



TAILING RESIDENCE 5TH AND SALMON STS.



RESIDENCE OF S. SANDBERG E. BROADWAY BET 3RD AND 2ND



RESIDENCE OF F. H. FLEMING EAST 17TH AND COUCH

BUILDING PLANS MAKE BIG GAINS

March Noteworthy in Showing Good Improvement Over the Normal.

WANT LARGER STRUCTURES

Dealers of Opinion That Year Promises to Be One of Great Achievements in Portland Realty Business.

March, 1908, is worthy of notice in real estate annals for at least three reasons. In that month there were more permits issued for new buildings than in the same month for years; a departure was made in the plan and cost of prospective real estate buildings, and a prominent representative of large Eastern financial interests visited Portland for the purpose of seeing for himself if reports of the growth of the city could be verified—and departed convinced.

Official records prove that a healthy growth is under way in the number of new dwellings being set up, and being occupied as soon as completed; growth, because old buildings vacated by some of the owners of new ones do not remain vacant, so that it follows that these new houses, in a majority of instances, represent additional buildings to those already built and occupied.

Must Have More Room.

Portland's retail business, especially as conducted by what is known as department stores, is to take an important step forward in the way of buildings occupied and be in line with the big stores in other leading cities of the country. The Old, Workman & King and the Meier & Frank buildings are believed to be but a start in what is to be expected in the next few years. The announcement that these two buildings are to be started this year has given an impetus to building operations that is recognized by everybody in touch with conditions. It is a sure sign that at least one other big building for a retail establishment is to be contracted for in a short time.

Real estate men say that the present quarters inadequate to handle increasing trade, and this need of more room is not confined to retail stores. Several wholesale sales are said to be seeking inquiry for larger buildings, and two or three real estate brokers are known to have commissions from wholesale houses for big buildings as soon as they can be secured. Investors are having their attention directed to these requirements and two large structures suitable for wholesale business are to start building as soon as suitable sites can be obtained.

Effect of Marton's Visit.

As to Paul Marton's visit to Portland, realty men say the effect of his visit is local capital to be a realization of the fact that this city cannot much longer offer opportunities so much better than other cities of the country of similar size. If Eastern financial institutions are to enter the market to pick up the better sites and build modern structures, if those experienced investors covered by the record of real estate men in this city for the good revenue now available, there is no reason why local men should not do as well for the same reason. The advantage of being on the ground and knowing that values are right, and that everything points to a continuation of the progress now being made in extension of the city.

Whether Mr. Marton's company is to send out funds for lending, or intends to build here, is not now known, but it is self-evident the big corporation has arrived at the conclusion that Portland is a good town on which to keep an attentive eye, and that it offers excellent opportunities for safe investment.

The record of realty transfers for March totaled \$1,314,220, much below the total of March, 1907, but in point of volume of transfers there is a large gain. March last year the transfer of several extensive tracts on the East Side figured, and a number of business sites in the business district changed hands. This year, in March, only three or four deals involving over five figures were recorded, as that the more than \$1,000,000 represents the purchase of sites for dwellings, which indicates an increase in real estate business rather than a falling off, which the totals would seem to show.

Architects Reported Busy.

Architects are all busy with plans for every class of buildings, but again dwellings take the lead. Among the plans now under way are those for the Meier & Frank building at Sixth and Alder streets, of eight stories; three hotel buildings, three schoolhouses, seven apartment buildings, Ochs' new hall and about a dozen residences to cost over \$20,000 each. No figures are available for the number of medium-sized dwellings for which plans are being prepared, but the selling agents of the different planned tracts report from half a dozen to a dozen in each of them and in the built-up sections new houses are projected in every direction.

and Ankeny streets. Wiggins at Seventh and Burnside streets. Oregon Hotel Annex at Park street, near Stark street. Burkhardt at Second street, near Alder street; V. W. C. A. at Seventh and Taylor streets, and Danmore at Fourth and Everett streets. The frame dwellings are being removed from the Roseblatt corner at Tenth and Alder streets and excavation will follow their removal for the eight-story hotel to be erected on the site.

Business District Expands.

Attention is being directed to the district from Sixth to Thirteenth street, between Alder and Taylor streets, by prospective builders of business structures. In other downtown districts the more desirable sites for such buildings are either now occupied with substantial improvements or have been secured by intending builders. Negotiations are known to be in progress for sites within the district referred to, and in at least two instances the deals are practically closed. The tone of the market is distinctly encouraging. The former talk of "things looking up" is giving place to tangible operations. Every man in the realty business believes the present year will be one of continuous progress in building operations and in dealing in building sites. On top of that should be added investments in Portland realty as investments, that is, sales of lots to be held against advance in valuation. The expressions of board realty men in the cautious way they make Saturdays, is of the most hopeful tone and practically all agree in saying, "Portland has again struck its normal stride—nothing now can stop its progress."

Buys Hood River Fruit Farm.

E. C. Chaffin, a business man of Portland for a number of years, has bought a 25-acre fruit farm in the Hood River Valley at a cost of \$12,000.

DALY POINTS OUT NEEDS

Compares Portland Streets With Those of Sound Cities.

PORTLAND, April 4.—(To the Editor.)—I have just returned from a trip to Tacoma, Seattle and Victoria, and was very much impressed with the great superiority of the streets of both Seattle and Tacoma. I rode in an automobile for one hour in Tacoma in the residence district on asphalt streets. The same is true of Seattle, only on a larger scale. If the property-owners and capitalists of our city had the pride they have in Seattle, Portland would be wonderfully benefited. Not only have they fine streets in their city, but they are kept clean.

Business, however, is much better in Portland than Seattle, and money rather than in Seattle. I was informed that Seattle inside realty depreciated 25 per cent in the last few months, and outside real estate at least 30 per cent.

Work has been temporarily stopped on some of the large buildings on account of the lack of funds. I heard a great deal of talk in Seattle about the large packing-house interests coming to Portland, and they expressed the hope of getting some of them over there also.

In the matter of apartment-houses, Seattle is far ahead of Portland. They do not build frame apartment-houses there except in the poorer localities. There are a great many first-class concrete and brick apartment-houses. One of them, the Waldorf, eight stories of concrete, covering over a quarter of a block, is a beauty. The Perry, just completed a short time ago at an expense, as the manager informed me, of \$43,000, is seven stories in height and of concrete. It is about 180x150. It is now being remodeled from a high-grade apartment-house to a family and tourist hotel. It is a class A building and is absolutely modern in every respect. The fire risk is reduced to such a minimum that they do not insure at a rate of 42 cents.



J. FRANK KEATON 415 N. PARK

WILL BOOST OLD YAMHILL

Enthusiastic Publicity Club Is Organized at Sheridan.

Manager Tom Richardson, of the Commercial Club, was a visitor in Sheridan, Or., on Friday last, when he participated in the organization of a Commercial Club and the inauguration of a campaign of advertising Yamhill County. Mr. Richardson was much impressed with the determination of the people of Sheridan to make known its resources and advantages. In giving his impressions of his visit yesterday Mr. Richardson said: "I was astonished on my arrival at Sheridan at the enthusiasm manifested by the residents of that section, in the matter of advertising its resources. A remarkable circumstance in connection with the newly organized Commercial Club is the fact that the principal subscribers to the advertising fund are farmers. In less than half an hour \$1000 was subscribed for the campaign of publicity."

At the mass meeting in the Sheridan Opera-House large delegations were present from McMinnville and Lafayette. Speeches were made by Mayor Macy, of McMinnville; President Wortman, of the First National Bank of the same place, and M. O. Lowmendale, president of the Yamhill County Development League. These men all contributed liberally to the fund and strongly urged the advisability of carrying on a campaign of wide publicity."

Spring styles Heman shoes at Rosenthal's Spectacles \$1.00 at Metzger's.

REPLY TO ROBERTS

Incompetent or Unfair, Says School Electrician.

DEFENDS SCHOOL WIRING

D. J. Phillips Uses Board of Underwriters' Report to Show That Statements of Fire Marshal Were Erroneous.

Phillips. He says he will show the weak spots in the reports of Mr. Roberts. Mr. Phillips' statement follows: "Reply of Mr. Phillips. In the issue of The Oregonian of March 28 there appeared a report from the committee appointed by the Executive Board of the city, consisting of Chief Campbell and Fire Marshal Roberts, to investigate the conditions of the public schools, regarding their fire protection. Being electrician for the schools, I naturally felt interested in the report, especially that of the electrical part. Right here I want to say that, although Chief Campbell signed the report, he is in no way responsible for this part of the report. I have no objection to his signing it—Roberts and having implicit confidence in Mr. Campbell's integrity and fairness, I herewith relieve him from any blame whatever, and place the responsibility where it rightfully belongs—on Mr. Roberts. "Want of space will not permit me to discuss at length his findings on the different schools reported on, but with the indulgence of The Oregonian and its readers, I would like to quote from his report regarding the Irvington school. This is practically a new building, and having been built since I entered the employment of the Board of Education, I have installed in it all the electrical equipment. His report runs as follows: "Irvington School—Electrical system should be remodeled at entrance of service. No proper main line switch and fuse at entrance of light system, and connection at entrance of light system are exceptionally dangerous and poorly made. No approved main line switch and fuse at motor for circuit. Basement and motor wires are in close proximity to pipes in basement. "Knowing that all these main line switches and fuses that Mr. Roberts mentions in his report as not being there were installed by me on February 3, 1908, as shown by my book of record, and knowing also that it was impossible for them to have been stolen out of the building, I made a request to J. C. Stone, manager of the Board of Fire Underwriters of the Pacific, for an inspection of the entire building at his earliest convenience. I herewith submit the report in full. "Stone on Irvington School. "Mr. D. J. Phillips, 194, Lowmendale street, Portland, Oregon. "Dear Sir: As per your request of

RESIDENCE OF JOS. W. BEVERIDGE E. COUCH NEAR 17TH

March 20 for an electrical report on the installation in the Irvington public school, located at East Fourteenth and Thompson streets, but to advise the inspection had been made, and the report is as follows: "Basement—One 75-horsepower, 220-volt, 3 phase, 30 cycle induction motor, system well installed by electric lights. "First floor, old building—Cabinet controlling the old building is located in the hall containing cut-outs and double pole knife switches, controlling four circuits; in the hall are two four-rod electric light chutes and one ceiling receptacle. "Second floor, old building—The main service cabinet is located in a dressing room directly underneath the cabinet of the meter loop; the same is temporarily closed as the meter has not been installed; there are two drop lights and five ceiling receptacles in this part of the building. "Auditorium, second floor, new building—Cabinet located on one side containing four circuits, controlling 15 outlets; no switches or light fixtures are yet installed. "All the above-mentioned installations are in accordance with the rules of the National Electrical Code. "J. C. STONE, Manager."

Takes Marshal to Task.

I may also state that this building was subject to another inspection at the time of its opening, by the inspector for the Portland Railway, Light & Power Company, who would not have connected their service wires to the system had it not been in perfect condition. I had always thought till now that any one who had the temerity to criticize the work of the schools, I naturally felt interested in the report, especially that of the electrical part.

Further on in his report he has made much to do about the dangers of the 500-volt direct current motor system, and has ordered its removal at once, and that the 220-volt induction motor be substituted.

Says Report Was Careless. It is very evident from his report that he does not know a 500-volt direct current motor, when he says it, from the 220-volt induction motor he speaks of, for in one of the schools he has already reported on, where one of the car marks, he has only been able to identify them by a little further back in the basement, he has passed this particular one by without any comment whatever. If he should claim it was an oversight, then I ask you, is the man competent to make this inspection when he overlooks this great danger he speaks of? And if he should try to blame the stenographer for the facts, the infirmity of his own self-estimated importance to the city.

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one perhaps eight or ten years ago, before my employment by the board, they were not in some minor details comply with the most recent revised code of the underwriters, but there are none of the dangers there that Mr. Roberts sees through a distorted vision and lack of knowledge, as I shall be prepared to show by expert testimony when I see before the Board of Education and Executive Board of the city administration.

As to Woodlawn school. For the ladies from the Woman's Club of the Methodist Church at Woodlawn, I have nothing but the kindest feeling and veneration, and would say that the building there, as it stands electrically, meets all the requirements of the Board of Fire Underwriters, but if the district wants to go to the expense, I will be only too willing to install marble switchboards, the same as I have done at the East Side High School.

Since entering the employment of the schools, I have installed in 12 of the old buildings, and all of the new ones that have gone on, complete fire alarm systems that can be rung in from six to eight points of the building, and of an trying to get over the rest just as quickly as the time and help at my disposal will permit, and I have made, and am willing to at all times make, any changes in either the electrical or heating and ventilating apparatus for the betterment of the schools or the comfort and safety of the pupils or teachers.

WANTS ONLY SPECIALISTS Stanford's Plan is to Drop Freshmen and Sophomores.

SPOKANE, Wash., April 4.—"Within five years we expect to have only juniors and seniors at Stanford University," states David Starr Jordan, president of that institution, who lectured here last night. "It will be a blow for only those who have a definite object in pursuing a university course, and not for those who are gathering up the odds and ends of an education. Stanford has passed the stage where it can afford to devote so much of its efforts to the training period. Within five years we must expect an elimination of the freshmen and sophomore classes. That is not the work of a real university; it is for the preparatory schools. The man with a definite aim in pursuing his college work is the man who is wanted at Stanford."

We are working on that plan now. We have just succeeded in developing a fine law school. We have made arrangements for the Cooper Medical College as the property of Stanford and with it will come the Lane Hospital. That completes two leading departments and we will be ready when the time comes to send out fine, strong specialized men and women to do real work in the world."

Will Increase Capital Stock. Directors of the Spokane, Portland & Seattle Railway met yesterday morning in Vancouver and authorized the mortgaging of the property of the company in order to increase the capital stock from \$5,000,000, provided in the original articles of incorporation to \$7,000,000. About \$20,000,000 has been spent already in the construction of the first 21 miles of the road from Vancouver to Pasco and the construction contemplated east of Pasco will bring the cost of the system up to at least \$40,000,000.

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