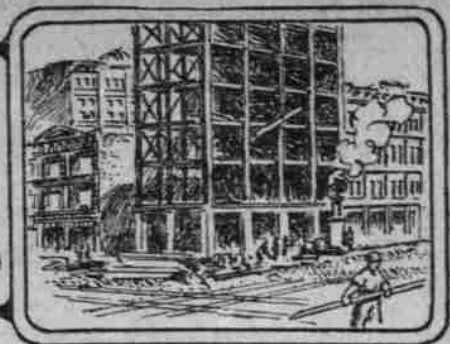




REAL ESTATE AND BUILDING NEWS



NO ABATEMENT IN CITY'S GROWTH

Building Operations Keep Up to a Remarkable Degree.

PORTLAND'S GOOD AVERAGE

East Side Lots Are Being Covered With Dwellings of Better Class Than Ever Known in the City's History.

Contract has been awarded E. P. White for the general work on the addition of four rooms to the Sellwood school. His

The permit calls for a building to cost \$12,000. It is said that Harry L. Keats has secured a lease on the new building when completed.

Contract has been let for the erection of a dwelling at Lovejoy street and Cornell road for E. L. Harmon to cost \$12,000.

A building permit has been issued for the erection of a dwelling on the Barr road for E. Corbett, which is to cost \$3,500.

Mrs. J. Youcum is to have built a two-and-one-half-story house on East Eleventh street to cost \$4,000.

Eight stables are to be built at once on the grounds of the Country Club. The stables are to be 20x120 each, and are to be used for housing racehorses which will be sent to the tract for training as soon as the track is ready. The contractors, Newell & Gossett, are making good progress with the work on the grounds.

The Southern Pacific has removed the old station at Eugene and will erect the construction of a new one on the site.

Emil Schacht, the architect, is to remove from the Commercial building, where he has been located for 20 years, to the Commonwealth building. He expects to make the change April 1.

Work of razing the old frame buildings at the corner of Fourth and Alder streets will begin July 1 to make room for the new hotel to be erected by the Hotel

PENINSULA LOTS ATTRACT NOTICE

Remarkable Activity in Real Estate in All Districts of the City.

NEW ACREAGE IS PLATTED

Factory Sites Again Being Picked Up by Investors and Numbers of Important Sales Reported During the Last Week.

Probably the most interest at the present time for manufacturing sites is directed toward the Lower Peninsula.

You Can Not Afford to Buy Gas or Electric

FIXTURES

Until You Have Called at

BARRETT'S

Most Complete Line in Portland.

408-410-412 MORRISON ST.

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O. E. Heintz, Manager. Phone East 57, Home B 1157.

CASTINGS OF ALL KINDS, STEEL BUILDINGS AND BRIDGES

IN STOCK—3 to 24-Inch Beams. 4 to 15-Inch Channels. 1 1/2x1 1/2 to 8x8-Inch Angles

East End Burnside-Street Bridge, Portland, Oregon.

Phone E. 591 DAVIS & DRENNEN Phone B 2151

Gas and Electric Fixtures

We Are Located at 406-408 E. Burnside, Bet. Grand Ave. and E. Sixth with a new and modern line of Colonial and Mission Fixtures, suitable for the most up-to-date residences. Being in the low-rent district, we can save the builder from 10 to 20 per cent on all kinds of lighting fixtures.

THE ADAMANT COMPANY

Manufacturers of HARD WALL PLASTERS. The Celebrated "Crown" Brand Hair Fibrated Cement Plaster. FACTORY: Foot Fifteenth St., Pacific Phone, M 2109. OFFICE: 433 Worcester Bldg., Pacific Phone Main 718, Home A 1218.

The J. McCracken Co. will be pleased to furnish quotations on Herringbone Expanded Steel Lath, Boston Sheet Metal Lath, All United Steel Studing, Expanded Metal, Truss, Universal Corner Bead.

THE J. McCRAKEN CO.

231-235 Pine St. Phone Main 270. Portland, Or.

MR. BUTCHER

We want to talk to you NOW about that Ice Machine that you will need next Summer.

People want clean meats. You need an Ice Machine to keep them fresh.

Eliminate waste and gain trade by installing an Ice Machine NOW.

THE

W. G. McPherson Co.

328 Glisan Street. Telephone Main 852, A 1852.

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CORNICES, ROOFING, SKYLIGHTS, METAL SHINGLES, VENTILATORS, ETC.

Phone Main 467. 263-267 Second St.

Repair Work Given Prompt Attention—Founders, Machinists and Boiler-makers, Building and Structural Work.

PHOENIX IRON WORKS

Office and Works, Hawthorne Avenue and East Third Street. Phone East 29, PORTLAND, OREGON.

We have removed to 405 Morrison Street.

SUTCLIFFE & BLIED

Hamer Sutcliffe Established 1878 John Blied Wall Paper, Decorating, House Painting, Graining, Kalsomining, Paperhanging. Phone Main 1872. Shop and Store 405 Morrison Street.

Jos. Hornung, Res. Phone E. 1359. E. Fischer, Res. Phone E. 4587.

CITY IRON WORKS

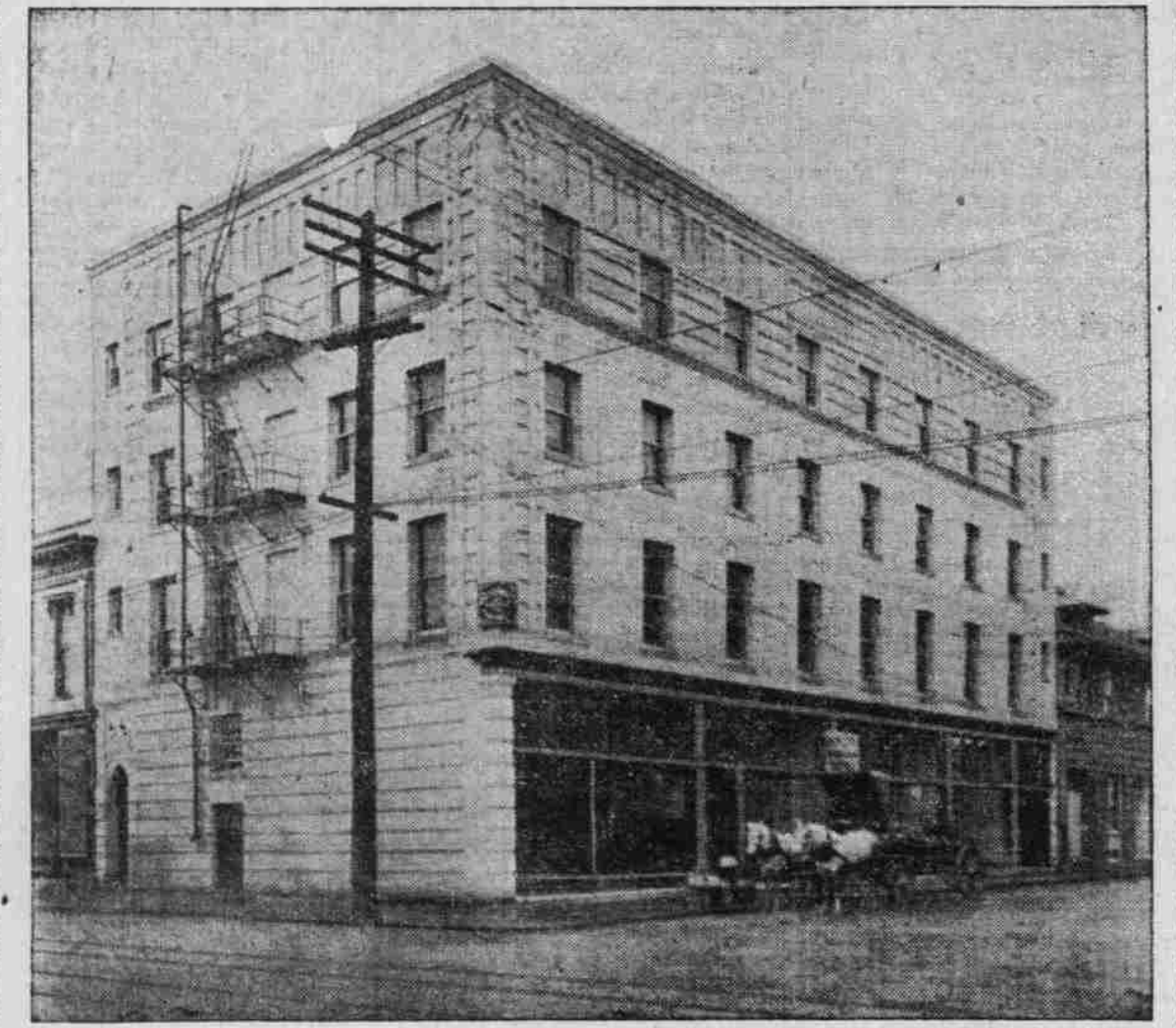
Structural and sheetiron workers, blacksmiths, boiler-makers; fire-escapes, sidewalk, joors and hose casings a specialty. Tel. Main 7155. 303 Front St., Corner Columbia, Portland, Oregon.

Morrison Electric Company

S. C. Jaggard ELECTRICAL CONTRACTORS J. E. Maxon

Fixtures, Wiring, Supplies.

Phones: East 3128, B 1625. 291 East Morrison Street.



BUILT BY THE ORIENTAL INVESTMENT COMPANY, SECOND AND SALMON STREETS.

contract embraces construction and was let at \$10,000. Glazing and plumbing were also awarded to the Central Door & Lumber Company and Ruedy Bros.

Bids for the construction of the new plant for the Star Brewery at First and Madison streets will be received until April 1 by the architect, Emil Schacht.

Proposals are being received for the construction of sewerage extension at Vancouver Barracks.

Building permits last week run to about \$18,000, the high average of the month to date keeping up. There is now no doubt that the month's total will show a comfortable increase over the previous one.

The Mrs. P. L. Schmeer flats on Park street, between Hall and Harrison, a picture of which appeared in the Sunday Oregonian, called for favorable comment from all who are interested in seeing artistic buildings among the new undertakings.

The records of building operations of the principal cities of the country for February make a much better showing than those of the previous month. According to statistics compiled by the American Contractor, Chicago, the percentage of loss compared with 1907 is becoming smaller, especially in cities of the Coast. San Francisco naturally is way behind in the comparison for the reason that a year ago large numbers of big buildings figured, while operations are now settling down to something near a normal basis. Spokane leads Northwest cities in average gain and Tacoma also shows a gain. Seattle had a loss of 50 per cent and Los Angeles 45, while Denver gained 15 and Salt Lake City 12. Portland broke nearly even, there being but 5 per cent loss over the record of last year.

Sunnyside is enjoying a remarkable building boom, there being more new dwellings going up at present than for years past. The class of houses is well over the restrictions in cost.

Mount Scott reports between 200 and 300 new houses recently erected or now in process of erection. Average cost is placed at \$3,000.

A dwelling which was completed in 1906 to build at Woodstock, is being put up at \$2,450. That district is making pace with other localities in the sunnyside East Side.

H. M. Tomlinson, deputy City Attorney, is having a handsome dwelling finished at Fourteenth and Hall streets. The house is estimated to cost \$4,000 and was erected from designs made by the owner.

E. H. Wemme took out a building permit last week for the erection of a garage on his quarter block at the northwest corner of Seventh and Burnside streets.

Investment Company. The leases will expire on the date named.

Contract has been awarded for the steel construction of the new Fenton building to be erected at Seventh and Ankeny streets.

The Morgan apartments at Park and Madison streets are practically completed. The building is a six-story brick and is 50x100. The building was started in September of last year. Mr. Morgan is both builder and architect of the building.

The brick stables of Olds, Wortman & King, at East Seventh and East Flanador streets have been completed and are occupied. The building is 100x100 and cost, approximately, \$21,000.

Offices in the new Commercial Club building are practically all let, according to the renting agent, Donald Woodward. The club is arranging to move into its quarters in a few days.

H. A. Heppner takes exception to the criticism of certain architects as to the quality of stone used in the construction of the East Side High School building. The objection urged was that the stone was inferior as a fire resistant. Mr. Heppner says that the Tenino stone used in the building is of a superior quality and is used extensively in lining furnaces, being considered better than fire-brick for that purpose. He said the Government had made severe tests of the stone and had used it as being impervious to the action of salt water, and that if it were of that grade it certainly would resist fire as well.

The furniture and lease of the St. Philip Hotel, situated on the north side of Burnside street, between Fourth and Fifth streets, has just been sold through the agency of Devlin & Firebaugh to A. E. Chisholm, formerly proprietor of the Hotel Oxford. Mr. Chisholm will make extensive improvements in the building, which contains 82 rooms, at once and conduct same as an up-to-date hotel.

The contractor for the erection of the new Forbes Presbyterian Church on Gantenbein avenue and Sellwood street has already started work. Excavations are being made for the Sunday school room adjoining the foundation of the former church. The old foundation will be retained, which makes a saving of \$100 in the cost of construction. The whole church building with furniture will cost about \$15,000.

Work is progressing on the building for the Yale Laundry Company on East Tenth, between Morrison and Belmont streets. It will be 50x250 of brick and the cost is placed at \$40,000. It is the largest structure of the sort ever built on the East Side at present.

where the new packing plants are to be located, and in the neighborhood of the old Zimmerman plant in South Portland. The establishment of these plants, it is thought, will attract other manufacturing concerns to the locality, and besides, several lots are becoming more active as these enterprises are now assured.

Another tract is to be put on the market in the near future by W. A. Cadwell. The farm near Lentz, which was bought in the '70s by his father, is to be platted in lots and acreage tracts. The plat was filed for record last week. Mr. Cadwell has also an 80-acre tract on the Salem electric road which he intends to put on the market. This tract is near Garden Home.

Of 15,983 lots listed in the detailed report published yesterday, most of which have been offered for sale less than two years, 9772 have been sold, and at the rate sales are being closed up, the balance will be disposed of before many months. Agents say that in most instances, purchasers of these lots have either begun building or intend to do so the coming Summer. With 10,000 new houses to be erected on these plots and those to go up in the older parts of the city, the predictions of realty men of a record-making year in building operations seems to have good foundation.

Chapin & Heriow sold the 3/4 acre tract at Palatine hill near Riverdale, formerly owned by George H. Williams, for \$2,500. The purchaser is a local man, who will build a Summer home on this property in the near future.

The Dunn-Lawrence Company reports an increasing business in vacant lots and suburban acreage, especially at Covell, on the Oregon City carline, where Meta Morris and Isabel Hyatt bought five acres at \$2,600. Carrie Dunn, three acres at \$1,600. James G. Hees, two one-acre lots for \$650. M. L. Higgins, recently from Iowa, bought 11 acres for \$375; Emmet O. Bainter, of Mount Tabor, bought three acres for \$1,250; and William Kennedy, of Sunnyside, three acres for \$1,500; the Holly Nursery Company is proceeding with its nursery plant on land bought last month. All these places will be built on as soon as material can be obtained. Smith & Covell are now in communication with parties connected with the Mechanics' Building (Pa.) Automobile and Bicycle Works, offering them a free site for the establishment of a branch of that industry, which is more than likely to be accepted.

Samuel Holm has purchased the residence of Lee Hendricks, at 247 Ross street for \$200. George Pope, who recently sold his 3/4-acre apple ranch at Hoop River for \$35,000, has located in the city and bought the residence of C. L. Roter-mund in Woodstock for \$2,000.

"Farms and city property are in good

demand in Vancouver, Wash., and vicinity," was the statement made by Mr. Thompson, of Thompson & Swan, yesterday. They report the following sales made last week: A 15-acre farm, ten miles northeast of Vancouver, owned by William Carrigan, sold to W. Lawson for \$1250; 50 acres, five miles east of Vancouver, formerly owned by V. A. Shade to Frank T. Bullock for \$5,000; a house and lot in West Vancouver, from Aldy Simons to Mrs. Paulina Swender, \$1,500; a house and lot in West Vancouver, from Thompson & Swan to Julian Wasser for \$1200.

Jackson & Deering report having sold to P. A. Knapp for unknown parties the block bounded by Eighteenth, Nineteenth, Vaughn and Wilson. This block has side-tracks on Wilson street, to 24th people, line cuts off the northeast corner of the block, making the location a very desirable one for manufacturing purposes. No consideration is named, but it is thought to have run well up into the thousands. This firm has also sold, in the past few days, at prices running in that vicinity, about 100 lots on the Peninsula.

There is considerable activity in real estate along the new Oregon Electric Railroad, both in lots and acreage. The Spanion Company reports the sale of 15 lots in Alder Springs, to 24th people, and although the property has not yet been placed on the market in Portland, they are receiving a number of inquiries. The doubling of the car service on March 15 will have a tendency to bring lands along the line prominently before the investing public, and undoubtedly property values will increase rapidly there this Summer.

Hellman & Lothrop sold to Fremont Everett last week the Dr. E. P. Rowland home on East Stark for \$2500. Mr. Rowland is president of the Sheridan Lumber Company. Dr. Rowland and family are to go East soon.

Architects Goodrich & Goodrich are preparing plans for a building for Churchill & Ross at Laurelwood, on the Mount Scott Railway, to cost \$60,000. It will be 100x72x114 and in the form of a station and two-story. The ground floor will be occupied with stores, and the second floor will be occupied with offices, a ballroom and a lodger-room. It will be placed on a concrete foundation.

Gresham Herald Sold. H. A. Darnall, principal of the Trousdale School, and formerly principal of the Lents School, has bought the Beaver State Herald, published at Gresham by Timothy Brownhill. Mr. Darnall assumes charge of the paper April 1. Mr. Brownhill, who is an attorney, will at once move to McMinnville, to enter on the practice of his profession, but his family will remain at Gresham until July. Mr. Brownhill bought the paper and plant in 1905, and at once infused new life into it, until it is considered to rank among the best weekly country papers in the state. He has entered personally into all enterprises that promised to contribute to the prosperity of Eastern Multnomah and Clackamas Counties.

To Cure a Cold in One Day. Take LAXATIVE BROMO Quinine Tablets. BRONCO's refund money if it fails to cure. D. W. GRUBB'S signature is on each box. 25c.

ASKS JUDGE TO SET CASES

MANNING WOULD SEND BANK WRECKERS TO JAIL.

Ross and His Associates Fight Prosecution by Every Possible Legal Technicality.

District Attorney Manning will request Presiding Judge Cleland, of the State Circuit Court, today to set the cases against the wreckers of the Title Guarantee & Trust Company for trial the latter part of this month. Judge Cleland will also be asked to hold the jury in order that the trial of the bank officials may be facilitated. Otherwise, the jury will be discharged in about 10 days.

Through their counsel, the bank officials—J. Thorburn Ross, George H. Hill, John E. Althaus and T. T. Burkhardt—are resorting to every known legal technicality to prevent, if possible, their case being brought to an issue. But thus far District Attorney Manning has outwitted each move successfully and the defendants have about exhausted their means further of delaying a consideration of their case in the courts. The counsel has announced that he will invoke every possible legal provision in order to prolong the case and it is understood he will today file a general demurrer to the complaints. If this obstructive step is dismissed by the court, the alleged bank wreckers have still another plan to which they will resort, that of asking for a change of venue. This will be resisted vigorously by Mr. Manning, who maintains that the indicted men are assured of a fair and impartial hearing in this county.

"This case has dragged along in the courts longer than it should have," said Mr. Manning yesterday. "By their persistent and dilatory tactics the defendants have about used up every legal agency by which they may hope much longer to defer a trial on the charges. I propose tomorrow to have the cases set for trial and shall insist on a trial of at least one of the indictments the latter part of this month. The new indictments meet the objections that were first sustained by the court against the original informations and it is only the obstructive tactics of the defendants themselves by interposing all sorts of frivolous motions that have prevented the cases coming to trial before."

It has not been decided finally on which of the four indictments the indicted bank officials will be tried first. It probably will be that charging the unlawful loaning of state funds, the specific offense being the loan of \$10,000, alleged to have been made to M. B. Rankin. The amount of the loan is said to have been taken from the state school funds which had been deposited temporarily in the bank.

Pomona Grange Meets. The quarterly meeting of Pomona Grange, Patrons of Husbandry, will be

held next Wednesday in the hall of Evening Star Grange, on the Section Line road. A committee of 15 from Evening Star Grange has been appointed to provide entertainment for those who attend the meeting of Pomona. A large crowd is expected. It will be the most important meeting of Pomona for the year, it being the last before the state grand holds its annual meeting. It is important also for the reason that there may be some action taken on some of the initiative and referendum amendments proposed.

WILL REPLACE HORSECARS

ELECTRIC TROLLEY FOR THE STREETS OF ALBANY.

Contest is Promised Between Welch's Company and Owners of Old Line.

ALBANY, Or., March 15.—(Special).—That the present horse-car street railway in Albany will be made into an electric line at once and that cars will be running within 90 days, is the announcement made today by J. E. Ross, local manager of the line. Machinery has already arrived at the power plant of the Willamette Valley Company to operate the cars.

This announced change is doubtless to be made for the purpose of preventing an annulment of the present franchise and possibly to fight the franchise recently granted A. Welch for the use of several streets.

The present line runs from the Southern Pacific depot up to and through the business section of the city along First street. It covers only First and Lyon streets but when the line was built a "blanket franchise" was granted. It has been charged that the company owning the line has not lived up to the terms of the franchise and the City Council some time ago instructed the City Attorney to bring suit to annul the franchise.

The meaning of the announcement that the horse-car line is to be electrified depends on the ownership of the line, which seems to a certain extent to be concealed in mystery. The line was owned by Edwin Stone and Con Sullivan, former manager and superintendent, respectively, of the Corvallis & Eastern Railroad, and both of whom are now deceased. It was sold by the Sullivan estate to C. E. Sox, a local attorney, as trustee, for unknown purchasers, and some time later H. Hirschberg, of Independence, announced he was the owner. Hirschberg is now the ostensible owner but it is current opinion here that he is acting for some corporation, possibly the Southern Pacific, which may want to defeat the Welch franchise.

Ties have already been placed along Second street for the commencement of work on the Welch line and his agents here have announced that rails have been ordered and that work will begin within two weeks. If work thus begins on the rival lines about the same time, a legal warfare over franchises may result with interesting developments. At any rate it seems that Albany will soon have electric cars in operation.

Wife-Deserter Found. NORTH YAKIMA, Wash., March 15.—Sheriff Holmes, of Chicago, arrived here today and arrested George White, a young man, on a charge of wife desertion. White, whose relatives here are prominent people, will be taken back to Illinois tomorrow. He deserted as the result of a quarrel, it is said.

Volunteers Give Ball. The Volunteer Fire Company of Arleta will give a ball tomorrow night at the Kern Park skating rink, to secure funds with which to obtain fire apparatus.