

GREAT FACTS IN THE AN BUILDING NOW

Never Before Have So Many
Laborers Been Employed
in Construction.

WORKING ON SKYSCRAPERS

Portland Realty Is in Great Demand
and Erection of New Structures
Keeps Pace With
the Transfers.

The most confirmed pessimist could find nothing forecasting in the real estate and building situation in Portland at present. Real estate continues active, although sales are principally small, and construction work is assuming proportions never approached locally before. There is no doubt that more laborers are employed on buildings in Portland than at any time in the past, while contractors and architects have more than they can do to keep up with the demands put upon them. Architects especially are finding it difficult to turn out plans rapidly enough to suit the builders, and they have been sending to other cities for extra help.

Modern Construction Methods.

The most notable feature of the dozens of large buildings going up in Portland is the modern methods of construction employed. The faith which capitalists have in Portland has caused them to feel that their investments in the city will bring sure returns and they no longer are trying to see how cheaply they can build, but how well.

The Wells-Fargo building is perhaps the best instance of this fact, because no item has been neglected in its construction to make it fully up to the most modern office buildings in the East. When the builders spent \$50,000 on the basement alone they set a new standard for construction in this city, and the remainder of the skyscraper is being erected in the same substantial way. At present, nine stories of the steel skeleton tower skyward at Sixth and Oak streets, and a group of interested spectators are present at all times watching the workmen hoist the huge steel girders into place.

Use of Reinforced Concrete.

The latest building material to be used in Portland is reinforced concrete. This material, which has met with unqualified praise wherever tried, is to be first used in Portland in the construction of the eight-story building by Mrs. C. H. Lewis on the site of Watson's Restaurant, on the west side of Fourth street, between Washington and Stark. Delay of the work upon this building has been threatened because the present building ordinance does not provide for the use of reinforced concrete within the city limits. Arrangements, however, are being made whereby the Council will grant a special permit in the case of the Lewis building, and a new building ordinance is being framed and will soon be adopted providing that this material can be used for construction in any part of the city. It is the opinion of local architects and contractors that reinforced concrete will become very popular with builders here, just as it has in many Eastern cities.

Two of the most important buildings begun recently are those on the north side of Washington street between Fourth and Fifth, because they are in the very heart of the business district. The corner building to be erected by Q. Swetland, will be seven stories in height, and the one adjoining, owned by D. E. Buchanan, will be six stories. Each will occupy a single lot. The excavation for both buildings is now well under way and the foundations will soon be started. The permit for the Buchanan places the cost at \$75,000. The permit for the Swetland building has not yet been issued.

Will Build Ten Stories.

Within a few months the frame building adjoining the site of the Standard building on Fifth street will be torn away and J. B. Yeon will begin the erection of a 10-story block, which will be one of the most handsome in the city. The plans for this structure have been completed by Mr. Yeon, but construction will not commence until the expiration of the lease of the present tenants. This building will be of steel construction and built along the most modern lines.

Just across the street from the Yeon property, on the southeast corner of Fifth and Alder streets, the excavation for the new Falling building is nearing completion. This building is to be used by the Honeyman Hardware Company in addition to its present quarters. At first six stories only were planned, but the owners have about concluded to erect four stories additional. If the additional floors are not built at this time, the foundation and walls will be made sufficiently strong to permit their addition later.

Another improvement on Alder street which is soon to be commenced is the building of the Portland General Electric Company at the northeast corner of Seventh street. The erection of this building will be one of the most difficult engineering feats ever accomplished in Portland, as the power plant is to be left on the site while the walls of the present structure are torn away and the seven stories of the new building are built around it.

Delayed by the Fire.

The addition of four stories to the Lang building at the northeast corner of Sixth and Alder streets was delayed by the Chamber of Commerce fire. The addition was to have been commenced as soon as the new Concordia Club building was completed, but has been postponed until the completion of the new Commercial Club, as that organization is now occupying the Lang building. Plans for the Commercial Club, which is to be constructed at Fifth and Oak streets have not been adopted. Several architects are preparing specifications and the choice will be left to competition. It will be eight stories in height and cost \$250,000.

The beautiful Masonic Temple, which is planned for West Park and Yamhill streets will be commenced just as soon as the coming meeting of the Grand Lodge adjourns. The plans, which were prepared by Richard Martin, Jr., have been practically adopted and assure one of the most handsome fraternal temples in the West for Portland.

East Side Building.

The four-story building being put up by Joseph Healy at the southeast corner of Grand avenue and East Morrison street, is now well under way and will be one of the best blocks upon the East Side. The two upper floors of this building have been leased to M. M. Ringler, who will use them as the headquarters for an East Side athletic club. The second floor will contain a gymnasium 50x65 feet which will give ample room for basket-ball, handball and other indoor contests. It will have an 18-foot ceiling and be equipped in



THEATER SEATING 3000 PEOPLE TO BE ERRECTED AT THIRTEENTH AND MORRISON STREETS BY CHARLES SWEENEY FOR JOHN F. CORDRAY.

the latest manner. Adjoining the gymnasium there will be a hall, 50x100 feet, to be used as a ballroom. It will be equipped with a stage so that theatrical and other public entertainments may be held there. On the fourth floor there will be large galleries opening onto the ballroom, and also boxing and fencing-rooms and complete club quarters. The building is to be of compressed brick and will cost about \$40,000, Jacob Jacobberger is the architect.

The largest sale on the East Side for months is that of the Brown Hotel, which was concluded by Joseph Healy yesterday. The hotel was the property of William Ladd, and sold to E. A. Baldwin for \$80,000.

The Harmon warehouse at Fourteenth and Johnson streets, owned by E. R. Richardson has been sold to a buyer, whose name is withheld, for \$85,000. Wakeman & Morse have just sold a half block on Kearney between Fourteenth and Fifteenth streets to Dr. C. W. Cornelius for \$25,000. Another sale is that of Captain A. D. Pease to outside parties of the southeast corner of Eighth and Couch

Transfers for Week.

June 4	59,367
June 5	37,250
June 6	31,016
June 7	17,250
June 8	74,372
June 9	14,526
Total	493,550

Building Permits.

June 4	6,120
June 5	12,250
June 6	17,250
June 7	13,700
June 8	11,200
Total	80,550

Harold Heads West Point Class.

WEST POINT, N. Y., June 2.—To Cadet Harold S. Hetrick, of Connecticut, will fall the much-coveted honor next Tuesday of being graduated at the head of his class at the United States Military Academy. Beside Hetrick, the other four to break into the "distinguished quintet,"

are W. A. Johnson, of New York; James J. Lovins, of Arkansas; Frederick L. Dwyer, of Virginia, and Edmund L. Daly, of Massachusetts, in the order named.

It is the custom to assign the first five men of each class to whatever arm of the service they may choose. The majority of them in past years have chosen to be assigned to the engineers.

Three Are Adjudged Insane.

C. E. Sparks, a printer, 33 years old, has been committed to the insane asylum. His wife committed suicide two years ago, and since then he has developed acute melancholia.

Herman Puhoniz, a lumberman, 26 years old, was committed to the insane asylum yesterday by County Judge Webster. The cause of his insanity is religious mania and excessive reading of literature on mental science. He is violent.

Mary E. Shopper, a school teacher, 22 years of age, has been adjudged insane by Dr. W. T. Williamson and Judge Webster. She was treated for two weeks at a sanitarium. The cause of insanity is unknown.



RESIDENCE OF A. A. KADDERLY, TWELFTH AND EAST COUCH.



RESIDENCE OF E. W. HENDRICKS, TWENTY-FIRST AND LAUREL STREETS, PORTLAND HEIGHTS.

GRAND OPERA HOUSE

Charles Sweeney Will Build
Fine Structure.

WHAT IT MEANS TO CITY

Portland Will Be Able to Bid for
the Big Conventions With an
Auditorium Capable of
Caring for Them.

Seven stories, instead of four, will be the height of the Portland Grand Opera-house which is to be erected on the Dekum homestead by Charles Sweeney, the Spokane millionaire, according to the statements of John F. Cordray, for whose use the magnificent playhouse is to be constructed. When the project was first agreed upon by Mr. Sweeney and Mr. Cordray it was practically decided to construct only four stories. Since then, however, it has been found that the demand for such a building in this city is so great that Mr. Cordray has decided to build three additional stories to which it is understood Mr. Sweeney has agreed. This change will raise the cost much above \$200,000, the original estimate.

Will Prepare Specifications.

Mr. Cordray, accompanied by Mr. Zittel, of the firm of Preusse & Zittel, of Spokane, which is preparing the specifications for the new theatre, have spent the latter part of the week in Portland in consultation with the firm of Rounitree & Diamond, agents of Mr. Sweeney in this city. The preliminary steps have been gone over carefully and the plans are being rushed to completion as rapidly as possible so that work can be commenced, if possible, by the latter part of October. Mr. Zittel has returned to Spokane where he will finish the drawings and construction plans will follow immediately thereafter. The firm of Preusse & Zittel drew the plans for the Columbia Theatre, recently finished at Spokane, and it is believed that the character of work before it.

Expense is not to be spared in making the Grand Opera-house a building which shall be an ornament to the city, as well as a useful building for housing important theatrical attractions and large conventions. It will occupy an entire half-block, on the west side of Thirteenth street, between Morrison street, but this has not been definitely decided. Several phases of the situation are in favor of placing the entrance on Thirteenth street, and this may be done.

Will Have Big Seating Capacity.

The theatre will be arranged with a seating capacity of 3000. In order to accommodate smaller audiences without using the entire auditorium, a plan is being worked out whereby the hall can be divided into sections, all or part of which may be used, as desired. The lower floor alone will accommodate an audience of 1500, and the balcony and gallery will be provided with seats for an equal number. The ground floor of the building will be divided into rooms for four stores, and the upper stories will be used as fashionable apartments, for which there is a constantly increasing demand in Portland.

"It took Mr. Sweeney just five minutes to decide that a large theatre which could also be used as a public hall would be a good investment in Portland," said John F. Cordray. "He has great faith in this city, where he has already invested extensive capital, and recognizes the fact that an auditorium which will accommodate large audiences is one of the most urgent needs of the city. True, we have the Armory, but it is difficult to get it when desired, as it is constantly used as a drill hall, and besides, the interior is but roughly finished. The splendid auditorium which the new building will contain will be handsomely furnished and attractive in every way."

Makes Values Rise.

The assurance that the Grand Opera-house is to be constructed on the Dekum homestead has already had a decisive influence on values along upper Morrison street. As soon as the news that Mr. Sweeney is to build was published in The Oregonian, property-owners advanced their prices on surrounding realty from 10 to 30 per cent. One owner who offered his property for \$25,000 two months ago is now asking \$50,000 for it. The theatre will draw hundreds of people to the vicinity at all times when it is in use, and will stimulate the retail trade in the neighborhood to no little extent.

Ideal Convention City.

Portland will be an ideal convention city when the Portland Grand Opera-house is completed. This is the universal opinion of railroad men and those who have been connected in any way with conventions and large assemblages. Portland as a convention city has obtained considerable prominence all over the country but it has always labored uphill against a serious drawback and that is that the city has never had a suitable hall. When the new opera-house is completed this one defect will have been remedied.

It is believed that many conventions National in their scope will be attracted to the Rose City because of the erection of the opera-house which will in every way be a perfect convention hall. Eastern delegates to gatherings invariably favor the election of some Western city for conventions so that they may enjoy the pleasures of the tourist. This will naturally result in many large conventions being held in Portland, particularly when there is a hall that meets all requirements procurable.

Tom Richardson's Views.

"Mr. Cordray deserves hearty commendation for taking the necessary steps to not only give Portland a magnificent place of amusement but for affording the opportunity for inviting and entertaining the larger conventions, and in this connection we should not forget to mention our obligations to Mr. Sweeney, who is constantly proving his confidence in Portland by adding to his investments," said Tom Richardson yesterday.

"A great convention hall is one of the most important requirements of the modern American city. The United States has the convention habit and it is a splendid habit for the people to have, for it brings together the men and women of the country in the different professions and callings of life where they have an opportunity to meet fellow workers in the same line.

"The benefits of conventions have been illustrated in a remarkable degree in some cities in the country, and the revival of New Orleans, to my personal knowledge, can be attributed largely to conventions. Milwaukee, under the shadow of Chicago and largely dominated by that city, raised a large fund and commenced entertaining conventions which Chicago ignored, and the people of the Wisconsin metropolis at the conventions have been of great benefit. The Southern Pacific and Santa Fe railroads have worked in season and out of season to bring conventions to California, and have always been ma-

terially assisted by San Francisco, Los Angeles and other California cities.

"I use these few examples, but all of the large cities of the East have paid attention to conventions, and Kansas City has put \$500,000 into a convention hall, and as this building is capable of entertaining the largest audiences, many great concerts and other immense gatherings of every kind have been held there. Kansas City people believe that their convention hall has benefited the city even more than some of its great industrial concerns.

"There are many people who would never make the trip across the continent if they had no good substantial reason for making such a journey, and attending a convention directly associated with their calling in life is the motive in many cases.

"The best argument a city can present in securing a large convention is a well-located, commodious convention hall, and means the location of the Grand Opera-house at Morrison and Thirteenth streets is admirable on account of its proximity to the leading hotels and business houses of the city, but more especially for the reason that many great conventions are now meeting in sections, and the proposed site for the theatre is close to the High School, other school buildings and churches. For instance, the National Educational Association requires some 30 separate rooms; the American Medical Association must have at least five; the Christian Endeavor and other organizations of a similar character need even a greater number of rooms than the National Educational Association.

Can Invite Conventions.

"With the completion of the Grand Opera-house, furnishing a convenient hall that will seat 3000 people, Portland will be in splendid position to invite the large conventions of the country."

It should be gratifying to those who have the interest of Portland at heart to learn that Charles Sweeney has decided to build on the old Dekum property, as a result of which the city will be provided with a hall, where national conventions of various organizations, political, social, educational or commercial, can be held, as William McKinstry, the requirements for a city that aspires to entertaining large organizations of a National character are many and varied, and there are but few American cities that can compete with Portland for the honor.

"With the ample transportation facilities that Portland enjoys and the means for providing entertainment of every kind, the City of Roses may confidently claim the attention of the most important bodies and promise, so far as any city may, a successful meeting.

May Show Advantages.

"Conventions are not secured by a few days' effort, but on the other hand, it has been often found necessary to have the invitation placed on record two or three years in advance, and then success is only attained by sending a strong committee to the place of meeting prepared to set forth fully the advantages of the city it represents.

"Personal experience along these lines has shown me that a committee of a convention more forcibly than by exhibiting to them plans or photographs, exterior and interior, of the hall or place where they are invited to hold their meetings. These, backed up by a topographical map of the city and adjacent country, showing the location of the proposed meeting place, can be used very effectively by a committee in its efforts to influence the selection of Portland."

"A large convention hall is what Portland has been in need of for a long time and Portland should be very grateful to Mr. Sweeney that such a magnificent one is to be built," said A. D. Claxton, who is very enthusiastic on the subject. "The hall will undoubtedly act as a magnet in drawing to Portland many large National conventions which will be of great benefit to the city."

"Large conventions not only bring money into a town and practically none is taken out but prove to be great advertisements for the city in which they are held. Portland offers many attractions to conventions and I believe that as soon as the new opera-house is completed that we will immediately begin to feel the good effects."

Files Bankruptcy Proceedings.

A. F. Morris, a stationer of Eugene, Or., has filed his petition in bankruptcy with the Clerk of the United States District Court. He owes \$508.21, and has assets amounting to \$188.74.

Mrs. Wilson Demands Alimony.

Katie J. Wilson, who has sued Joshua E. Wilson for a divorce, yesterday filed an affidavit in the State Circuit Court asking for alimony and expense money. She says Wilson is worth \$20,000, and she helped to earn it for him manufacturing and selling wire jewelry and frequently economizing to such an extent that she wore gym-suits wrapped around her feet in place of shoes. Mrs. Wilson also asserts that Wilson took advantage of her childlike simplicity and innocence when she was only 15 years old, and forced her to marry him. He was 26 years old at the time. The marriage took place about 10 years ago and the litigants have two children.

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