GOOD ADVANCE IN REAL ESTATE

Prices of Property in Portland Continue to Rise Quite Steadily.

RECENT SALES ANNOUNCED

Owners Who Have Had Property Listed Have Called Off Several Deals Owing to a Belief in Higher Prices.

Overshadowing every other occurrence of the past week in its importance to property-owners and realty dealers in Portland was the announcement made yesterday that five immense buildings for the use of jobbing firms would be erected in the northern part of the city. It formed the chief subject of conversation among real estate men yesterday, who speculated as to the effect of such a move upon the prices of property in different sections of the city.

It is evident that the expenditure of $2,000,000 in the erection of modern buildings of the kind planned will have a tendency to raise values in the neighborhood where the improvements are made. Prices of property in North Portland have been going up steadily and rapidly, and it seems that everything is favoring owners in this vicinity. For several years property on streets leading to the Union Depot has been looked upon with growing favor by business men, resulting in extensive activity in this part of town. Only a short time ago came the move of the Northern Pacific to secure land for terminal yards, and following closely upon that the announcement of the railroad to be built down the north bank of the Columbia to Portland. Each of these had the effect of sending prices still higher, and now comes this large deal, which will raise figures yet another notch.

Effect on Front Street.

What the effect will be on Front-street property is not so certain. It is known that some of the large jobbing firms now located on this thoroughfare will seek quarters in the new buildings. The rumor that there will now be a renewal of the effort to get a railroad branch down Front street shows that property-owners are alive to the situation and will try in this way to offset the advantage which the new store buildings in North Portland might otherwise have. At any rate the result of this threatened shifting of a part of the wholesale business away from Front street is likely to have a good effect in bringing about improvements by property-owners. It would not be surprising if it would at least lead to street improvements. The rough cobblestones with which the street is paved have been a source of unfavorable comment for some time, and have made difficult the hauling of heavy loads.

Many dealers believe that the proposed buildings will have no noticeable effect on the value of Front-street property. Even if many of the firms would change their location, others would come in their place, and there would be no drop in property values, they say. The five large buildings will not be completed in much less than two years, and during that time the business of the city will undoubtedly increase greatly. Other jobbing-houses will be founded, and those already here will increase their stock so that there will be a demand for buildings fully equal to the supply.

Few Owners Desire to Sell.

One noticeable feature about the realty market at present is the fact that few owners of desirable business property are at all anxious to sell. All believe that there is to be a still greater advance in values, and capitalists seem perfectly willing to keep their money invested and wait until the upward movement shows some sign of abating, before selling. Men who a year or two ago were placing their property in the hands of dealers to be sold at a comparatively low figure are now refusing double the price then asked. One dealer told of two cases this week where deals were called off by owners after they had been completely arranged by him at the figures at which they had listed their property with him. One transaction would have involved $70,000, and the other $50,000.

Several good sales have been made during the week, and many more are now pending. Edgar M. Lazarus has just sold to Wakefield, Fries & Co. a piece 100x100 on Marshall, between Eleventh and Twelfth streets. The consideration was $29,000. Mr. Lazarus bought the property from Dolph & Maxwell about seven months ago for $12,000, so the transaction is another evidence of the rise of property in this part of the city. Although the deed was made out in the name of the firm mentioned, it is understood that the real purchaser is the Northern Pacific.

Mrs. Maud O. Van Waters and J. L. Vosburg yesterday bought from Spaulding & Papworth lots 100x100 at the southeast corner of Twelfth and Glisan streets for $12,500. The only improvements on the property at present are a few old shacks. It is a desirable site for a business block, and the new owners stated last night that they would build, although they had not yet decided exactly what the improvement would be.

Recent Purchases Announced.

G. F. Pfunder has just bought from W. H. Warrens two lots at the southeast corner of Twentieth and Myrtle streets on which he will erect a fine dwelling. Many beautiful residences have been built in this vicinity this Summer, and the price of lots is advancing. Mr. Pfunder paid $3300 for the two purchased.

P. Wanklin, of Colorado Springs, who has recently been in Portland, is having two dwellings erected at Victoria and Hancock streets for rental purposes.

The Sisters of Mercy during the week bought a quarter block at the northwest corner of Sixteenth and Couch streets for $35,000. There is a large frame structure on the property, and no changes will be made for at least a year, when they may put up a more substantial structure for educational purposes.

Contractors have their hands full at present working on the scores of residences which are springing up about the city and the large business blocks which are under construction down town. A large force of workmen is busy excavating for the skyscraper which is to be erected by the Wells-Fargo Company at Sixth and Oak streets, and another large force is employed excavating for the Tull & Gibbs building at Seventh and Morrison streets. In fact, contractors all over the city are employing as many men as possible and rushing their jobs to completion.

Transfers for Week.

September 18	$ 59,729
September 19	129,958
September 20	78,960
September 21	48,969
September 22	51,012
September 23	24,200
Total	$392,798

Permits for Week.

September 18	$ 9,425
September 19	21,341
September 20	6,425
September 21	10,489
September 22	34,370
September 23	13,788
Total	$95,839

TWO ATTRACTIVE BUNGALOWS ARE ERECTED

RESIDENCE OF DR. F. E. FERRIS, PORTLAND HEIGHTS.

RESIDENCE OF J. M. CASKEY, TWENTY-FIRST AND ELM.

Two of the most attractive bungalows which have been erected in Portland are those shown in the pictures, and owned by F. E. Ferris and J. M. Caskey. Both are situated on Portland Heights, where they afford a beautiful view of the city and vicinity. These dwellings are of the type so popular at present in California and coming into popularity in Oregon. The cost of Mr. Caskey's residence was $3000, and that of Dr. Ferris, $2000. Both were designed by Emil Schacht.

OLDEST POSTMASTER HERE

W. R. Wells Has Held Office at Olalla Twenty-Seven Years.

W. R. Wells, postmaster at Olalla, Douglas County, Or., who is said to be the oldest custodian of Uncle Sam's mail

W. R. Wells, Postmaster at Olalla.

for continuous service in the state, is in Portland visiting the Lewis and Clark Exposition. Mr. Wells was born in Iowa and came to Oregon in 1852, when a lad of 9 years, and in the next year he located in Douglas County, where he has resided ever since. He is the founder of the town of which he is postmaster, being appointed in 1878, and has retained that office for 27 years. Olalla is a fourth-class postoffice.

Previous to receiving the appointment, Mr. Wells handled the mails for six years in that vicinity. He stated that he was greatly impressed with the Lewis and Clark Exposition, and thinks it has been of great benefit to the state, as well as to this city.

ONE OF PORTLAND'S NEW HOMES

RESIDENCE OF J. M. LEITER, TWENTY-FOURTH AND GLISAN STREETS.

One of the modern and beautiful new Portland homes is that recently completed for J. M. Leiter, at Twenty-fourth and Glisan streets. This section of the city is one which has found favor with builders this year. Directly opposite is the residence erected by Frank Baker, and shown in The Oregonian recently. Several other attractive houses have lately been constructed in the same vicinity.

IT WAS THE CHICKERING

At the concert at the White Temple last evening, in which Madam Norelli captivated all of musical Portland, Mrs. Warren E. Thomas, the accompanist, rendered most efficient aid. Under her masterly touch, the beautiful Chickering piano, furnished by Ellers Piano House, supplied admirable support to the charming singer's voice. Chickering pianos, both upright and grand, including baby grands, are sold exclusively in the Northwest by Ellers Piano House.

EXCURSION.

Monday, September 25, 8:30 A. M.—Visiting Seattle, Tacoma, Everett, Bellingham, Vancouver, B. C., five days on Puget Sound, $12.75 pays all expenses, transportation, berth and meals included. Office 249 Washington street. Office open Sunday until 5 P. M. Phone Main 229.

ROUND TRIP TO ASTORIA

Swift excursion steamer Telegraph departs from Alder-street dock daily (except Fridays), 7:30 A. M., returning from Astoria 2 P. M., arrive Portland 8:30 P. M. Sundays from Portland 9 A. M., arriving Portland 3 P. M.

OPEN OHIO CANVASS

Fairbanks and Herrick Discuss Issues of the Campaign.

"LET WELL ENOUGH ALONE"

Vice-President Says This Is Best Maxim for These Prosperous Times—Railway Discrimination Must End.

BELLEFONTAINE, O., Sept. 23.—Beautiful weather and immense crowds were features of the opening of the Republican state campaign here today. Republican clubs from all parts of the state arrived early in the day to participate in the parade, which was held during the morning.

Judge Dow was chairman of the meeting. Music was furnished by the Republican Glee Club, of Columbus, and the address of Vice-President C. W. Fairbanks followed. He said:

"Let well enough alone," is a well-worn phrase, yet it possesses great virtue. When business conditions are unexcelled, when both labor and capital are generally and profitably employed, it is not the part of wisdom to revolutionize political parties.

As to Tariff Reform.

A Republican Congress will readjust tariff schedules whenever such readjustment is essential to preserve the integrity of the system and to maintain the law in wholesome operation. Change will not be made for the mere sake of change or to promote free trade, whose disastrous effects we well understand. An adjustment of duties will be made responsive to a sound economic demand. Whenever such demand exists Congress will, in a wise and patriotic way, give effect to it. It will not proceed in manner to disturb and unsettle, but to maintain the stability of commercial conditions. The subject will be considered, not in a narrow and technical spirit, but in a broad way, having in view the largest common good.

The subject of railway discriminations is of wide interest. The question is obviously one to be dealt with in full knowledge, and not by an appeal to prejudice or by loud declamation. It must be settled, not in the light of mere personal or party politics, but according to principles of strict justice; in the light of right as between man and man. It will be settled in the language of your platform, so as "to promote and insure the rights of all individuals, interests and localities."

Legislation which has been hitherto enacted to cure the generally admitted evils has not accomplished all that was intended or all that was deemed necessary. The President has brought the matter to the attention of Congress, and Congress may be relied upon to proceed, in the light of past experience and present information, to enact such laws as will effectually remove the evils which confessedly exist. There must be an end of discrimination.

Indorse Roosevelt.

Republican triumph in Ohio will mean the indorsement of the administration of President Roosevelt. It will show that the people are satisfied not only with the soundness of the great policies of the Republican party, but that they approve the able and successful manner in which the affairs of the Nation are administered by him.

Governor Herrick spoke at considerable length, dwelling chiefly on state issues, although calling attention to the interest Ohio people always take in National affairs.

Governor Herrick said in part:

The cry of bossism is raised at this time by the Democratic party and its allies in the hope that thereby they may be able to deceive the people and blind them to the real issues in this campaign. This trick is old as the opposition party itself. The Democratic party is simply trying to get into power. That is the whole story.

If the Republican ticket is defeated in this election, it will not be attributed to local or state issues. Our enemies will give it all the National significance they can and upon a victory this Fall they will build their hopes of a Democratic delegation from the State of Ohio in the Congress of the United States next year. Will the Republican party of the great State of Ohio, standing as it does for everything that President Roosevelt stands for, through the mistake of indifference take the risk of harassing President Roosevelt's administration next year with a Democratic delegation in Congress from Ohio? Never before has the Republican party of Ohio been so ready and so eager to meet the people as it is in this campaign. Every device known to political tricksters has been used to divide the Republican party, but as the days go by and the time of battle draws near, our ranks are closing up and we are getting ready to go forward in defense of a common cause and against a common enemy, confidently expecting an old-time Republican victory at the polls.

Senator J. B. Foraker closed the speaking programme of the afternoon with a discussion of National issues.

ATTACKS GOVERNOR HERRICK

Democratic Opponent Says He Is Boss' Tool.

NEWARK, O., Sept. 23.—The Democratic state campaign was opened here today at an open-air meeting, in which three of the party candidates participated as speakers, assisted by a former candidate for Governor.

John M. Patterson, of Milford, O., former Congressman and present candidate for Governor, was the first speaker. In the course of his address he said:

"We arraign Governor Herrick for his subservience to the great boss of Ohio as indicated by his own efforts and the efforts of his party friends to induce the boss to consent to and approve his nomination.

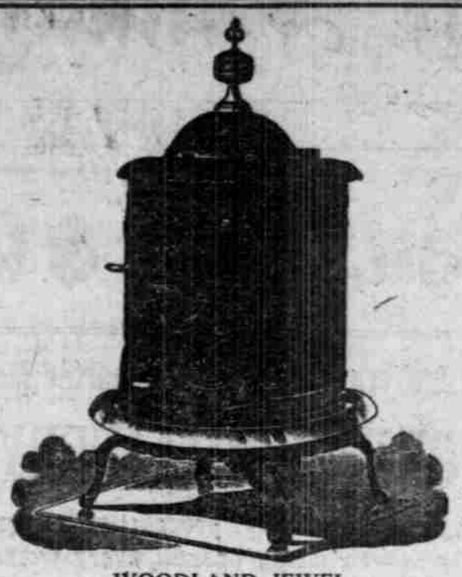
"It has been asserted by apologists for the present organization of the Republican party of Ohio that corruption and graft have always existed, that the morals of the present day are better than ever before, and that the many recent exposures of rascality in office are the result of an enlightened public conscience and of greater publicity which have brought to light these evidences of graft.

"I deny that stealing and corruption must be expected as necessary incidents to the administration of public affairs. Stealing and corruption are not only necessary incidents to, but are the foundation principles of an administration by bosses and gangsters. There can be no such thing as 'good boss' or an 'honest boss,' in politics. All bosses and attendant gangsters depend for their existence on spoliation and plunder.

"The plain facts are that the reason there are so many discoveries of wholesale corruption in office is that under the baleful regulation of bossism all over the country there is more boodling, more robbery, than ever before in its history.

"Grafting has become so common, so brazen, that its exposures cease to occasion surprise or wonder.

"I promise you on behalf of the gentlemen on the Democratic state ticket that if elected we shall honestly and fearlessly discharge our duties to the best of our abilities. No insolent boss shall dictate to us by telephone. No grafter shall find the atmosphere of the Statehouse congenial to his health and business. Honesty and economy shall govern all our official actions."



WOODLAND JEWEL

TERMS EXTRA SPECIAL $1.00 DOWN 50¢ A WEEK

SPECIAL SALE OF HEATERS

Here's a Heater Special to start you thinking of Fall and Winter needs. Cool nights and mornings will soon be with us. Better prepare for them now---economically

WOODLAND JEWEL HEATERS

A handsome stove like the picture above. Has polished steel body. Best cast door, top and legs. Airtight linings to top. Nickeled footrail all around. Extra large top with swing cover. Economical and easily controlled :: ::

This heater can be used for cooking and will accommodate hot-water coil

Regular $12.00 Size, $9.50
Regular $13.50 Size, $11.00

BASE BURNERS AND COAL HEATERS AT EQUAL REDUCTIONS

MONDAY, TUESDAY AND WEDNESDAY

First and Taylor Streets

POWERS' THE STORE THAT SAVES YOU MONEY

First and Taylor Streets

MADAM JENNIE NORELLI CAPTURES HER HOME CITY WITH WONDERFUL VOICE

It was a woman's concert, and most of the audience were women—taxing the capacity of the White Temple last night to welcome the most popular woman singer in Portland—because she's the newest—Madame Jennie Norelli, prima donna lyric coloratura soprano. After all, there's nothing like the old home and no friends like our old friends, whose esteem for us has the stamp of years, and Madame Norelli realized this when she stepped on the platform to sing before Portland people for the first time, after five years' absence in grand opera and concert work in Europe. Women whose dainty hands were covered with as dainty white kid gloves, applauded as soon as Norelli came in sight, and kept up the welcome for fully two minutes. Norelli smiled and blushed with pleasure. She had come into her own.

Those who knew her five years ago and heard her sing then, say Norelli had a good but a thin voice, without ringing notes in her head register, and those same friendly critics were delighted to observe that now Norelli's voice and style have broadened just the same as flowers expand under the June sunshine and rain; and that she has head notes, with a wonderful trill, of the Melba-Nordica order.

Well done, Norelli. You are a prima donna that Portland takes to her heart as a favorite child.

Verdi's recitative and aria, "Ah fors' e Lui," from "Ta Traviata," is an ambitious number to give as a premier, but Norelli was equal to the score before her. In a voice of clear, liquid beauty, she sang the motives of love and fear, and showed that she has a prodigal wealth of tone above the staff, while her trill was electric. In the climax, she sang one vocal surprise after another, seemingly with the greatest ease, and finished with an E flat in altissimo with the softened sweetness of a flute. Speak of encores! The building resounded with applause, and Norelli very sensibly, on being recalled several times, did not sing an encore—thus giving an object-lesson in the encore nuisance. There should be a limit to encores in all musical centers, Portland included. "Caro Nome," from "Rigoletto," was charmingly sung, the familiar air being rendered with all its traditional beauty.

Caesar Young's "La Procession," describing a procession moving along a country road, was all the more a notable number because of the organ obligato of Miss Grace Kemp, and violin obligato of Mrs. Sherman D. Brown. The first two Scandinavian songs were the easiest and most melodious on the artistic programme, and were sung, in English, with a quaintness and delicate humor that left nothing to be desired. Sigurd Lie's "Soft-Footed Snow," sung in Swedish, was rendered with exquisite pathos, and the half-voice was artistically used. But the best comes last, and in this case it was the celebrated mad scene from "Lucia di Lammermoor," with a flute obligato played by Gustav Oschesle. The aria was sung with fire, precision and fine expression, and so perfect was the beauty of Norelli's voice in the trills that it seemed to rival the clearness and sweetness of the flute tone, and to recall the interpretation of Melba. Can any higher praise be given for conscientious work and hard study?

Mrs. Sherman D. Brown's violin solos were played with delightful tone and expression, and Miss Kemp was heard to advantage in the organ number from Wagner. Mrs. Warren E. Thomas was a cultured and painstaking accompaniste.

Norelli, here's hoping to hear your charming voice and to see your charming self on the concert platform once more.

J. M. Q.

MADAME NORELLI, WHO SCORED AN ARTISTIC TRIUMPH.

INDEPENDENTS FOR FUSION

Citizens' Union in New York Accepts Republican Invitation.

NEW YORK, Sept. 23.—The nominating committee of 16 of the Citizens' Union, after a discussion of the letter of William Halpin, chairman of the Republican County Committee, inviting the union to return to the fusion conference, decided to return to the conference at the next meeting on Monday night. R. Fulton Cutting said it remained to be seen whether the union would present the name of President Martin W. Littleton, as its candidate for Mayor.

Johnson for a Third Term.

CLEVELAND, Sept. 23.—At the Democratic City and County Convention held today, Mayor Tom L. Johnson was renominated for a third term. Charles W. Lapp was nominated for Vice-Mayor and Carl H. Nau for City Treasurer. The Johnson adherents controlled the convention with practically no opposition.

COFFEE CATARRH

An Unsuspected Cause.

It is curious how many diseases come from a disordered nervous system which locates disease in some part of the body, and the primary cause can often be traced to coffee, which first breaks down the nervous system. A Georgian says:

"There is no doubt coffee gave me nasal catarrh. The septum in my nose was all gone, and the catarrh was eating its way, getting hold of the main bone of the nose. It also affected my sight very much.

"My nose was constantly dripping bloody water, but in two weeks' time after I quit coffee and used Postum Food Coffe in its place, I could see my way very well, the dripping from my nose stopped and my nose finally got perfectly well and healthy as far as is possible for the septum to grow back.

"There is no doubt it was a case of coffee catarrh, and the cure was made entirely by changing from coffee to Postum. The rest of my family took up the new drink, and Postum relieved my wife and little boy of frequent headaches, and what is called 'coffee headache' is not known in our family any more. Our sleep is so much more refreshing.

"We have influenced many people to try Postum and all of them like it better the longer they use it, and most of them say it is better than coffee." Name given by Postum Co., Battle Creek, Mich.

Ten days trial Postum in place of coffee often works wonders. There's a reason.

Look in each pkg. for the famous little book, "The Road to Wellville."