



REAL ESTATE AND BUILDING THE



NEED MORE HOTELS

Two First-Class Buildings Go Up This Summer.

ARCHITECTS BUSY PEOPLE

Evidences of Continued Operations Seen on Every Side, With Several Large Propositions Well Under Way.

The announcement that the Cornelius Hotel is to be opened under the management of N. K. Clarke about the middle of the month put a stop to possible rumors that too many new hotel propositions are under way in Portland. The fact that such a well-informed and competent man as Mr. Clarke had severed his

story brick building to be put up by Moy Back Hin, the Chinese Consul. The premises are to be rented to white tenants.

The Insurance Press, of New York, makes a compilation of fires in school-houses in the United States and Canada since the first of this year, showing the startling total of 58.

Architect Knighton is receiving bids for the concrete foundations of the Roseblatt Hotel to be erected at Tenth and Alder streets, to occupy a site 300x100.

The annual meeting of the Portland Architectural Club is to be held tonight at Hotel Heysar, East Third and Burnside streets, at 8:30 o'clock. At the conclusion of the business meeting, a banquet is to be served to members and invited guests.

The permit was issued last week for two brick stores, buildings to be erected at Second and Main streets to cost \$25,000. R. Martin, Jr., is the architect. The same architect is preparing plans for alterations to the Hickey building at Third and Morrison streets.

MANHOOD AND NOT SHIPS

Rev. James Corby Says Nation Need Not Fear Invaders.

Rev. James D. Corby, pastor of the Universalist Church of Good Tidings,

FAIL TO GIVE COST

Nearly Half Recorded Transfers Name Nominal Values.

STATISTICS NOT ACCURATE

In April, Out of 1456 Transactions, 528 Are Entered at From \$1 to \$10 for Lots Worth Hundreds.

Analysis of the records of the realty transfers for the month of April brings out some facts that are of interest to the trade, and which also gives a text for discussion at meetings of those interested in securing a better method of arriving at accurate statistics. Last month there were 1456 items in the records of deeds,

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THE NEW BRICK BUILDING, CORNER OF FOURTH AND EVERETT STREETS, BEING BUILT FOR CHINESE OCCUPANTS.

connection with the biggest hotel in the city to assume charge of a newly constructed hotel would appear to indicate that room exists for additional hotel accommodations of the first class. Two more hotels are to be built this Summer—one at Tenth and Alder streets by Gus Rosenblatt, excavations for which are being made now, and another at Fourth and Alder streets by the Hotel-Investment Company.

Rumors were current last week that another hotel to occupy a block between Sixth and Seventh streets was being talked of by a syndicate of outside capitalists. Nothing of a definite character could be learned concerning this project, and it may be only preliminary talk.

Among well-informed realty men, the opinion is held that a first-class theater is not only among the probabilities of the near future, but will be required by the Council before a great while. A statement is credited to one of the theatrical managers that he would not be surprised to have the Council take up the question of wooden theaters at any time and pass condemnatory ordinances.

At the meeting of the Realty Board, or Exchange, as it may be called hereafter, to be held Tuesday night, the exchange feature will again come up for final determination. A number of members of the board do not favor the exchange idea, but the friends of the plan say, now that it has been agreed to have only one organization, it will not be compulsory for members to participate in the exchange and that enough members of the present Realty Board will attend sessions of the exchange to make it go.

Friends of the exchange auxiliary will present details necessary to adopt in starting it. A manager is to be selected, cost of separate initiation or "seats" fixed, room for exchange sessions provided, and some scheme devised through which the funds of the present board and those of the auxiliary may be kept separate. A resolution was passed at the last meeting of the board recommending that the name of the organization be changed to Real Estate Exchange, but it is recognized that the mere changing of the name does not create an exchange feature.

The new Masonic temple at Oregon City is practically completed. Plans were made by C. C. Robbins of this city which provided for a building to cost \$40,000. The building is three stories in height and is of reinforced concrete construction.

Mr. Robbins reports other work under way as follows: Basement for Central Christian Church; residence for S. J. Raf, forty, Union avenue and Pearl street; residence for Rev. J. G. Thornley, East Twentieth and Salinas; residence A. J. Murphy, Sellwood near Gantenbein avenue, and three residences in Oregon City.

Gardner & McLennan last week took out a permit for the structural steel and interior carpenter work on the Penton building at Seventh and Ankeny streets.

Peter Holikirk was awarded the contract for the erection of the Homestead schoolhouse at Albina. This building is to be of frame construction and will be ready for occupancy by the beginning of the Fall term of school, unless some untoward circumstance occurs.

N. K. Espy has been awarded the contract for building a bungalow at Seaside for S. C. Kennell from plans drawn by Otto Kleeman.

Plans have been completed for a hotel building to be erected at Gooding, Idaho, to cost between \$30,000 and \$40,000.

Three old buildings at the southwest corner of Second and Alder streets are being razed to make room for a three-

East Side, spoke last night on "Battle-ship Patriotism," his text being "Peace and War." He said that the thoughts of the Nation turned to patriotism. He said the expenditure of money for militarism in the old world is greater than for education. Taking up the subject, Dr. Corby said:

America is today the hub of the world. A thousand influences have contributed to make us a world power. Education, commerce and natural resources we focus the attention of all. Thoughtful minds therefore look with wonder on the new naval programs with its insistent cry for more men and more ships. In 1888 the naval budget was less than \$14,000,000. Last month \$123,000,000 was voted. The limit of naval expenditure has by no means been reached. If the programme of the Naval Board is carried out, it will require \$200,000,000 a year to maintain such a Navy. If it is set on foot for a Navy greater than all the other navies combined is ever added on us, it will mean \$400,000,000 a year. The Army and Navy ought to decline as we advance in civilization. To keep increasing the outlay on the Navy is to cling to barbarism.

American supremacy depends not on letting nations be ruled by the measure of civilization, but on our raising a standard to which they shall measure up. In an age when monarchies are bound hand and foot by bureaus who force expenditures for armies and navies, why should our United States be an exception? Instead of leading the thought of humanity into peace? It is often said "these powers of the world are not so advanced as we." Why take them as a model then? If every man in Europe engaged in peaceful pursuits must carry some sort of arms, why should we? Why take him as well as himself, why in the name of common sense should Americans do the same?

Granted that some protection is needed against those least removed from barbarism, a skeleton of an Army and Navy, without entering into any competition to see who could mobilize the largest force in time of peace, it is pathetic to observe that the bigger the navy becomes, the greater the certainty of its promoters that we are in immediate danger of attack from other powers. Every new battleship, instead of lessening their fears, seems to add to it. Twenty years ago, when we had no Navy to speak of, we heard nothing of these "great powers" and their "imperial ambitions." Now it is the cry of the day that the Navy being a peace measure and a source of strength, it seems to become a source of danger and an added incentive to conflict.

Hobson's talk of Germany landing men on the Atlantic seaboard, among every ship lands more of them and we re-echoing their friends and patriots rather than enemies. A war between Germany and America would be an insane delusion of two highly developed civilized nations.

Our Pacific Coast states are menaced less by foes without than by those within. With the cost of one war vessel devoted to internal improvement, good roads could be built, which, in five years, would do more for us than 50 years of patrolling our coast by a great navy. Instead of begging a few thousand dollars to secure a proper teaching of history, we should be able to teach a few thousand dollars to secure a proper teaching of history.

The patriotism needed today is the patriotism of peace. Not in vain territory, and not in vain territory, but in the greatness of a nation, but in the head but in the heart. The man who is in that liberty which leaves none oppressed, that justice which is unfeeling, that man who murdered the poor Hindu will do far more to build a human life in Oregon than ten battleships.

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and of these \$28 had nominal valuations entered, in most cases \$1. There is no way to arrive at even an approximate average for these transactions, without taking each one and obtain expert opinions from several dealers of the probable value, and arrive at a conclusion by comparing these opinions.

The total valuations for the month foot \$1,287,982, outside the \$150,000 record of the transfer of the North Bank road line from Vancouver to Portland, which was simply a record made to carry out plans contemplated when the building of the road was first undertaken. Segregated, the amounts probably correctly reflect the transfers show 322 of parcels of land valued at from \$100 to \$5000; 32 from \$5000 to \$10,000, and 19 of \$10,000 and over.

This matter of requiring true values to be given when recording transfers will be made the subject of discussion by the Realty Board at one of its sessions before a great while, according to the plan of President Pries as outlined in his inaugural address.

Considerable enthusiasm has been aroused over the excursion to be made next Saturday by the board to Hood River. Quite a number of members have already signified their intention to make the trip. The steamer Spencer is to take the excursion from the Washington-street dock and the Commercial Club of Hood River is to escort the visitors to points of interest in the Valley.

Owners and selling agents of tracts down the Peninsula report lively inquiry for lots and acreage in and about the slough district. All the additions in the market are reporting good sales and some owners of pieces that were originally bought with the expectation of plating them, now announce intention to hold off for a while with the idea that factory sites will soon command better figures than could be obtained from lots in smaller dimensions.

Movement in lots in the upper Washington-street district recently reported indicate a considerable advance in values in that part of the city.

Realty men are much interested in the progress being made in the big all on the East Side. When the work is finished a large addition to available sites for warehouses and other business will come into the market in a section of the city considered among the best for those purposes.

Dealers look for a considerable advance in values in the Northwest end of the city when the bridges at Vancouver and St. Joan are opened. Warehouse sites near the terminals, they say, will be in great demand, and as all the lots about the city on the trail line for several blocks already have been secured by firms that are building or that expect to build in the near future, the result will be that realty lying in contiguous localities will be next picked up.

Yesterday was unfavorable to much business in townships. Threatening weather kept most people indoors who otherwise would have visited the various tracts. The past week, however, many lots were sold in the different agencies and apparently sales are heavier now than ever before.

Invents Current Motor.
LYLE, Wash., May 3.—(Special).—C. A. Newland has invented a new current motor for irrigating and expects soon to place one in the Big Klickitat River. One of these is now working successfully in the Snake River. The motor is propelled by a long screw that extends from the bank into the current. It is said that it will raise water 60 feet.

BARRE OF IDEALS

Dr. Heppie Says Worldliness Is Low and Sordid.

GAZE IS NEVER UPWARD

Pastor's Last Sermon Before Leaving for General Methodist Conference Is a Strong Appeal to Higher Things.

Speaking at the Grace Methodist Church last night on "Worldliness and Other-Worldliness," Rev. William H. Heppie told his hearers that even though he was referred to as "green," this was to be preferred to indigence in questionable amusements. Dr. Heppie took for his text Eph. vi:10-13, in which Paul tells the Ephesians to put on the whole armor of God, figuratively speaking, that they may war "against the rulers of the darkness of this world."

It was Dr. Heppie's last Sunday in Portland before leaving to attend the Methodist General Conference, which will be held at Baltimore, Md., for one week, beginning May 5. Dr. Heppie goes as the first reserve delegate from the Oregon Conference. Three regular delegates have been chosen, and three reserves. The regular delegates are Rev. B. F. Rowland, W. B. Hollingshead and J. W. MacDougal. Rev. M. C. Wire, of Eugene, is the second reserve delegate, while Dr. Clarence True Wilson, of Century Methodist Church, is the third reserve. While in the East, Dr. Heppie will preach the annual university sermon at his alma mater, the Iowa Wesleyan University.

In his sermon last night Dr. Heppie said: "In Paul's philosophy of life there was no room for an unadorned, unadorned life from the standpoint of a warrior. His gospel is therefore, athletic, full of battle, and of the world's one play-ground, with man as an actor to amuse and to be amused by his fellow-men."

The Puritan practices have become almost a byword. I would not be understood as depreciating the Puritan character. He has done much to make the world better. He had no notion of shutting himself up in monasteries, or confining himself with beam-singing. This taboing and classicizing, however, worked moral havoc in his household.

Worldliness has to do with the inner life of man. It has very little to do with the outward trappings of life. It is as common among the poor as the rich, among the illiterate as the cultured, among the best as the submerged. It is wealth and luxury, and dress and art, and science and music, and amusements, and all things with which worldliness is usually associated were banished, worldliness would not thereby be banished. A person may avoid all the things that are catalogued as worldly, and yet be intensely worldly, be steeped through

WILBUR LOSS IS \$15,000

Eight Buildings Destroyed—Third Fire in Town's History.

ROSEBURG, Or., May 3.—(Special).—The loss in the Wilbur fire yesterday is estimated at \$15,000, as follows: T. J. Williams, general merchandise store, valued at \$5000, insured for \$2000; his house, valued at \$1000, insured for \$500; Mrs. Reed's house, valued at \$1000; Mrs. Wilson, postoffice and new residence, valued at \$2000, insured; Southern Pacific depot, valued at \$1000, insured, and contents of buildings, valued at \$5000, destroyed. Eight buildings in all were burned, wiping out the business section, with the exception of the schoolhouse and hotel. This is the third big fire for Wilbur, which has a population of only 150 people.

BURGARS GET SMALL HAUL

DALLAS STORE ENTERED, BUT ONLY \$20 IS SECURED.

DALLAS, Or., May 3.—(Special).—The dry goods store of P. A. Finnsch, one of the prominent merchants of this city, was entered last night by burglars, who pried open one of the back windows and broke into the safe which contained \$20 in cash, however, and seem to have left the goods untouched. A bag containing several chisels, a brace and bit and a sledgehammer was found in an adjoining lot. The officers have as yet found no clue to the identity of the robbers.

Ankeny Forces Defeat Presby. GOLDENDALE, Wash., May 3.—(Special).—Senator W. P. Presby forced the Jones-Ankeny issue in the primaries here yesterday and went down to defeat by a vote of 5 to 3. This being Presby's home precinct the result is a surprise to his friends. The Ankeny forces before the primaries endeavored to effect a compromise and elect a mixed delegation to the county convention, which meets Saturday. May 8, but Presby overestimated his strength and lost.

MOVE OF ENEMY

Dr. Wilson Opposes Home Rule Amendment.

FINDS IT IS UNAMERICAN

Says While It Pretends to Advocate Home Rule for Cities, Its Purpose Is to Nullify Criminal Laws of the State.

Dr. Clarence True Wilson, of the Century Church, gave a preview to his sermon last night, in which he discussed the pending constitutional amendment, proposed by initiative petition and to appear on the official ballot numbered 230 and 231. He said:

This proposed amendment to the constitution is deceptively worded or pretends to advocate home rule for cities, and says the majority shall rule, but in reality its purpose is to nullify all the criminal laws of the state as far as cities and towns are concerned, and give any little rascal, town exclusive say as to theaters, racetracks, poolrooms, bowling-alloys, billiard halls and the sale of liquor.

Such towns might go on furnishing a large proportion of the crime, pauperism and the sale of liquor. The proposed amendment would leave the state with one law, and that is the law of the state. It would double the taxes thereof, but neither Sheriff, District Attorney nor grand jury would have any power to suppress their gambling dens and objectionable saloons or other vicious resorts. There is no proposition, however, that the municipality shall pay the bills. It may defy the public state and move laws of the state without incurring the expense of the crime, pauperism and insanity that is caused. The amendment would leave the state with the dead expense of the whole of it, and without power to prevent it. The constitution now provides that the city charter may be "subject to the constitution and criminal laws of the state." The proposed amendment leaves out this important clause.

This proposed amendment emanated from the same source as the initiative petition of city life for their own profit and care for the integrity and moral welfare of the state. The principle is un-American. Statutory law emanates from the supreme power of the state, that is the people of the entire commonwealth, and to permit the council of a mere municipality to override the laws enacted by the people of the state, and to nullify the criminal laws of the state, would undermine the authority of our state laws and would be the worst form of anarchy, vicious and anarchistic in all its tendencies.

The whole principle is wrong. Our cities and counties go up or down together, they are not separate. What affects one does the other. A vice or crime that shocks the sentiment of mankind sufficiently to be prohibited by the law of the state cannot be permitted in separate municipalities without making separate principles of our cities and towns, and establishing a principle of double standards. It would put the moral law of the public exclusively in the hands of the lowest and vilest creatures who form a corruption ring to manipulate politics and exploit city views. Think, for instance, of depriving ourselves in Portland of the protection of our state criminal laws with reference to gambling and Sunday liquor closing, and leaving ourselves at the

SLAYER IS NOT INDICTED

John Brown, Who Killed William Wisdom in Malheur, Goes Free.

VALE, Or., May 3.—(Special).—The jury in the case of the State against Jones, after being out two hours, brought in a verdict of "guilty as charged." Jones, who was a local butcher, was charged with cattle-stealing and other irregularities in his methods of acquiring meat for his shop. The case has attracted a good deal of attention locally by reason of the prominent people involved. The docket in this term of the District Court is very large, by reason of the short terms held last Fall. Judge Davis is presiding. In the case of the State against John Brown, the grand jury failed to return an indictment and Brown goes free.

BROWN KILLED WILLIAM WISDOM

Brown Killed William Wisdom Recently in Retaliation for the Alleged Ruining of his Home. The Unwritten Law was Pleaded Effectively with the Grand Jury.

Brown killed William Wisdom recently in retaliation for the alleged ruining of his home. The unwritten law was pleaded effectively with the grand jury.

Body of Andrew Nichols Found by Searching Party.

ALBANY TO STOP SPITTING ON SIDEWALKS
ALBANY, Or., May 3.—(Special).—An ordinance preventing expectation on sidewalks will probably be passed in Albany soon. The ordinance is now being prepared by the City Attorney and the Council, in response to a petition of business men, indicated its willingness to pass it.