

MANY BIG BLOCKS

GREAT BUSINESS HOUSES AND NUMEROUS DWELLINGS MARK PROGRESS OF THE CITY

WITH four big, round millions of dollars expended in the construction of new buildings during the year 1903, it is still a fact admitted even by the most conservative that Portland has just begun to spread out. Great though the number of new structures has been, and enormous the amount of money put into their construction, local capitalists have only lately realized the opportunity as well as the necessity for enlarging their city.

Opportunity for outsiders there is in abundance. Men with money who live in Portland—and they live here by the hundred—are too close to the ground to see the chances for investment. For years they have been near-sighted, and are just now beginning to wear spectacles.

The appended table shows the totals of building permits taken out from the office of the City Engineer. Compiled from the Daily Official Abstract, it shows the totals of the office from a permit for \$50 to repair a woodshed to another permit for a six-story brick building costing away up in the five figures. But it does not give the actual amount of money which the builders put into these structures. To dodge the Tax Collector, it is the almost invariable custom of property-owners to instruct their contractors to undervalue the structures. If a private residence will take \$3000 out of the own-

er's pocket for the construction alone, the permit will all too frequently be made out for a \$2000 dwelling. This is admitted even by the contractors who sign the permits.

"Add from one-fourth to one-third to the totals of the permits and you will have about the actual value," says City Engineer W. C. Elliott.

Company, for the use of Heywood Brown & Wakefield. This is situated in the new warehouse district on Irving street, not far from the terminal yards.

More Dwellings Needed.

But the safest, the cheapest and the most common investment in small residences in the newer portions of the city. If a widow owns a lot near a car line, or even some distance from one, she puts up a small



A JAPANESE MAN OF AFFAIRS WHOSE BUSINESS INTERESTS HAVE ASSUMED LARGE PROPORTIONS.

S. Ban, born in Japan, but a resident of Portland since 1901, is a broad-minded educated man of affairs, controlling numerous business enterprises calling for quick wit, sound judgment and ample capital, all of which requirements are fully supplied by the subject of this sketch. It is nothing unusual to find men of Mr. Ban's race in Portland conducting successfully small places of business, mostly shops and restaurants, who have left the larger field to others. This did not satisfy Mr. Ban, who was quick to see many opportunities to make money in business enterprises conducted on a large scale. Progressive and alert he constantly added to and improved his holdings until today he is an important factor in business affairs throughout the Pacific Northwest.

Mr. Ban is owner and president of the S. Ban Flume Company, whose plant is located at Quincy, Columbia County, in this state, situated on the line of the Astoria & Columbia River Railroad. This company own several valuable timber claims and are large producers of cedar-poles, piling and cordwood. They ship cedar-poles, piling and round lumber to different points in California and to eastern points as far as Salt Lake, Utah. Since January, 1903, the S. Ban Flume Company have shipped about 600 carloads of their own product, and these figures would have been increased to 600 carloads but for the scarcity of cars. A flume two miles in length has been built, and when machinery now ordered arrives from the East, the company will cut ties and all other kind of lumber.

Mr. Ban also owns a large herd of milk cows, a dairy and a creamery, named the Rising Sun. The herd contains 50 full-blooded Shorthorns and Jerseys, besides other high-grade cattle. The cream is manufactured into butter at the dairy, which is conducted upon strict sanitary methods, cleanliness being one of Mr. Ban's strictest rules. The butter is then shipped by the Rising Sun Creamery, also owned by Mr. Ban, and registered by the State Board, No. 174.

This busy man owns timber lands near Gresham, real estate in Sheridan, Wyoming, and Woodlawn, near this city. Mr. Ban has other business interests too numerous to mention. The above will be sufficient to show what brains, enterprise and grit can accomplish in a country abounding with opportunities for live men to accumulate fortunes, or at least a competency.

COLUMBIA ENGINEERING WORKS

Tenth and Johnson Streets, Portland, Oregon.



TWO-TON CONVERTER UNDER BLAST Steel Dept., Columbia Engineering Works.

HIGHEST GRADE STEEL CASTINGS

Capacity Up to Pieces of 3500 Pounds.

WE HAVE THE STRICTLY UP-TO-DATE SHOP

SPECIALTIES: MARINE, SAWMILL, LOGGING MACHINERY

SOME OF PORTLAND'S NEW BRICK AND STONE BUILDINGS COMPLETED IN 1903.

Weinhard, seven stories	\$150,000
Mohawk, four stories	120,000
Bozaris, four stories	80,000
Hohenstaufen, four stories	90,000
American Gas Company	44,900
Hillman, two stories	20,000
United Carriage Company, three stories	30,000
East Side Telephone Exchange	30,000
J. W. Cook, three stories	30,000
Cook Bros., three stories	30,000
Pacific Coast Sheet Company, five stories	50,000
Cobb, three stories	50,000
Total	\$724,000

Some Brick and Stone Buildings Now Under Construction.

United States Postoffice, alterations	\$200,000
Marshall-Wellis, five stories	90,000
New Weinhard, seven stories	150,000
Lowenstein, four stories	45,000
Dr. S. A. Brown, five stories	75,000
Total	\$560,000

er's pocket for the construction alone, the permit will all too frequently be made out for a \$2000 dwelling. This is admitted even by the contractors who sign the permits.

Increase of One Million a Year.

On this basis, adding one-fourth of the total, it is seen that about \$4,600,000 was spent in buildings in this city during the year just closed. This can safely be regarded as a most conservative estimate. According to the recorded figures, however, the returns for 1903 lack but a few thousands of being \$1,000,000 greater than those of the preceding 12 months. It is inconceivable that property-owners tried to evade the Tax Collector in 1903 more than they did in the year following.

Much as has been done toward building up the city in a modern way, still much remains to be done. Official steps to this end have already been taken. Before many weeks a building inspector, with authority to force contractors to live up to modern building laws, will be a member of the city's official family. Firetraps will go; sanitary conditions will be improved; dangerous structures must be torn down. So much is being done by the city government.

Opportunities for Investors.

It will require the services of an outside capitalist to awaken the local wealthy to the possibilities of realty investments

BUILDING PERMITS FOR NINE YEARS.

Year	Number	Amount
1894	271	\$ 274,800
1895	348	377,100
1896	398	504,148
1897	224	458,198
1898	184	340,435
1899	337	648,390
1900	351	595,682
1901	448	1,329,143
1902	1,280	2,790,188
1903	1,611	3,552,795

dwelling upon it. Even though she pay street assessments, taxes and so forth upon it, yet it will be an unfulfilling source of revenue. When a house is completed, it is removed. If a "for sale" sign is tacked upon it, that dwelling is sold in mighty short order. Such is the rule, with but a few exceptions.

New additions are being laid out, new lines planned and preparations being made in a score of ways for the growth of the city. Logs are brought to the local

opportunities for making money by a comparatively small outlay. Again the length of time before the profits come in is remarkably short. Outside people, as well as local investors are taking advantage, but not all the good corner lots, nor all the good lumber, are gone yet by any means.

The year 1902 would have been far more a record-breaker than statistics show had not the unfortunate strike in the building trades put a temporary damper upon construction. This and the action of the union painters came at a time when building was more active than ever before in the history of the city. March was a wonder in the construction line. Everywhere could be heard the sound of hammers. Then on April 6 the union painters went on strike. April's showing on the permit table is below that of March on that account. And the depression did not lift until July, when it was late in the season. It is safe to say that, had no strike occurred, \$5,000,000 would accurately represent the amount of money placed in new buildings for the year just closed.

Arbitration is so generally talked of by the building trades unions and there is so general a disposition on the part of both employers and union builders to put all points of difference to arbitration, that the danger of a building trades strike for the new year is almost precluded. Neither side wishes a repetition of the painters' strike and its far-reaching consequences.

Real Estate Market.

In the real estate mart dealers are preparing for a new era of speculation. No wildly inflated values are to be thought of, but legitimate speculation is anticipated. For the past few years nearly all transactions were for building upon the property bought.

New additions are being laid out in a way never before attempted in this city. Cement sidewalks are being placed, sewers and water connections put in and the ground graded before the purchaser is asked to visit the property. This scheme of making the property more attractive to the eye of the prospective buyer has been tried before in other cities with marked success. Now Portland realty men have proved that here also it helps to sell lots and blocks.

AL 5000 DON ROSLIN J. B. BRUCE

THE ALDON CANDY CO.

Wholesale Manufacturers of

HIGH-GRADE CONFECTIONERY

The Leading Manufacturers of High-Grade Chocolates, Sold Everywhere. Praised by Everyone.

229-231 FIRST ST. PORTLAND, OREGON

1893

1904

IN LINE with our policy of progression, during the year 1903 we added many meritorious novelties to our already large stock; also opened the Arcade Theater and Amusement Parlors at 330 Washington street. We are now opening a large and elegantly equipped store on Seattle's busiest thoroughfare, 1404 Second Avenue, Times Building, where we can accommodate our rapidly increasing Alaska and Puget Sound business.

Eleven years of constant application to the study of mechanical and electrical novelties has enabled us to furnish the trade with the leading coin-operating devices and novelties. We carry the largest and most complete line, and with our lately established Eastern and Foreign connections, have unequalled facilities for supplying the trade with all the latest and best novelties in our line.

We being the oldest established, most progressive and reliable concern in this business on the Pacific Coast, solicit a share of your business.

ESTABLISHED 1893

TRANSCONTINENTAL MACHINE COMPANY

S. MORTON COHN, Proprietor

PORTLAND, OR.,
Park and Oak Streets

SEATTLE, WASH.,
1404 Second Avenue

OREGON WATER POWER & RAILWAY COMPANY

GENERAL OFFICES—First Street, Northeast Cor. Alder—PORTLAND, OREGON

65 Miles Standard Gauge Electric Line

ONLY INTERURBAN LINE IN OREGON DOING FREIGHT AND PASSENGER TRAFFIC

THIS line extends from Portland to Oregon City, and from Portland through the towns of Gresham, Boring, Barton, Eagle Creek, Currinsville and Estracada to Cazadero, providing transportation facilities to all EASTERN MULTNOMAH AND CLACKAMAS POINTS.

in Portland during the next two years. For the next two years the city is to be filled with visitors. Provision for their entertainment must be made. The need of much greater hotel accommodations is treated separately. Buildings to be used as rooming-houses, restaurants, saloons, theaters and the dozen other forms of entertainment will be needed also. Already keepers of lodging-houses have visited the city to secure buildings for their use during the gala months of the Lewis

mills. There they are sawn into lumber. The lumber goes into dwellings. Then the people move into the houses. Such is the routine by which Portland is growing at a surprising rate.

As a city for the homebuilder Portland is without an equal. It is essentially a city of homes, made by the homelover, and made rich, too, by the man who stays at home and spends his money there.

As an investment pure and simple, suburban homes of Portland offer excellent