooklyn Tabernacle. However, thousands of lives have been blessed by his wonderful influence, and we very justly count him great. His books are mostly compiled sermons, variously worked over. 'From Manger to Throne' is an interesting Bible review and book of travel, and may be helpful as a family book, but adds nothing to the world's knowledge and is but little prized in biblical libraries. He was a man of great genius, and in his art was a master."

Few Equals as an Orator.

Rev. Alexander Blackburn, D. D., of the First Baptist Church: "Dr. Talmage belonged to a class of preachers commonly known as sensational. He was probably the best of them. As an orator he had few equals. He had a peculiar mastery of illustration. His sermons touched on real life. He lacked the polish and well-rounded culture of Beecher, yet was a safer teacher judged from the standpoint of a conservative. There was gospel in every sermon. Going back 25 years and the men whose sermons were most read were Spurgeon, Moody and Talmage. All of them were of the Calvinistic orthodox school. Spurgeon left a great church which is going on under his own son as strong as ever, and with it various educational and charitable institutions. Moody left a great group of schools, and the Northfield center of evangelistic power; Talmage leaves nothing to perpetuate his memory save a few books of ephemeral character. They build on the solid institutions that will last. He spilled a splendid ship; it has been carried out



A GREAT MAN'S IDEA.

GENIUS, as Ruskin defines it, is simply a superior power of seeing. Have you the genius to see how important an element in the success of your house-keeping is the use of Ivory Soap? Judged by the work it does Ivory is the cheapest soap in America to-day. It is harmless. Embroideries, laces and delicate stuffs should be washed only with Ivory Soap.

beyond the horizon, and we see him no more."

One of Greatest of His Type.

"Dr. Talmage was one of the greatest preachers this country has produced," said Dr. A. Morrison, D. D., of Trinity Church. "He was not always refined in his oratory. His characteristic method was to obtain and hold the attention of his audience, even though he found it necessary to adopt extraordinary means in the pulpit and use startling modes of expression. He was a genius at description. His theological opinions showed neither profound scholarship nor a very logical mind. But he was nevertheless, a great preacher, with a command of language, magnetic force, striking personality and boundless enthusiasm rarely equalled. The greatest weakness of Dr. Talmage's preaching appears to me to be that there was too much Talmage in it. One went away with the impression that he had been hearing Talmage rather than the gospel. But Talmage was bound to be heard, and he was; that is more than many preachers can claim. However, if the multitude will only follow the man of sensational methods, they must excuse them. Personally I have little in common with the Talmage type, yet I must admit his right to at least be classed as one of the greatest of his type."

THE FORWARD LIFE.

Dr. J. R. T. Lathrop Points Out Wherein Cecil Rhodes Failed. The address of Rev. J. R. T. Lathrop, D. D., on "The Forward Life," given yesterday afternoon at the new auditorium in the Y. M. C. A. building, dealt with the life of Cecil Rhodes, pointing out what ways it fulfilled and in what ways it failed to fulfill the essential requirements of a true "forward life," the Christian should strive to lead. His address in part was as follows:

"The life of Cecil Rhodes was brilliant indeed. At his death his estate was valued at \$3,000,000, and his will was truly pious. This need not have been, of vast wealth and ponderous ideas which affect and create empires have joy in their enterprises as well as the man of a narrow life."

"The 'forward life' demands in man intellect, will and heart. Cecil Rhodes developed in himself only two of these. He was a man of ponderous ideas, determined will and quick execution. But he lacked the social side of life. He was not a man of affection, but of action."

"In the first two requirements his life is a model to the world. There is a great tendency among Christians to develop sentiment and neglect the intellect. They become dependent upon others and not develop a will and a faith that will enable them to stand for themselves. In order to lead the true Christian life, the 'forward life,' they must strive to perfect themselves in its three essentials."

Dr. Lathrop concluded by complimenting the fine work adopted by the Y. M. C. A. inasmuch as it strives to bring out these three essentials.



HOME OF MULTNOMAH CAMP, NO. 77, ON EAST SIXTH STREET.

Among the attractive buildings practically completed is that of Multnomah Camp, No. 77, Woodmen of the World, on East Sixth, between East Alder and East Washington streets. This structure is 68x110, and designed and built as a fraternal home. To build it the Multnomah Association was formed, composed of members of the camp. The association purchased the ground, 68x120 feet, for \$1500. The building is set back from East Sixth street 10 feet. The front part is 68x30 and is two stories, and this part is occupied by the reception-rooms, parlors, ante-rooms, banquet apartment, and other apartments for paraphernalia. In front there is a wide, covered porch, and a concrete sidewalk has been built. The large hall is 28x50 feet, and the ceiling is 21 feet high. Entrances from the front, in front of the first and second floors, the hall has been provided with platforms all around the edge, and stands for the officers. The entire cost of the property, when completed and furnished, will amount to about \$10,000. On the evening of April 29 the hall will be opened with a big ball, but the formal dedication of the building will take place Friday evening, May 8. On that occasion there will be an oration, short talks, music and banquet. Woodmen are looking forward to this event with much interest.

ed, costing probably on an average of \$200 each. It is said that not less than 50 dwellings will be put up between Belmont street and Hawthorne avenue this year, representing about \$150,000. In Upper Albina, along Williams and Union avenues, there is a great building activity. It is impossible to keep up with the activity here. But the same conditions prevail everywhere, and it would be impossible to find a place on the East Side between Sellwood and St. Johns, and the Willamette River and beyond Montavilla, where there are no buildings going up. And this, too, in face of the increased cost of material and labor. A dwelling house a year ago would have cost \$1800 to build cannot be built for less than \$2300, and even more. It has been very difficult to get material with which to finish buildings, owing to the great demand made on the mills from the outside market.

"Houses and land worth \$800 to \$1200 are in great demand," a real estate dealer said yesterday. "Such houses are desired in the outskirts of town, but not too far out for convenient access to the city. Further out, acre tracts with modern dwellings are sought. Buyers of this kind of property desire to live in a semi-agricultural way, and expect to pay between \$1000 and \$1500. Farm lands also have a good market."

Eastern People Buy.

Many new people from the East are in the city. They have imparted considerable activity to the real estate market. Most of them are of moderate means. But there are men from the East, frequently of wealth. Such persons are always looking sharply for opportunity to engage in profitable ventures. A real estate man said yesterday that an Eastern manufacturer of farming machinery is trying to get a suitable location here for a factory. The enterprise would require several acres of land, accessible for rail and water transportation. "No! I'll not tell you who he is," said the dealer. "That's my business."

The Republican and Democratic conventions have been reported to have had a quieting effect on the market this month. Prospects of good weather puts dealers in high spirits. Sunshine is a more potent seller of suburban property than is anything else. Buyers forget mud and puddles and tad sidewalks when the ground is dry and the grass is green, and the birds are singing.

Strikers Defy a Judge.

KANSAS CITY, Mo., April 13.—Striking journeymen bakers have disregarded an order issued by Judge John W. Henry, of the Circuit Court, restraining them from interfering with the business of the Werneke bakery, and one of them went so far as to throw the court's order into the street when a deputy served it. What course Judge Henry will take remains to be seen. The strikers had interfered with the baker's business by standing in front of his shop and telling all persons who passed not to patronize the store, as its manager was antagonistic to organized labor.

Taking Desperate Chances.

It is true that many contract slight colds and recover from them without taking any precaution or treatment, and a knowledge of this fact leads others to take a little more risk instead of giving the colds the needed attention. It would be borne in mind that every cold weakens the system less able to withstand each succeeding cold and pave the way for more serious diseases. It is not safe to take such desperate chances when Chamberlain's Cough Remedy, famous for its cures of colds, can be had for a trifle. For sale by all druggists.

the excellency of the power may be of God and not of us."

"The earthly career of Dr. Talmage is ended," said Mr. Ghormley. "He is not dead. No man who lives and does for the world ever dies. We are told in this chapter from which the text this morning is selected that 'the things which are seen are temporal, but the things which are not seen are eternal.' It is that unseen force which we have in earthly vessels. The marble pillars on Mars Hill, in Athens, may crumble to dust, but those who stood there for truth and righteousness will live on. Socrates, Plato, Demosthenes, live in intellectual and philosophical history. Paul lives in the Christology which revolutionized the Roman Empire and is bringing the nations to realize their kinship. Jerusalem on Mount Zion has long since been robbed of the temple, but the voice of her prophets is still heard in the unfolding of human history. The century just closed has produced some great preachers. Two in America have risen to an eminence reached by few and excelled by none. When we look upon them we have a just pride in our humanity. Beecher and Talmage were opposites. They had but little in common. This may be accounted for in part by the periods in which they lived. Henry Vahd Beecher stood in a stormy period of this country for a great principle. He was a logician and theologian. He stated his proposition and proved it. His sermons were logic on fire and carried with them conviction."

"Talmage entered upon his career after Beecher had reached his zenith. He was the one man for the period. The Nation was recovering from a mighty conflict, the economic disaster of this country separated orator charmed the people and helped them to forget the pain. For many years his voice has thrilled the Nation with his peculiar eloquence. He was the great exponent of the last half of the 19th century. He was not a theologian. He cared but little for human creeds or ecclesiastical dogma. He wanted the soul of things, and in his art his thought, like flocks of birds, flitted through the intellectual sky. With him you could climb the heights and see afar the golden city itself, a sun-born gem."

The new Jerusalem.

"But the silver cord is loosed, the golden bowl is broken, the pitcher is broken at the fount, the wheel is broken at the distern. Talmage is gone to his long-looked-for home. While on earth he sang with the stars in their course, and the world listened to the music; but now the chords of his harp remain unswayed and the people mourn. His hood alone, like the peculiar field of pulpit eloquence. He was neither theologian nor logician, like Beecher; he was the master word-painter. He laid no foundation and erected no edifice, but he decorated the temple of our God. He used all the colors in his matchless art. He gathered flowers from every field and gems from every shore. Every beholder admired and felt the uplift of his words. He was the temple of our God. He lived and wrought for his generation, and inspired the masses without leaving upon them his impress, and while his fame will not outlive that of Phillips Brooks, he has gained a place in the affections of the people of this generation attained by few."

"Great Evangelist" Says Dr. Lathrop.

The Rev. J. R. T. Lathrop, D. D., of the Grace M. E. Church, in speaking of Dr. Talmage's death, said: "I regret to hear of Dr. Talmage's death. Yes, I have seen and heard him at his best. In delivery his style was the most perfect I ever saw. It was his merit. I did not care for his eccentricities; personality is the thing, and Talmage

much spread out to have a permanent value such as might justly have been expected from one who enjoyed such an exceptional opportunity. He cannot be classed with such great preachers as Beecher, Storrs, Spurgeon, and Joseph Parker. He was like no one of them in originality, culture, versatility, or purpose. He was not closely identified with any great public cause. He was what talent he had upon the side of righteousness. Thousands will bless his memory, though his monument may not be as enduring as one might wish."

Failure as an Organizer.

"Dr. Talmage was a man of great eloquence," said Dr. E. P. Hill, of the First Presbyterian Church, "possessing a rich fund of general information and having marvelous descriptive powers. He was no such expounder of the Bible as was Charles H. Spurgeon, but, for most people, his sermons were much more readable. In all the history of Christendom no preacher has reached each week such vast congregations by means of the printed page. Louis Klopfers, the editor of the Christian Herald, paid him \$20,000 a year for the use of a sermon a week, and made money by reselling it to publishers."

ADD UP THE GAINS.

The virtue of one dose is so small you can't see any change. But add together all the little virtues from all the little doses and the effect is very marked.

In consumption, as in other cases, the results secured from continued treatment with Scott's Emulsion come from the accumulation of many small gains. A little gain in strength each day—a little gain in weight each day—if continued for weeks, amounts to something.

The fact that Scott's Emulsion can be taken for so long a time without the slightest inconvenience is greatly in its favor as a medicine for consumptives. Such a medicine gives itself time to do good.

It makes new flesh and strengthens the lungs.

Send for Free Sample.

SCOTT & BOWNE, Chemists, 409 Pearl St., N. Y.

"ALL WRIGHT FOR MORE THAN HALF A CENTURY"

WRIGHT'S

INDIAN

VEGETABLE

PILLS

Cure Headache, Constipation, Chills and Fever, and all Bilious Complaints. All Druggists. Price 25 cents a box.

WRIGHT'S INDIAN VEGETABLE PILLS (S. N. Y.)

Royal Bengals 15¢ for 10

The Biggest Little Cigar

A ROYAL SMOKE

Never sold from a bar-rail...
No-a-ver-a bar-rail...
O-o-o-neal paase-a-lis...
Paack-a-lis oin-see...
On ever de pake the pie-per...
In kille, do ye mint-a-lis...

LOOK FOR THE KILTED PIPER
IT'S ON EVERY PACKAGE OF SCOTCH OATS

CHORUS:
G'ds of Scotch Oats an' hear us sing!
See us keep the Highland Fling!
There's naething that is made to eat,
Thal Scotch Oats cannot ever beat!

The food that makes strong muscles—firm flesh—red blood—good bone—clear skin—bright eyes—and steady nerves—

SCOTCH OATS

In Every Grocery Store.

No other food gives so much, so quickly, and at so little cost of money and kitchen time. Look for the Kilted Piper.