REAL ESTATE BRISK

Market Is Free From Speculative Purchases.

BUILDING OUTLOOK IMPROVES

Labor Troubles Have Been Disturbing Element—Active Demand for Farms, Residence Property and Houses to Rent.

The real estate market continues brisk. The building movement, while disturbed by the labor troubles, has revived under the improved outlook. Building permits were issued last week for improvements aggregating $53,240. On the East Side houses are springing up in every direction, and a number of fine business blocks are going up.

"The real estate market is all right," said a dealer Saturday. "We could not expect or reasonably desire it to be better. If we can just keep it from going on a boom and a tantrum it will stay good indefinitely."

Little or no speculation according to the meaning of the word in boom days, has been evident in the movement of real estate. Residence property is bought mostly for locations for new houses. No large deals in business real estate were reported last week, but several are known to be under way.

Most dealers reported a slight lull in the market, due probably to labor disputes. The falling-off in building was quite noticeable. Contractors have been indisposed to undertaking work until they see how the disputes are turning. One of them said that although there has been much building this Spring, if the danger of labor troubles could have been avoided, there would have been a great deal more activity. The better outlook this week will probably stimulate building operations again.

One of the best indications of the good condition of the realty market has been the inquiry of late, for commercial property. In fact, there has been recently a stronger commercial tone than ever before. "Many Eastern industries are looking to the West for locations in which to establish themselves," said E. L. Thompson, of Hartman, Thompson & Powers. "There is good prospect of bringing some of them to this city. This means more substantial progress than does any other feature of the realty market. It represents actual business and industrial growth."

Active Demand for Farms.

An active demand is reported for farm land, especially for improved property. A good many homeseekers from the East are here, although their number is not so great as it has been at other times this Spring. "They universally talk at first as if they have brought a large sum of money to invest in Oregon land," said a dealer, "but after we have narrowed them down, we find that most of them have very little. In fact, we do not succeed in selling much property to them. They are very wary, and seldom have money enough to buy a costly farm. Many of them come out here, imagining that Oregon is behind the times and its land is cheap. Naturally, such persons are surprised, some of them are disappointed and others are disgusted. We find that the usual price new settlers are willing to pay for cleared land ranges from $25 to $40 per acre, and in many cases much lower. Of course, a few have more money to spend for farms, and are willing to pay the price of good agricultural land."

Prices for Residence Property.

The range of prices for residence property is greater on the East than on the West Side. On the West Side the popular price is from $1000 to $2500 per lot, and on the East Side it is all the way up to $2000 per lot. In North Portland a number of transfers have been made this Spring of choice home lots, at prices between $1000 and $3000, and even higher. All the principal East Side additions have a good movement of residence property. Irvington is building up steadily. About a dozen new houses are planned or under construction there. The cost of some of them ranges from $2500 to $4000. C. H. Prescott, trustee, reports many inquiries for property. On the Peninsula there is a steady sale of home tracts, and also at St. Johns and Point View. Woodstock and Kenilworth are also drawing new home-builders. In Holladay's addition prices are held above the usual level of those of the East Side. For some choice tracts as high as $1500 and $1700 per lot is asked. Transfers in Hawthorne addition are recorded in considerable number. At Mount Tabor a good many small tracts have been bought at about $200 an acre. Here and on the Peninsula there has been some speculation. On the East Side, between Hawthorne and Holladay avenues, as far back as Twentieth street, a large number of dwellings are under construction.

Record of the Week.

The number of building permits issued this month, and the estimated cost of the improvements are as follows:

	No.	Value.
May 1	3	$ 4,100
May 2	2	5,000
May 3	4	4,500
May 5	6	5,250
May 6	3	1,400
May 7	2	2,400
May 8	2	6,500
May 9	2	2,640
May 10	7	20,450
Totals	31	$53,240

In the first 10 days of April last year the number of permits issued was 21, and their total estimated cost was $100,460.

So far this month 183 real estate transfers have been recorded, as follows:

	No.		No.
May 1	23	May 8	15
May 2	21	May 9	13
May 3	18	May 10	18
May 5	24		
May 6	23	Total	183
May 7	19		

In the corresponding period last year the number was 128.

Houses in Demand.

Houses renting for $10 to $25 per month are in very great demand. Those whose rental is from $30 to $60 are not so scarce. A general improvement in rents is observed.

"Activity in building and real estate is about equally divided between the two sides of the river," said C. H. Korell. "I do not notice any lull in the realty market, either on account of the uncertainty about the fair site or on account of labor disputes. There is, however, perceptible hesitancy in the building trades. I know men who have plenty of money and would like to do something with it, but are afraid of the outlook. There is a large demand for houses and a string of people are hunting for houses every day."

EAST SIDE BUILDING BOOM.

No Abatement in Activity in All of the Suburbs.

There is no abatement in the building boom on the East Side. Permits for dwellings are daily taken out to cost all the way from $500 to $4000. The building area is very widely scattered, and radiates from Central East Portland in all directions. At Sunnyside and eastward toward West avenue, at Mount Tabor, vacant grounds are being covered with handsome residences. Very soon Portland will extend on the East Side from the Willamette River to the Summit of Mount Tabor, and then down on the other side a mile further, and will be built up compactly. Montavilla is building about 25 new houses, mostly small cottages. At St. Johns and on the Peninsula over 50 new dwellings are under construction. On the water front, between Union avenue and the river, the warehouse district, the indications are that several more big buildings will be erected this year.

Among the important improvements to come soon are the 14-inch water main to be laid on East First street, between East Market and East Oak streets, and also the 20-inch main to be laid from Division street, along Marguerite avenue, through Sunnyside to East Stark, and on East Stark to East Twenty-eighth street, and thence to about Oregon, the whole distance to be covered by this big water main to be one mile. Contract for supplying this pipe has been let, and the work of laying it will be commenced as soon as it is furnished.

IN WAREHOUSE DISTRICT.

Advance Thresher Company Secures Half Block for a Big Building.

The Advance Thresher Company, of Michigan, this week will begin construction of a large frame building on the north half of the block bounded by East Belmont, East Second and East Third streets. The structure will have two stories and a basement, and frontage of 200 feet on East Belmont. It will cost, when complete, between $25,000 and $30,000. The location is a good one for railroad facilities. A number of large manufacturers of vehicles and farm machinery have their Portland branches in that part of the city, and have made several additions to their quarters lately. The Advance Thresher Company bought the half block about a month ago for $7500.

The frame for the Deere Plow Company on East Yamhill, between East First and East Second streets, is nearly all up. The building will be two stories, with a full basement, 200x100, and will be one of the best built structures in that district. It will cost $30,000.

Work is progressing rapidly on the four-story warehouse of Studebaker Bros., on East Morrison. It is entirely inclosed, and there will be no interruption from unfavorable weather. It is the largest building in this district, and the cost will be $30,000.

Negotiations are in progress for sites of similar structures adjacent to East Second and East First streets, and the deals may be closed at any time. All the land between Union avenue and the river and between East Market and East Oak streets will be occupied with warehouses and wholesale buildings before many years. The Water Company will soon lay a 14-inch water main on East First, between East Market and East Oak streets, for fire protection for all these buildings. The decision to lay this main is very gratifying to the property owners and to the firemen, who have had some experience in fighting fires there with a limited water supply.

UNITED ARTISANS' HALL.

Will Be Built at Portsmouth at Once at Cost of About $3600.

At Portsmouth work on the foundation of a two-story building for the United Artisan Assembly at that place has been started on the lot across the St. Johns railroad from the station. It is proposed to put up a two-story building that will cost about $3600. On the first floor there will be three store rooms, and on the second there will be an ample hall for public meetings, but mainly for the lodge. There will be a banquet hall and the necessary ante-rooms on this floor. For the main hall a stage will also be provided. P. Chappell Browne, architect, prepared the plans for this building.

Work on the foundation for the two-story building for the Mississippi-avenue Building Association, on the corner of Mississippi avenue and Shaver street, has been started. This is for the Central Board of Trade. The total cost of the property, when the hall shall have been finished, will be $4200. The building will cost a little over $3600. On the first floor there will be two stores, with a small room in the back part. On the second floor there will be a public hall for meetings of all kinds. In front three offices will be provided. A building of this kind is much needed in the neighborhood. It will be the home of the Central Albina Board of Trade.

NEW S. P. BUILDING.

Corrected Plans Have Been Returned From San Francisco to Portland.

It is expected that the contract for the boiler and blacksmith shop of the Southern Pacific Company will be let within the next few days. Otto Kleemann, who will superintend the erection of the new railroad building, returned from San Francisco the middle of the week with the plans for the building. They were slightly modified to meet certain conditions of the ground. It will be of brick and concrete foundation. Machinery and iron parts have been contracted for, and will be brought from the East when wanted. The cost of the new building and machinery can only be conjectured as yet, but the total cost may run up to $75,000. The machinery used in car-shops is all very expensive, and only the most improved is used.

The main building of the Frank Schmitt Company's factory, on East Eighth and East Taylor streets, is finished and ready for the machinery. It is two stories, 125x75, and whitewashed throughout on the inside. On the west side a brick boiler and engine-house is being built. Work on the dryhouse will be started this week. There will be a track between the main building and the dryhouse for the prompt and easy handling of lumber. The entire block between East Seventh and East Eighth and East Taylor and East Yamhill streets will be occupied by the buildings and lumber yard of this plant. It is expected that it will be completed by the middle of next month. Modern machinery has been ordered. The plant will cost about $20,000.

GROWTH TO THE SOUTHWARD.

Improvements Will Soon Extend to the Old Town of Milwaukie.

There are many dwellings being built between the Portland Crematorium and Sellwood. In what is known as the Miller tract the land is being cleared and 10 houses have been built this Spring. About as many more are under contemplation. In Sellwood about a dozen more attractive dwellings are going up. Near the Portland Woolen Mill plant J. W. Nickum has put up three and started three more dwellings. On the hill at Willsburg overlooking the mill two rooms of a schoolhouse, that will cost about $3000, are being built, to be ready for the opening next Fall.

In the Lambert tract, recently purchased by the Gold Association, 16 new and attractive dwellings are to be erected this year. Winding and picturesque roads have been built through this tract, connecting with Milwaukie road. These roads have been graveled, and by them most every part of the tract can be reached. It is the intention of the association that acreage pieces of this land shall be sold off and villa homes built. The land lends itself well to this purpose. It is covered thickly with wild growth of maple, laurel, dogwood and fir. None of this growth has been cleared away. It will not be very long before the city will reach to the old town of Milwaukie and take it in. The presence of the woolen mill there, to stay and to expand, will cause the erection of a great many dwellings. Indeed, the demand for small houses at Sellwood is constant, and as fast as one is completed it is spoken for.

Progress at Woodstock.

At Woodstock good progress has been made on the proposed park and other improvements. The park will include ground 100x130. The waiting station of the Woodstock branch of the City & Suburban Railway Company has been moved back and will be included in this park, and the whole will be surrounded with a picket fence. Inside this park flowers and shrubbery will be planted. The old water plant has been supplanted by a new one, which is a great improvement over the former works. Good progress is being made in clearing brush. A neat sum of money was raised to clear the streets, and the work is going forward satisfactorily. Before long the Woodstock hall, which is a rather dingy structure, will be repainted. All these improvements are due to the credit of the public spirited citizens of Woodstock. Benjamin I. Cohen, of the Portland Trust Company, is aiding the effort.

New Concrete Sidewalk.

Over 1000 feet of new concrete sidewalk have just been laid on East Burnside and East Ankeny streets, and more will be laid. As fast as the wooden walks are replaced on East Burnside street concrete is laid. At the present rate concrete walks will be put down on both sides of that street within a year or more, which will make it one of the most attractive on the East Side.

On East Fourteenth street, which is being improved between Hawthorne avenue and Belmont street, concrete walks have been laid on both sides, and the effect is, indeed, very pleasing. It is the first street to be improved with the provision that the walks should be of concrete. It is a good example for other parts of the city to follow. The first cost of concrete is considerably more than wood, but in the end it is much cheaper, as it will last much longer, and it vastly improves the appearance of property.

In Upper Albina.

There is a wonderful building movement north from Morris street, in Upper Albina. Between Vancouver and Union avenues there is a large number of fine dwellings going up, none of which cost less than $2000. In the Hogue-Catlin tract, between Union and Williams avenues, all the streets are being graded and sidewalks laid. The cost of moving the dirt, which will amount to 50,000 cubic yards, will be $11,000. East of Union avenue the building boom is most extraordinary. In the Abrams & Knox tract, east of Union avenue, all the streets have been opened, and new houses are going up in every direction. At no place on the East Side is there a greater number of dwellings under construction. New foundations for dwellings may be seen on almost every block. Off toward Woodlawn small houses are being put up by the tens. Very soon Woodlawn will be surrounded by new buildings, and will be really joined to the city.

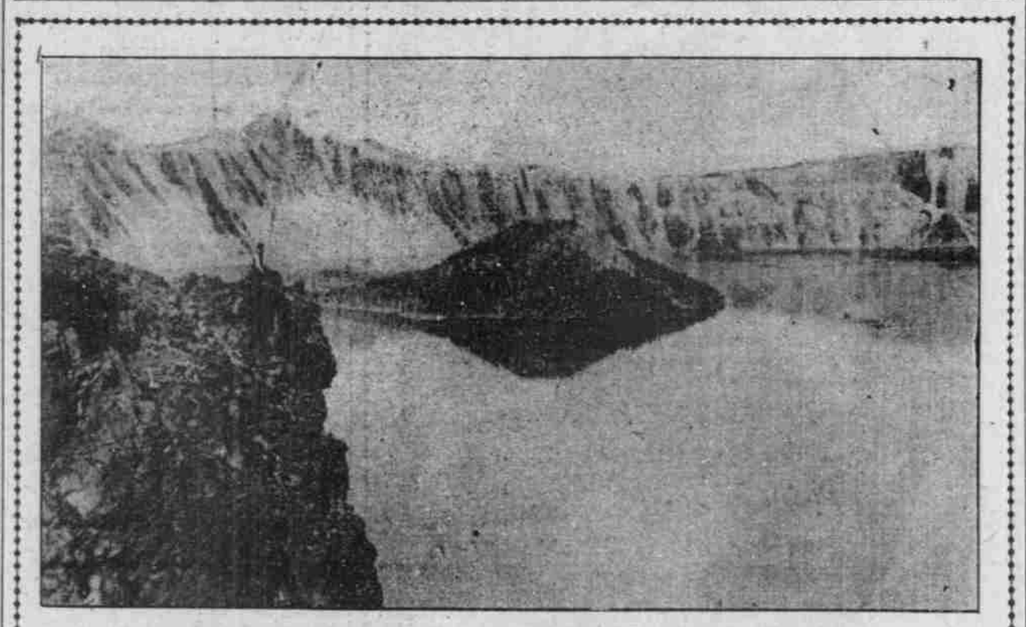
LONG LABOR IS ENDED

CRATER LAKE IS NOW A NATIONAL PARK.

Story of the Persistent Effort Made to Secure Congressional Action —Mr. Steel's Part.

After 17 years of persistent effort on the part of W. G. Steel and others, a National park has been created at Crater Lake. The park contains 249 square miles, and is about 12 miles wide by 18 miles long. The tract of land embraced in the park was withdrawn from settlement in 1886, so that no settlements have been made, no private rights secured which could interfere with the setting apart of this land for public reserve purposes.

In many respects the Crater Lake region presents geologic and scenic conditions that make it a place of National interest. The lake was formed by the sinking of a mountain larger than Mount Hood, and no trace has ever been found of any place where the material thus swallowed up was again thrown to the surface. In this particular the disappearance of what is now called Mount Mazama is without a parallel in geological history. The Cascade Mountains, in the Crater Lake region, are most picturesque and inviting to the tourist seeking the wild and rugged in nature. Its seclusion will preserve it from the changes which detract from its natural interest.



VIEW FROM CATHEDRAL ROCK, SHOWING WIZARD ISLAND, 850 FEET HIGH.

The surface of Crater Lake is 6239 feet above sea level, and the greatest depth of the water is about 3000 feet. There is no known inlet or outlet, but the water is as clear as crystal, as pure as that which bubbles from any spring, and as cold as one would wish to drink. The lake is nearly six miles in diameter. At 8000 feet above sea level, the crater is six miles in diameter, showing that this was the diameter of the mountain that occupied the place in pre-glacial ages. At 8000 feet above sea level, Mount Hood is but two miles in diameter. Geologists have computed that Mount Mazama must have been 15,000 feet high, while Mount Hood reaches only 11,000 feet. The mass of earth which disappeared with the wrecking of this snow-capped peak contained not less than 17 cubic miles of rock and lava. That this quantity of matter could not have been blown off by a volcanic explosion is proven by a thorough search for rocks that answer the description of the material of which the crater rim is composed.

Crater Lake was first seen by white men when it was visited in the early '50s by J. W. Hillman and others, who were prospecting for gold. It was then called by them Deep Blue Lake, but was never known by that name by others. In 1896 the Mazamas made a trip to the lake, and gave the name Mount Mazama to the mountain which had formerly been there.

There are five routes by which Crater Lake may be reached: From Gold Hill by way of Sam's Valley and Rogue River, 82 miles; from Medford by way of Rogue River, 85 miles; from Ashland by way of Dead Indian Trail, 90 miles; from Ashland by way of Klamath Falls, 125 miles; from Ager, Cal., by way of Klamath Falls, 116 miles. The trip may be made practically all the way from the railroad to the lake by either team or bicycle.

The credit for securing the creation of the Crater Lake Park belongs to W. G. Steel, of this city, the founder of the Mazama Society. He began work on the project in 1885, and has kept up the work ever since. Opposition based upon various grounds has prevented the success of his efforts until the present session of Congress, when President Roosevelt aided the Oregon delegation in getting the measure through. Mr. Steel yesterday wrote President Roosevelt a letter thanking him for the assistance rendered and inviting him to become a member of a party that will visit Crater Lake this Summer. The acceptance of the invitation would be an honor of which Oregon would be proud, and the trip to this place of great scenic interest would be one in keeping with President Roosevelt's love for the wild and picturesque.

DAILY CITY STATISTICS.

Marriage Licenses.

Charles R. Warner, 26; Bessie Naurer, 21.
Henry Tachopp, 32; Emma Schuettel, 23.
Jay M. Gardner, 22; Bessie Ramsey, 21.
Thomas Fennell, 46, Polk County; Emma Mulkey, 34.
Josiah McLaren, 30; Juanita Fox, 25.
Al McCumsey, 32; Sena Baker, 22.

Contagious Diseases.

May 10, Joseph Geisler, 412 First street; mumps.
May 9, Carrie Christoferson, 838 East Twenty-eighth street; scarlatina.

Deaths.

May 9, Grant C. Bushnell, 29 years, 9 months, 19 days, St. Vincent's Hospital; appendicitis.
May 8, Thomas C. Pettit, 50 years, Good Samaritan Hospital; tuberculosis.
May 8, Weyman H. Garvis, 3 years, 6 months, 180 East Seventh street; obstruction of the bowels.
May 9, Oliver E. Wise, 6 years, 2 months, 7 days, 660 Union avenue; meningitis.

Births.

May 7, to the wife of Frank L. Campbell, 369 First street, a girl.
April 19, to the wife of Joseph Milotte, Montavilla, a boy.
May 3, to the wife of F. During, 457 East Washington street, a girl.

Building Permits.

J. C. Hedberg, one-story dwelling, East Twelfth, between Failing and Stanton; $1000.
W. S. White, two-story dwelling, Park and Hall streets; $4200.
The Espey estate, two two-story flats, Fifteenth and Washington; $10,000.
M. Johnson, two-story dwelling, East Nineteenth and East Alder; $1500.
C. Descareyrs, two-story dwelling, East Tenth and East Couch; $1550.
Kate Goff, two-story dwelling, Williams avenue and Monroe street; $1300.
J. M. Johnson, one-and-a-half story dwelling, Eleventh and Skidmore; $900.

Real Estate Transfers.

Nelson Whitney to Etta Hirschberg, lots 6, 7, block 76, Sellwood	$ 1
Lansing Stout et al. to John Perry, lot 1, block 6, Caruthers' Add	2000
Ellen M. Sears et al. to W. S. Hill, part S. ½ double block Q, city	3000
E. H. Miller and wife to E. B. Watson, part block 7, King's First Add	5200
H. E. Noble and wife to Betsy L. Russ, lots 19, 20, block 3, Park Add	210
S. E. Stansberry and wife to Emma L. Murphy, lot 1, block 2, Highland Park	175
Bertha Steiger and husband to Minnie W. Henderson, lot 5, block 20, Mount Tabor Villa	50
Oscar W. Wallberg and wife to Etta Hirschberg, lots 6, 7, block 76, Sellwood	750
Milton Sunderland et al. to A. M. Stansbery, lot 21, block 1, Woodlawn	250
Chas. Warren and wife to Chas. Kachold, lots 3, 8, block 4, Feurer's Add	500
Emma Eggen to Alice La Fore, lots 5, 6, block 97, Sellwood	250
O. W. Taylor and wife to Portland Trust Co., 20½ acres, Edw. Long D. L. C	10
Dudley Evans and wife to O. W. Taylor, same	7175
Title Guar. & Tr. Co. to Grace M. Harris, lot 1, block 14, Tilton's Add	700
Alice S. Watt to E. A. Moulton, part of Sherry Rose Tract	900
Chas. E. Oliver and wife to Jos. Shank, lot 2, block 11, Caruthers' Add	3850
W. C. Bluett and wife to Wm. Demme, lots 11, 12, block 3, Terminus Add	225
H. C. Leonard to John W. Johnson, lot 3, block 4, Riverside Add	135

Abstracts, and title insurance, by the Pacific Coast Abstract Guaranty & Trust Co., 204-5-6-7 Failing building.

A NEW DEPARTURE.

For the Mystic Shrine convention, San Francisco, June 10-14, the Oregon Railroad & Navigation Company will sell round-trip tickets, going via steamer, returning Shasta Route, at rate of $25, and in both directions by steamer the rate is $20. Selling dates, June 1 to 6. Ticket office, Third and Washington.

Harris Trunk Co. for trunks and bags.

CRITTENTON HOME.

Annual Meeting Held for Election of Officers and Reports.

At the annual meeting of the Board of Managers recently held the President of the board reported 75 girls entered during the year, beside 18 transients; married, 3; out at service, 10; one engaged in dressmaking at $1.25 a day; one in a laundry; the remaining 16 at general housework, one of the latter commanding $24 per month. One girl of 19, who entered the home just one year since with no practical knowledge of housework, has improved so rapidly under the instruction received in the home that she is now working for herself at $12 per month. Returned to parents or friends, 20; remaining in the home of the 75, 24; average per month of 15½ girls. Supplementing the annual report, the president reported 24 girls married in the last five years. A general watchcare is exercised over these married girls as well as those who are out at service. Thirty-eight infants have been born and cared for during the year, with the following records: Placed for adoption, 18; died, 4; kept by mothers, 16.

The result of this work in giving the class of girls with which the Crittenton Home deals a chance to rise above their sad misfortune has been most encouraging, and in many instances very inspiring. The happy reunions in families where daughters have returned with changed purpose to appreciate as never before the counsel of fathers and mothers and find a joy in honest toil hitherto unknown are considerations of no small moment. "In all of this," said the President, "we should not forget the present and prospective gain to the many little, innocent babes who fall into the homes of foster parents, where environments are most hopeful, and whose adoption insures their lawful heirship. We would add here that the greatest care is used in placing these children, that they fall into intelligent families who appreciate church influences in the training of children, as well as the benefit of at least a common school education."

The election resulted as follows: President and General Manager, Anna R. Riggs; Vice-Presidents, Mrs. L. J. Amos and Mrs. S. M. Kern; Recording Secretary, Mrs. R. T. Rankin; Corresponding Secretary, Mrs. M. L. Driggs; Assistant Secretary, Mrs. Agnes McGowen; Treasurer, Mrs. H. J. Shane; other members Board of Managers, Mrs. H. N. Scott, Mrs. M. L. Driggs, Mrs. H. C. Albee, Mrs. J. C. Mooreland, Mrs. L. C. Pierce, Mrs. A. J. Hamilton, Mrs. C. E. Shipley, Mrs. Frank Hachenny, Mrs. M. E. Hoxter, Mrs. H. H. Crosier.

Associate members—Mrs. W. S. Ladd, Mrs. James Steel, Mrs. Elijah Corbett, Mrs. John Williamson.

Advisory Board—Chairman, William H. Wadhams; Mr. I. H. Amos, Mr. Ira F. Powers, Mr. David Dagliesh, Mr. John Corkish, Mr. M. J. Kinney, Mr. A. J. Hamilton. Legal advisor, E. C. Bronaugh.

Staff of physicians—Dr. W. F. Amos, Dr. George O. Jefferson, Dr. Jessie M. McGavin, Dr. Gertrude French, specialist eye, ear, nose and throat.

FROM MARKET TO FACTORY

Change That Will Be Made in Historic Portland Building.

The statement that the New Market block, which has been occupied by goods on storage for a number of years, is being remodeled and refitted inside for the occupancy of a large bag factory, will be of little interest except to old residents of the city. The population has increased so rapidly of late years that the number of citizens who remember when the New Market was opened in 1872, and New Market Theater about two years later. In fact, the men employed in remodeling the building had no idea that there ever was a theater in it.

When the New Market block was erected it was in the business center of the city. The telegraph offices, Wells, Fargo & Co.'s, were in the immediate vicinity. The Clarendon Hotel, at the end of North Front street, was the principal hotel in the city. The steamers from San Francisco landed at the Flanders-street dock. The depot of the Southern Pacific Railroad was across the river, and all passengers and freight were brought across on a ferry-boat, and the whole travel and traffic of the city passed through the district now sometimes called the North End.

The New Market block was built by Captain A. P. Ankeny, a patriotic and big-hearted citizen, who finally traded it off to M. S. Burrell and D. P. Thompson for the Sterling mine.

The opening of the handsome "New Market" in 1872 was an event in the history of the city. The market extended from First to Second streets and the stalls were occupied by A. H. Johnson, O'Shea Bros., Joseph Bergman, W. S. Failing, Labbe Bros., A. Burkhardt, William & Frank C. Barnes, Anders & Rowe, Frank Fabre and others, many of whom have passed away.

The New Market Theater over the market was opened some two years later. It was a magnificent theater for a city of the size of Portland in those days—"the good old days"—having been modeled after the Baldwin Theater, in San Francisco.

The theater and market were run for over 10 years, but for various reasons the business center of the city had moved up town, and, the Park Theater having been opened, the New Market block was remodeled and leased to Staver & Walker, dealers in agricultural implements and machinery. Some five years later, on the expiration of their lease, the building was turned into a storage warehouse, and has been so occupied till the present time.

The building is now owned by the Burrell estate, and the fact of its being leased for a factory marks a new epoch in the history of the city and points to the fact that the section between it and the Terminal grounds and from Front street back to Sixth is hereafter to become a manufacturing district. The building is being fitted up for the employment of a large number of people. Across First street is the shirt and overalls factory of Fleischner & Mayer, where over 250 persons, mostly girls, are employed. A few blocks west a large building is being erected for a bag factory. These buildings constitute a sort of cordon of factories, marking the southern boundary of the future manufacturing and warehouse district, which will develop rapidly as soon as railroad tracks are laid through it.

STATISTICS FROM CITIES.

What Water, Telephone and Street-Car Service Costs.

The Board of Trade has compiled figures showing the comparative cost of water, telephone and street-car service in several cities of the United States. The work was done by Frank Motter, at the request of the board. The water statement is as follows:

Portland—25,000 gallons or less, 30 cents per 1000 gallons; 25,000 to 50,000 gallons, 25 cents; 50,000 to 100,000 gallons, 20 cents; bath, $6 per year; for family of 10 persons or less, $6 per year.

Spokane—30,000 gallons or less, 25 cents per 1000 gallons; over 30,000 gallons, 15 cents.

Tacoma—25,000 to 41,000 gallons, 22 cents per 1000 gallons; 41,000 to 51,000 gallons, 18 cents.

Denver—20,000 to 30,000 gallons, 10 cents per 1000 gallons; 30,000 to 50,000 gallons, 8 cents; over 50,000 gallons, 6 cents.

Scranton—20,000 to 30,000 gallons, 10 cents per 1000 gallons; 30,000 to 50,000 gallons, 8 cents; over 50,000 gallons, 6 cents; bath, $4 per year; regular dwelling use, $3 15 to $7 70 per year.

Omaha—4000 to 15,000 gallons, 15 cents per 1000 gallons; 15,000 to 25,000 gallons, 12½ cents.

Seattle—Dwelling rates, $9 60 to $12 per year; bath, $2 40 per year.

Camden—Dwelling rates, $1 per annum for each room; bath, $3 per year.

Memphis—Dwelling rates, $1 per annum for each room; bath, $5 per year.

Milwaukee—Dwelling rates, $4 to $8 per year; bath, $6 per year.

As to street-car fares, the rate in Memphis, Worcester, Los Angeles and Omaha is 5 cents, with transfers. In Scranton, Buffalo, Camden and Denver it is 5 cents, with transfers to all city lines. In Seattle it is 5 cents, or 25 tickets for $1, but without transfers; for school children, 40 tickets for $1, with transfers to all lines. In Spokane, the rate is 5 cents, or 22 tickets for $1, with transfers to all lines but one; for school children, 40 tickets for $1, with transfers on all lines but one.

Telephone rates for unlimited service are as follows:

Milwaukee—Dwelling, $60 per year; party lines, $36 and $48 per year; business, individual line, $96 per year; party line, $60 and $72 per month.

Denver—Dwelling, $90 per year; party lines, $60 and $66 per year; business, individual line, $10 per month; party line, one call daily, 7 cents per day; additional calls, 5 cents each.

Worcester—Dwelling, $25 per year; business, $40 to $100 per year.

Scranton—Dwelling, $24 per year; business, $50 to $100 per year.

Camden—Dwelling, $36 per year.

Seattle—Dwelling, $48 per year; party line, $12 to $30 per year; business, $72 per year.

Los Angeles—Dwelling, 10-party lines, $15 per year; business, individual line, $96 per year.

Spokane—Dwelling, $48 per year; 10-party line, $15 per year.

AMUSEMENTS

"In Missoura"—The Stuart Company at the Baker. The Cast:

Jim Radburn	Ralph Stuart
Joe Vernon	Frank Sheridan
Dave	Henry Auerbach
Travers	C. P. Clary
Colonel Bollinger	Louis Morrison
Sam Fowler	Arthur Garrels
Bill Sarber	J. C. Fenton
Exrom	Louis Prohoff
Kate Vernon	Lansing Rowan
Mrs. Vernon	Kathryn Wayne
Lizbeth	Catherine Countiss
Emily Redburn	Elizabeth Stuart

The production of "In Missoura" at the Baker Theater yesterday was not only by far the best thing the company has done during its engagement here, but was the best rendering of the play that has been seen in Portland. The atmosphere of the state of weary people and yellow dogs was produced with a faithfulness that was remarkable, both by the company and the admirable scenery and accessories, while not a line of Thomas' strong drama was lost, and not a situation was left undeveloped in the least particular. Two big houses filled the theater at matinee and evening performances, and applause was both enthusiastic and continuous.

The play has been given in Portland so recently that a repetition of its story is not necessary. It is the surroundings, the many sketchy suggestions of real life rather than the plot that compose its chief charm, and in these the company was perilously near perfect. A real wagon shop, with the welding of a tire that was nothing short of technically correct, with a room full of village folk, greeting newcomers boisterously, and discussing with all the animation that is possible in Missouri the events which compose the story of the play, was the chief scenic feature, but the living-room of Joe Vernon's house was a triumph of realism, and the last act was as pretty a setting as has ever been seen in the theater.

Mr. B. Stuart plays Jim Radburn, the big-hearted Sheriff, as few men on the stage could play it. He has all the rough tenderness, all the calm courage and all the quaint humor that the part calls for, and he employs them all with effect. Alike in the awkwardness of his scenes with Kate and in the cool fearlessness of his meeting with the trainrobber and his contemptuous defiance of the mob that has come to arrest him, Mr. Stuart's Radburn is all that Radburn should be. His dialect is smooth and natural, and he is, in fact, more thoroughly at home in the part than one would imagine possible to a man who has not played it for many succeeding performances.

Catherine Countiss, as 'Lizbeth, was a close second to Mr. Stuart in the competition for the honors. Her conception of the character is decidedly original, strikingly humorous and altogether pleasing. Frank Sheridan meets all the requirements of the part of Joe Vernon, and the requirements are by no means trifling. His speech in the last act was by long odds the best thing he has done since he has been at the theater. Kathryn Wayne makes a capital Mrs. Vernon, and Lansinig Rowan, who never does anything carelessly, is a splendid Kate. C. P. Clary, who has heretofore appeared in minor parts, proved himself worthy of better things by his playing of the trainrobber. His scene in the third act, when he rushes breathlessly in to take his last farewell of his sweetheart, would be hard to surpass. Louis Morrison does his usual hit as Colonel Bollinger, Arthur Garrels is an unusually good Sam Fowler, Louis Frohoff a funny negro, and Henry Surback a highly humorous Dave.

The play is mounted and costumed in strict Missouri style. It will run all the week, and if the public knows a good thing, it will crowd the house.

Griffith Engagement Closed.

John Griffith closed a successful engagement at Cordray's last night by repeating to a big house his fine production, "A King's Rival." Both Mr. Griffith and Miss Kathryn Purnell, his leading lady, scored.

COMING ATTRACTIONS.

"When We Were Twenty-One."

The sale of seats for Mr. N. C. Goodwin and Miss Maxine Elliott will be opened Wednesday morning at 10 o'clock. Their engagement will open next Friday night at the Marquam Grand Theater, with "When We Were Twenty-One," which will also be the bill at the matinee Saturday. Saturday night "An American Citizen" will be the offering. The sacred ties of a lifelong friendship and the beauty of love form the basic theme of Mr. N. C. Goodwin and Miss Maxine Elliott's delightful conceptions in "When We Were Twenty-One." Henry V. Esmond's idyllic comedy, and Madelane Lucette Ryley's charming romance, "An American Citizen," which these co-stars present. The reputation made by Mr. Goodwin and Miss Elliott in these two plays is still fresh in the memory of theater-goers; therefore, little need be said concerning them. Each play will be appropriately and magnificently staged, and in each many of the original players will be seen. Beautiful gownings of the ladies of the company, particularly by Miss Elliott, will be a feature. Not more than 10 seats will be sold to any one person for any single performance.

"Too Rich to Marry."

Whoever heard of such a thing—the idea of any one being too rich to marry? Still there are people in the world whose riches place them in the most complicated embarrassments.

Those troubled or suffering from the above cause can be placed on the road to success by seeing "Edwin Owens Towne's" great New York production of "Too Rich to Marry," coming at the Cordray Theater soon.

No Warship for Fourth of July.

WASHINGTON, May 11.—Several cities in Washington have been anxious to have some of the naval vessels sent to their ports this year to participate in the Fourth of July celebration, and have filed requests with members of the state delegation. Representative Cushman, who has taken an interest in the matter, laid these requests before the Secretary of the Navy, but finds, to his disappointment, that the only two naval vessels that will be on the North Pacific Coast during the early part of July will be the Oregon and Wisconsin, which will probably be at the Puget Sound navy-yard undergoing repairs. The department states that neither vessel will be in fit condition to participate in the local celebrations, and that to suspend repairs and temporarily outfit the vessels would cause a serious delay in the work, which is deemed very pressing at this time. It therefore seems improbable that any of the northern coast cities will have a war vessel in port during the coming holiday celebrations.

Preparing for State Grange.

SALEM, Or., May 11.—The Salem Grange is making arrangements for the entertainment of the State Grange, which will convene in annual session in Salem on Tuesday, May 27. The Grange will be in session for three days, concluding its deliberations with a banquet on the evening of the 29th. At the monthly meeting of the Marion County Grange yesterday afternoon the ladies of the county organization were constituted a committee of the whole to arrange for the banquet.

The sessions of the Grange will be held in the Senate Chamber at the State House, and it is expected there will be about 75 delegates in attendance. The programme of exercises for the meeting is not yet completed, but will be announced soon. It will include addresses by prominent men of the State with musical and other literary numbers.

O. N. G. Election at Baker City.

BAKER CITY, Or., May 11.—Bernard Spencer, one of the professors of the High School, has been elected first lieutenant of company A, O. N. G. at a special election held under the direction of Major Mead, commander of the independent company of Eastern Oregon. Mr. Spencer is very popular with the boys of the company and takes a lively interest in military matters. Seventeen new recruits were musterd into the company and preparations started for the annual encampment of the battalion, which takes place in July. The Baker City boys expect to appear in the field with a full complement of well-drilled men.

Biliousness, dizziness, nausea, headache, are relieved by small doses of Carter's Little Liver Pills.

FOR SALE!
NEW HOMES.
$4500—The new 8-room modern house, corner 15th and Johnson streets.
$3850—Either of the new 8-room modern houses on 15th near Johnson street. Part payment down, balance on time.
We have several good bargains in improved and unimproved properties.
Parrish, Watkins & Co.
250 Alder Street.

DAILY METEOROLOGICAL REPORT.

PORTLAND, May 11.—8 P. M.—Maximum temperature, 63; minimum temperature, 43; river reading at 11 A. M., 9.5 feet; total precipitation, 5 P. M. to 5 P. M., 0.01 inch; total precipitation since Sept. 1, 1901, 36.06 inches; normal precipitation since Sept. 1, 1901, 43.34 inches; deficiency, 6.28 inches; total sunshine May 10, 3:32; possible sunshine May 10, 14:42.

PACIFIC COAST WEATHER.

STATIONS.	Max. temp.	Precipitation last 12 hours.	Wind. Velocity.	Wind. Direction.	State of weather.
Astoria	58	0.10	*	SW	Cloudy
Baker City	66	0.00	6	NE	Cloudy
Bismarck	72	0.00	*	W	Cloudy
Boise	72	0.00	6	NW	Pt. cloudy
Eureka	62	0.00	6	W	Cloudy
Helena	66	0.00	6	NW	Clear
Kamloops, B. C.	68	0.00	*	SW	Pt. cloudy
Neah Bay	52	0.40	6	E	Cloudy
Pocatello	70	0.02	6	S	Cloudy
Portland	62	0.01	6	NW	Cloudy
Red Bluff	74	0.00	6	SE	Pt. cloudy
Roseburg	66	**	6	NW	Cloudy
Sacramento	70	0.00	16	S	Pt. cloudy
Salt Lake	72	**	*	E	Clear
San Francisco	62	0.00	24	W	Clear
Spokane	64	0.00	8	SW	Pt. cloudy
Seattle	62	**	6	SE	Cloudy
Walla Walla	68	0.00	*	NW	Pt. cloudy

*Light. **Trace.

WEATHER CONDITIONS.

Good rains have fallen during the last 24 hours in Washington and Northern Idaho, and a thunder storm, with light rain, occurred at Pocatello. Elsewhere in the North Pacific States no rain of consequence has fallen, although the weather has been generally cloudy and threatening.

It was decidedly cooler Sunday morning in Eastern Oregon, Eastern Washington and Idaho, but by Sunday afternoon the temperatures returned to the normal.

The weather conditions in the North Pacific States are quite unsettled, with the indications favorable for showers Monday in Oregon, Western Washington and Southern