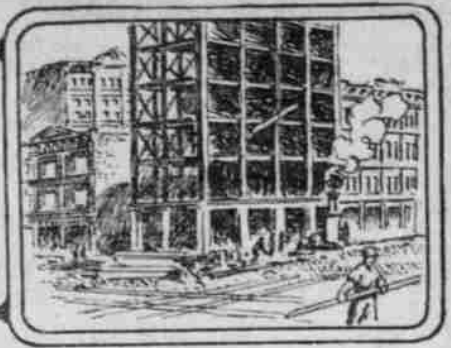
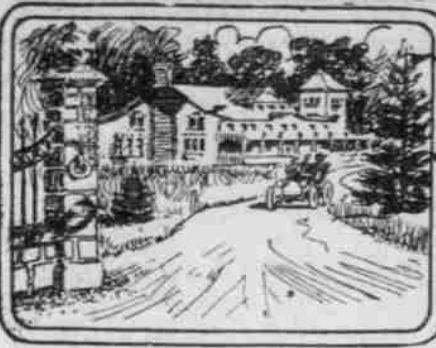


REAL ESTATE AND BUILDING NEWS



ALL KINDS OF BUILDINGS GO UP

Dwellings Being Erected and Projected in All Districts.

ARCHITECTS RUSH WORK

Busy Scenes in Residence Sections Give Evidence of Remarkable Growth of City, Especially in the New Additions.

A. C. Ewert, architect, has been commissioned by M. Fallay to prepare plans for a three-story apartment-house on

accepted. The addition is to occupy the site on which the manse now stands and will be \$25,000.

W. R. Stokes & Company will erect a small flat building on Clifton street, between Ninth and Tenth, to cost \$4200.

Among the plans being prepared by P. A. Carlander are a \$6000 residence for H. M. Haller and one for R. M. Schmeer to cost about \$6000.

Bids were opened for a number of new buildings last Saturday. Among them are the Star Brewery in South Portland, by Emil Schacht; Charles Siglin's residence on East Alder, by the same architect; Hawkins' three-story brick at Second and Main, by R. Martin, Jr.

City authorities have decided not to begin the erection of the East Side water office for the present. Joseph Jacobberger made the plans for the building that was to have been erected at East Alder and Seventh.

Bids are being received by Clausen & Clausen for the erection of a flat building for E. C. Pety, 3x50, at Second and Main, to cost approximately \$7500.

Contract has been let for the construction of a factory building for L. E. Thompson at Front and Mill streets, 100x100, to cost between \$10,000 and \$15,000. Whidden & Lewis are the architects.

Plans have been completed for the DeVoe flats by Travis & Wilson. There will be two apartments of six rooms each

GOOD SALES IN ADDITION LOTS

Buyers Pick Up Bargains in Outlying Districts for Investments.

"NIBBLE" AT OLD SITES

Investors Attracted to Lands Along Lines of New Railroads and Are Buying Against Future Demand for Townsites.

Sales of lots in the newly platted additions are reported as being brisk. In nearly all the selling agencies pro-

PACIFIC IRONWORKS

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 1/2 x 1 1/2 to 8 x 8-Inch Angles
East End Burnside-Street Bridge, Portland, Oregon.

BARRETT'S

Gas and Electrical FIXTURES Get Our Estimates
408-410 MORRISON STREET
Phones: Main 122 Home A 4154

LOWE BROS. "HIGH STANDARD" PAINT

Second and Taylor
Distributors
RASMUSSEN & CO.
Second and Taylor

PHOENIX IRONWORKS

Office and Works, Hawthorne Avenue and East Third Street. Phone East 28, PORTLAND, OREGON.

SUTCLIFFE & BLIED

Hamer Sutcliffe Established 1878 John Blied
WALL PAPER, DECORATING, HOUSE PAINTING, GRAINING, KALSOMINING, PAPERHANGING
Shop and Store 405 Morrison Street.

J. C. BAYER

CORNICES, ROOFING, SKYLIGHTS, METAL SHINGLES, VENTILATORS, ETC.
Phone Main 467. 263-267 Second St.

WE INSTALL

STEAM, HOT WATER OR WARM AIR HEATING PLANTS.

Absolutely nothing but the best, and a "McPherson" guarantee goes with every plant.

THE W. G. McPHERSON CO.

HEATING ENGINEERS 328 GLISAN ST.

Go to the Comet Electric Co.

SALESROOMS, 412 MORRISON STREET.
FRED D. WILSON, PRES. A. W. PARKS, SEC.-MGR.
Experts in Modern Wiring and Consult Work. Estimates and Specifications Furnished.

THE ADAMANT COMPANY

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

CITY IRONWORKS

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

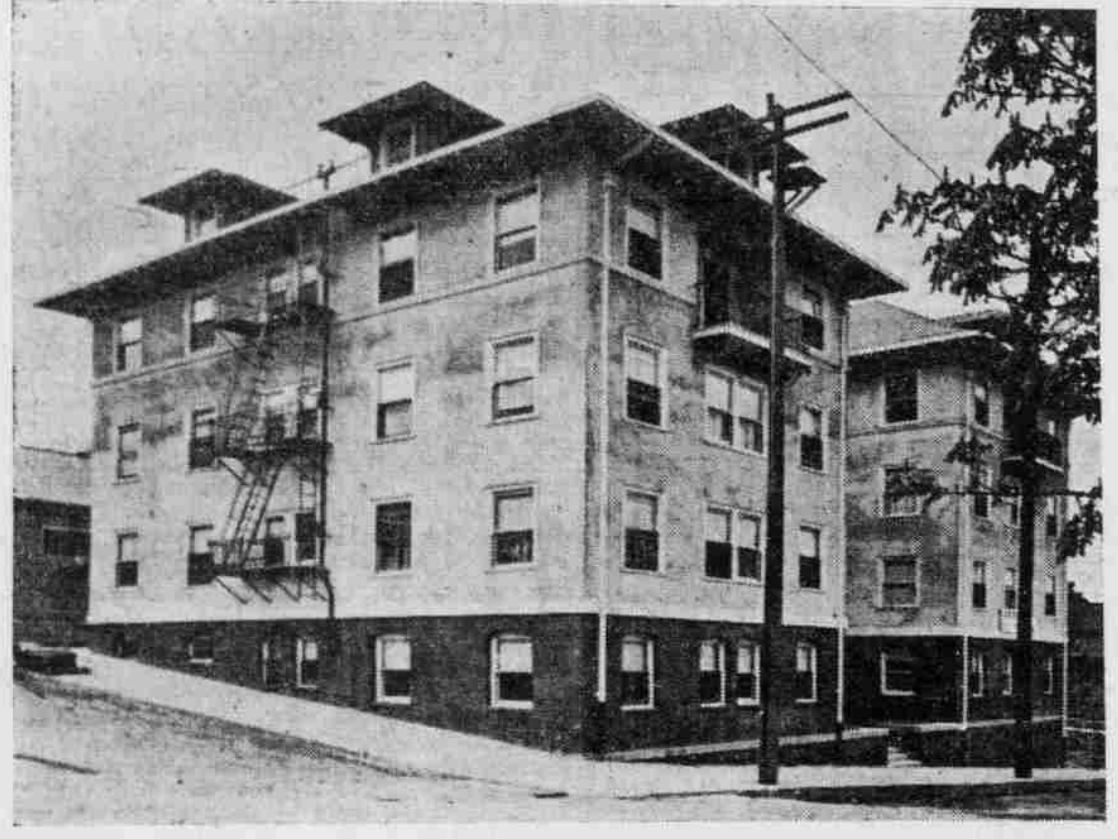
THE J. McCRAKEN CO.

Agents in Oregon for ROCHE HARBOR LIME. Also dealers in Imported Fire Bricks, Imported and Domestic Fire Clays.
231-235 Pine St. Phone Main 270. Portland, Or.

MORRISON ELECTRIC COMPANY

ELECTRICAL CONTRACTORS
FIXTURES, WIRING, SUPPLIES
291 EAST MORRISON ST. Phones East 3128; B1625

NEW MODERN APARTMENT HOUSE



THE KING'S HILL APARTMENTS, 171 KING STREET.

the site recently bought of W. DeLashmuth, situated Fourth and Columbia. The building is to be six stories, and will contain 24 apartments. The building is now estimated to cost from \$45,000 to \$50,000.

Work of construction is progressing favorably, the first story being about completed. Frames for the large arched windows of the assembly-room on the northeast corner are being placed in position.

Architect Thomas Jones has been authorized by the School Board to prepare plans for an eight-room schoolhouse at Alhambra.

Competitive plans and specifications are to be asked for from Portland architects for the new high school building to be erected at Emerson street. The middle of June is the date when these plans are to be submitted. The cost of the building is placed at \$250,000.

The cornerstone of the Y. W. C. A. building was laid on Wednesday, April 15. Work of construction is progressing favorably, the first story being about completed. Frames for the large arched windows of the assembly-room on the northeast corner are being placed in position.

Receipt of bids for the G. Bettman residence in Kearney street, between Twenty-second and Twenty-third, will close today at 1 P. M. at the office of Kable & Kable, architects.

W. L. Morgan has in preparation plans for two frame buildings for the McMinnville College. One building will be utilized as a science hall, 60x100, and the other the conservatory of music, 60x100. Both buildings will be frame, with a height of two stories. Their estimated cost is \$25,000. Mr. Morgan is also planning a heating plant for the present college building, which will also serve the new science hall and conservatory of music.

Emil Schacht has about completed plans for the two-story brick warehouse to be erected for Wallace & Devlin, 100x100, at East Taylor and First streets, which is to stand on concrete foundations and is estimated to cost \$45,000.

Bennet, Hendricks & Tobey are ready to receive bids for the \$12,000 residence of W. J. Van Schuyver, to be erected at Twenty-fifth and Marshall streets.

E. J. Tracy is preparing to build a residence on Eleventh street, between Main and Jefferson, to cost \$40,000.

Work has been started on the residence of William McMurray, general passenger agent of the Hartman lines in Oregon, at East Clackamas and Seventeenth streets, which is estimated to cost about \$300.

Contracts were let Saturday for the construction of three dwellings on East Mill and Eighth streets, by R. Martin, Jr. The houses are to cost \$250 each.

Ina Park Second United Brethren Church is to have a parsonage built in that place to cost about \$300.

Doyle & Patterson's plans, submitted in competition for the proposed addition to the First Presbyterian Church, have been

and the cost of the building is placed at \$6000.

Rumors are revived of inquiries for a site for a new theater. In fact for two, one on the East Side is again agitating the question of a place of amusement. Grand avenue seems to be the street most favored for the proposed theater. On the West Side several localities are being referred to as possibilities for such an improvement.

Experiments are being made by Mr. Robinson, father-in-law of Signor De Caprio, on a fireproof paint. He has succeeded in producing a mixture, the base of which is silica clay from the mines at Silica City, which promises the best results.

Otto & Harkson report the sale of W. H. Galvan's 50-acre improved fruit farm near Canby, Clackamas County. R. McCormick is the present owner. Seven thousand five hundred dollars was the "consideration."

Since the opening of the Salem electric road several tracts in the immediate vicinity of Portland have been platted, and buyers for investment are picking up other tracts which will be platted when those now in the market are fairly well disposed of. The same comment is made with reference to tracts along the Mount Hood road.

BURNT CLAY PRODUCT.

The new building of the Young Women's Christian Association will be a monument to Portland enterprise and Portland public spirit from top to bottom. Every cent of the money for its construction was subscribed by Portland people; every stroke of the labor will be done by local workmen, and all the material used in its construction will come from Oregon soil and Oregon timber.

The structure will be of Oregon brick, than which there is none better. In addition to its being the quickest method of building, brick construction is also the most enduring and least costly. There is not a single argument, save that of rapidly passing fad or fancy against brick as fit for anything else short of granite or marble.

If proof of the merits of brick construction is wanted as compared to any style of concrete or other material yet discovered, brick authorities urge the most scrutinizing examination of brick structures and of brick walls that have passed through the most severe tests of time, fire, water and every other element of nature.

Portland furnishes a few splendid examples of concrete or other material yet discovered, brick authorities urge the most scrutinizing examination of brick structures and of brick walls that have passed through the most severe tests of time, fire, water and every other element of nature.

The results of tests like this on walls of other material can easily be ascertained, as they should and will be by conscientious builders.

pective buyers during the past week have kept salesmen busy either closing up deals or showing their tracts.

Several tracts are again being offered for sale. The opening of Loveligh, at North Piedmont, for purchasers Thursday produced unexpected results, the owners reporting the sale of 20 lots that day. The tract contains about 200 lots. While the majority of the sales reported in the new additions are made to intending builders, there is a percentage of sales made for investments by purchasers, in the belief that values are to advance with the continued demand.

There is a condition as regards down town sites, which is referred to by dealers as a "nibbling" market. Deals are reported to be on the verge of closing which will, in all likelihood, come through within the next few days. Holders of desirable sites are not disposed to let go unless considerable advance on price paid for the property is offered, and buyers realize that the day of "snaps" in this class of realty is past.

The Moore & Frost Land Company reports the sale to B. C. Ely of lot 13, block 3, Maywood, for \$900.

Mail & Von Borstel have sold for F. E. Cooper to William Tegart the northwest corner of Sixteenth and East Davis streets, consideration, \$4300. Mr. Tegart bought for an investment.

Demand for acreage within a radius of ten to 15 miles of the city limits is unusually active. Tracts of land suitable for gardening and small fruit culture are in good request and the more desirable locations are being taken up rapidly. At no time since the city awakened to its possibilities could sites for manufacturing plants be obtained on more favorable terms. Owners of tracts are willing to practically donate land for the establishment of such enterprises, realizing that the remaining lots will be enhanced in value by their location.

The following sales were recently made by Thompson & Swan: Forty acres, on a mile from Brush Prairie, Wash., formerly owned by O. W. Thompson, to G. Van De Lander, for \$3000; five acres near Vancouver Lake, formerly owned by the Quigley estate, to William Town, for \$2000; 40 acres, one mile east of Proebstel, from J. Lawhead and wife to J. C. Poble, for \$2150; 40 acres, three miles north of Vancouver, from Paul Ramsey and wife to J. W. Branstator, for \$7500; 52 acres, five miles east of Vancouver, from V. A. Shade and wife to J. W. Bullock, for \$3500; 40 acres, five miles northeast of Vancouver, from F. C. Triebly to Loyd Leach, for \$2000; 123 acres, ten miles northeast of Vancouver, from R. S. Brown to Paul Ramsey, for \$12500; lots in "Beacon Place" and city property amounting to \$4500.

Large quantities of machinery are being ordered by Japan from Great Britain. Among the latest orders is an immense heating plant for a group of manufacturing, and a complete outfit for a new sugar-making industry.

FAVORS MORE SOCIALISM

Mr. Cyrus Discusses the Elimination of Individualism.

PORTLAND, April 19.—(To the Editor.)—I read with much interest an editorial in last Sunday's Oregonian on "The Spread of Anarchy" and am pleased with the fairness and truthfulness with which were set forth the issues of the two diametrically opposed schools of thought—socialism and anarchism.

Thousands of well-meaning but unthinking people do not know that our present form of government has anything in common with either socialism or anarchism. They have not given enough thought to sociology to know that these cannot, from the very nature of things, be more than two theories of government—that all forms or conditions of society must be either socialist or anarchistic, or else a mixture of the two. Our present form of government, as the Oregonian states, is a mixture.

It seems to me from what I have been able to gather from a study of the human race, or rather the history of the race, that our advancement in government and social conditions has been just in proportion as society has taken the power of the individual along governmental lines, or along any line that interferes with the rights of the people as a whole. In other words, it has been a constant growth towards socialism since the days of primitive man, and the only reason why we have not reached the true theory of government, if it is the true theory, is because we have not advanced enough to eliminate the individualism of the past.

And now, since a large and ever increasing number of people are becoming conscious of the direction in which the forces of nature moved when men were unconscious of it, it is reasonable to suppose that they will right-about-face and go marching back to that anarchistic condition out of which necessity forced them? Well, I can't say.

Since we now see the direction in which nature has forced us to travel, and since history proves that the forces of nature have constantly grown better, it seems to me that it is the part of wisdom to go in line with nature, and I am confident that our present-day social or governmental ills will be solved just as they have been in the past by a further application of the principles of socialism and the elimination of anarchy, or that milder term, which means the same thing.

AMERICAN-BRITISH TREATY

Writer Hints It May Be Considered at a Meeting Here.

PORTLAND, April 19.—(To the Editor.)—Several weeks ago the distinguished Philadelphia jurist, Hon. Michael Ryan, in his official capacity as Secretary of the United Irish League of America, mailed a copy of a circular letter to this city, requesting Irishmen to protest to the editors of local newspapers against false reports of the political conditions in Ireland, called by so-called special correspondents and others, whose purpose is to picture Ireland as in the hands of an irresponsible mob of

"cattle drivers" and other alleged law-breakers of various kinds, and moreover, that the "church party"—whatever that means—had turned on the "agitators" and was about to declare their anathema. In fine, that these "fake" purveyors of "fake" news would have the American people believe that Irishmen of the present day are cont for self-government and little deserved the sympathy, much less financial aid, for political purposes from the Irishmen of America.

This matter may come up at a mass meeting, called for Sunday afternoon in this city, on word of advice to my countrymen. I am not an apologist for newspapers in Portland. I am not sure that they need one. I assume that their editors are not trans-Atlantic mind-readers and that they publish what is called them from London and Dublin for what it is worth, and I have seen no secular editorial comment in this city on which to base a protest by Irishmen. But I have seen "swathlike" editorial expression in this city within the past 30 days, advising Irish-Americans to drop their own work and not to worry over the troubles of Ireland or the Irish, for the reason that they can do little to help Ireland anyway—that their real mission here in America is to follow the smoke of certain people, whose love of the Irish and their welfare would seem to be, from recent events, dependent solely on the length of time they can hold their snouts in the political trough.

No matter what they may do, true Irishmen will never forget to thank the writers of these "swathlike" editorials, who, in ways be true to the old land. It follows, then, at the coming mass meeting, that if there is any sense in the world, it will not be to the Portland daily newspapers. As to others, we shall see.

In its new columns this morning, the Oregonian states, from English sources, that Irish societies which are sending protests to the Department of State at Washington, D. C. against a treaty of arbitration with Great Britain, are not patriotic Irish-Americans. They do not have to seek English advice or instruction as to what is their patriotic duty as American citizens.

If they believe such a treaty to be injurious to their country, they are bound in conscience to protest against it. The history of the United States depicts England as a persistent and treacherous enemy of this country. On the floor of Congress yesterday, England was accused of trying to trick us in pulling her chestnuts out of the fire of the United States. It is a well-known fact that England was ridiculed as an astute monkey in knee breeches.

If Irishmen, by experience, did not know the true character of British diplomacy and did not warn their countrymen of the same, they would be false to their oath of allegiance to the United States.

I hope this mass meeting Sunday will have the true Irish ring. If they invite me to speak I will pay my compliments to a few political "buffs" in this city, who think they carry the Irish vote in their vest pockets.

M. J. MURPHY.

Lewiston to Pave Streets.

LEWISTON, Idaho, April 19.—(Special.)—The City Council of Lewiston last night passed the initiative resolution, which launches the movement to provide the city with a pavement throughout the principal business district. All the area from First street to Ninth and north of Main to the Clearwater is included in the proposed paved area. A committee of citizens from the Commercial Club, after an exhaustive canvass of the problem of paving material, considering the questions of durability, sanitation and cost, have agreed on the use of wood blocks, and will no doubt utilize the native tamarack in the construction, because it is available and ranks high in durability.

Drops Dead at Work.

ALBANY, Or., April 19.—(Special.)—James Murray, an employe at St. Mary's Hospital, in this city, dropped dead with heart failure at the hospital yesterday. He was a native of Ireland, 30 years old. Mr. Murray formerly lived at Jefferson,

but has resided in this city the past year, helped in the construction of the Oregon He was for years a railroad employe and California Railroad.

ARE YOT PLANNING TO BUILD? HERE IS A HOME TO STUDY



PRACTICAL DUPLEX HOUSE

Cost to Build, Exclusive of Heating and Plumbing, \$4300. By Glenn L. Saxton, Architect, 242-244 Security Bank Building, Minneapolis.

Here is a duplex house that will appeal to anyone who is interested in building a home of this kind.

There is a full basement 7 feet 6 inches deep, first story and second, both 7 feet high, size 26 feet wide and 15 feet long. Finished throughout in Washington fir, with birch floors. By special arrangement with The Oregonian, Mr. Saxton will furnish one complete set of plans and specifications of this duplex house for the sum of \$20.00.

By special arrangement with Glenn L. Saxton, architect, studio 242 and 244 Security Bank Building, Minneapolis, a complete set of plans and specifications of this house will be furnished for \$20.00. These will be complete in every detail. Mr. Saxton will also furnish a beautiful, practical and helpful book of plans entitled "How to Plan a House," priced at \$1.00. In all orders, price of book will be returned.

