

PORTLAND RESIDENTS BUILD COMFORTABLE AND HANDSOME HOMES IN ALL PARTS OF CITY



HENRY HEITKEMPER ELK HORN PLACE, COURTESY STATION OREGON CITY JUNE



MARION VERSTEEG 769 HANCOCK ST. NEAR 24TH



W.C. CAMERON 24TH AND HANCOCK



K.E. HARRIGAN 410 1/2 24TH ST. HANCOCK AND WILLAMETTE

SHORT TERMS FOR CHOICE CORNERS

Wholesale Liquor-Dealers Not Making Long Leases as Formerly.

NUMBERS OF NEW DOCKS

August Building Operations Will Reach Well Up to \$800,000 in Valuations—Heights Sites Secured for Costly Residences.

Brewers and wholesale liquor dealers for years have leased prominent Portland corners in which they install retailers of their products, and have gradually run up rentals until figures have become beyond the ability of merchants to meet. The natural consequence is that saloons are located in some of the most desirable locations in the city, and besides the larger number of these are tied up in long leases. One of the prominent brewers of Portland said last week in discussing this matter that he, for one, would not close leases to the same extent as formerly, either in term or rate of rental. He frankly gave the reason for this to be that the prohibition movement promises to include this city, and he did not intend to be caught with a lot of saloon leases which might not be rented for other purposes at anything like as much money as saloons would be able to pay. If the fear expressed by the brewer should become an established fact, in the opinion of real-estate men and renting agents, rents probably will have to be readjusted to suit the new conditions. Withdrawal by brewers and wholesale liquor people of offers of desirable locations for saloons in the business districts of the city undoubtedly will be felt almost at once, and may result in scaling present rates for stores. It was pointed out, however, that regular merchandising is extending to such a degree as to make saloon leases, upon termination, eagerly sought for by tradesmen. Vacant stores are vacant in downtown parts of the city.

Large Buildings Started. In the past week there were several building permits issued that attracted notice on account of their importance. The largest in point of estimated cost was for the Labbe estate building at Park and Everett, excavation for which was finished about the middle of the week. The permit was for estimated cost of \$190,000. The Humaer-Frank building is to occupy the building when completed. This building will be one of the new structures to be added to the North End district, which is rapidly changing its appearance from semi-residential to a business part of the city. There was for years a certain amount of chaffing concerning the character of that portion of the city, but that is rapidly passing away, for some of the principal wholesale houses have, or are about to have, their headquarters established there, and "undesirables" are said not to thrive in the midst of legitimate business surroundings. In the district just north of Washington street there is a brick building movement of the better class of structures. Lombard's, Henry's, Wemmer's, and Pacific Paper Company's buildings to go up about the same time, will furnish builders plenty of work for the next few months, and these, with the addition of the Labbe building, only a short distance away, and the Barr Hotel, near the Union Station, promise to give steady employment for the building trades well on toward the end of the year. On the south side of Washington there are the Y. M. C. A. building, the Roseblatt Hotel, Meier & Frank Company, Studebaker, and a number of apartment-houses that in totals mean about a million and a half in new structures, not to take into the calculation the buildings in which interior work is to continue for some months.

More Costly Dwellings. A large number of high-priced buildings are under course of construction just now than for months past. Portland and Willamette Heights both furnish evidence of a fulfillment of predictions made during the last year that the hills back of the city would not long remain sparsely settled portions of the residence districts. To be sure there are big tracts yet to be built upon, and it will be years before those parts of the city will have the appearance of city streets, but these tracts are rapidly developing into suburban parks, with the handsomest residences

MILL TO TAKE PARK SITE

LUMBER COMPANY SECURES DESIRABLE PROPERTY. Nine-Acre Tract That Had Been Secluded for Recreation Ground Is Picked Up.

An important sale the past week was that of the nine-acre tract, on the south side and at the foot of Spokane avenue, to the East Side Mill & Lumber Company, by Fred S. Morris, for \$25,000. This is the tract that the Sellwood Board of Trade wanted bought by the city for a public park. It is situated on the land is wanted by the mill company for enlargement of its plant. The land is on the banks of the Willamette River, and was considered for park purposes. Another considerable sale of East Side property was that of a lot on East Morrison, between Union avenue and East Third street, occupied by a two-story frame building. It was sold by J. F. Daly and J. Freidenthal to Major W. P. Gould, of Indiana, for \$200,000. Major Gould made the investment as a business proposition. The price paid was a considerable advance on the amount Daly and Freidenthal paid originally for the property. The lot is 50x150. In Holiday addition the Oregon Real Estate Company sold lots 2, 3 and 4, block 178, to H. D. Chapin for \$25,000. The property is located in the block between East Sixteenth and East Seventeenth streets, on Wasco. A. C. Going sold to the United Savings and Investment Company, lot 7, block 13, in Holiday Park addition. In the same addition, Annie T. Burke bought lot 2, block 203, for \$1400. A large number of sales have been made the past week in Holiday addition and Irvington, and new residences are being started all through that district. In the latter addition, Sarah M. Pester bought the east half of lots 11 and 12, in block 37, for \$2300. H. C. Morris sold lot 1, block 69, to Charles M. Burrows for \$3000. Sales in the Vernon tract have been numerous recently, and the building movement there has not stopped for months. Over 100 dwellings under way can be seen from the car track, which is but a fraction of the number being built in this section.

GRESHAM BUILDINGS PLANNED

Fair Association's Main Hall Also Will Be Used by Town. Plans have been completed for the main building for the fair which will be held at Gresham, for five days, beginning October 6. The building will be 60x150 feet. It will be partly one and partly two stories high. Through the center on the second floor there will be a platform, 30x50, for bands and observation. A. F. Miller, superintendent of exhibits, of Portland, says the building will be made permanent and would remain on the ground recently purchased by the Gresham Council and can be used by the town. He considers this the best arrangement, as it means that it will be cared for at all times. The fair association gets the free use of the ground for its annual fairs and the city gets the use of the main building for any public function or celebration it may desire to hold. Mr. Miller says that the collection of exhibits has already started. Some of the farmers of the county began last year to prepare for the exhibit. He said that it was desired to interest Portland people in the fair. The civic clubs will be invited to make excursions to the grounds during the five days.

DAIRY HERD GOES BLIND

Eleven Los Angeles Cows Afflicted by Peculiar Disease. LOS ANGELES, Aug. 29.—That 11 cows in the Gieschler dairy which have gone blind mysteriously are the victims of a new disease is the opinion of H. J. Daniels, a veterinary surgeon, who has been studying the cases. At first there seemed to be every indication that the cows had been blinded by a knife plunged into their eyes. On closer examination it was discovered that the hole in each eye was located in the same relative position. The veterinary acknowledges that he has never heard of a similar disease. It is thought possible that small tumors have formed in the eyes and broken, leaving a hole and destroying the sight. Tests will be made with the cows, and it is hoped to learn the exact cause of the animals going blind.

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OREGON PRUNE OUTLOOK

Writer Denies That New Packers Association Is Trust. SALEM, Or., Aug. 28.—(To the Editor.)—In two recent editions of the Oregonian articles have appeared stating that the "Prune Men Union" to form a new association. Since this organization that is made up largely of Salem men, and since Salem is the home of the Willamette Valley Prune Association, the most successful prune growers' organization in the state, a few words of explanation from the writer will probably not be out of place. Loyal members of the association referred to, and doubtless every commercial packer in the state, will at once recognize the names of those forming the new association as growers who have been known for slack-cured, under-dried fruit. And it is no secret that the Albany wing of the concern advised growers last season not to dry fruit, so hard, as is required by the Salem standard. This policy may induce growers to sell prunes through the new venture, but



B.S. PAGUE PETERSGROVE, NEAR 24TH

many even now can remember with sorrow the experiences of former years with such a policy. Many cartons of prunes shipped from Albany last year and reported by Eastern brokers as rotten, gave the entire industry of our state a tremendous setback, and indirectly caused much loss to legitimate packers who paid good money for good fruit. We advocate thorough drying and insist upon packing a first-class article. This Northwest Association seems to be a coming together of kindred spirits, and it is hoped that an improvement in drying and packing will be the result, so that other interests, both growers and packers, may not suffer. We welcome all legitimate efforts in this line, for it is certainly a desirable arrangement, provided makes good fruit are not made to suffer thereby. One of the articles above alluded to speaks of a "Fruit Combine," intimating that the new Packers' Association, of which the Willamette Valley Prune Association is a member, is a trust. This cannot be. The executive board of the Willamette Valley Prune Association, all prominent prune-growers in the Salem district, examined the merits of this association carefully before endorsing it. Nor would this association ever have become a party to the packers' organization in any way, if it were not a movement in the interest of the industry of growing and marketing our Oregon prunes. The Northwest Packers' Association purposes to correct two evils as far as the growing of prunes is concerned. First and chiefly, improperly cured fruit. To guard against its manufacture, a letter signed by all the packers was prepared some time ago and mailed to the growers. Furthermore, in this regard, to avoid working against each other, the organization proposes that none of its members shall receive under-cured or slack-dried fruit which may have been justly rejected, until such fruit is put in good condition. Second, the Northwest Packers' Association proposed, and its members adopted a uniform system of buying contract. Hitherto, there have been diverse contracts, some of which have been clear and some have been confusing to the sellers. The system now adopted is not only uni-

form, but simple and manifestly fair. California dealers have been forced to take similar action. Such action has become positively necessary for commercial safety and self-preservation. The fact that the newly-organized Northwest Association intends to ignore the packing organization, or rather use it as a cat's-paw to secure the chestnuts from the hot embers, forecasts the continuation of a reckless business management of our prune industry. Our goods deserve the best and most conservative management, to attract the attention of a critical and discriminating market. Prunes packed by the Willamette Valley Prune Association have gone into almost every corner of the globe and have stood a fair test the world over. This old, reliable association is still doing business at the corner of Trade and High streets, Salem, Or., and its constituents have been fully satisfied with the results of its sales in recent years. The pool for the current year, consisting of about forty members, has disposed of its probable output at remunerative figures, and the members were never more contented and hopeful than now. W. J. CRAWFORD, President Willamette Valley Prune Association.

SAYS POOR PUSSY JUMPED

Japanese Janitor Denies Throwing Cat From High Window. LOS ANGELES, Aug. 28.—Police Judge Frederickson has under consideration the case of the office cat and upon his decision depends the liberty of Jar Yoshida, honorable janitor of the Curtier building, from the third story of which the feline fell to the pavement a day or two ago. The cat, contrary to tradition, failed to alight on its feet and the agent of the S. P. C. A., who is responsible for the arrest of Yoshida, was compelled to end pussy's life. It was alleged that the Japanese janitor, while sweeping an office, pushed the cat maliciously from the window ledge, upon which it was extended in sunny case. But in court yesterday,

through an interpreter, Yoshida smilingly refuted the cruelty charge as false. "The honorable household pet, she appear quite hungry and see several elegant fat bird in the remote street, great distance below. Instantly she spring out the window and get grievously hurt. We take it to the basement, where the officers find it and kill him. I did not push her out."

JAPAN ADMITS POVERTY

Postpones Tokio Exposition Because Short of Money. TOKIO, Aug. 29.—The government's financial policy, decided upon by the cabinet yesterday, involves the curtailment of expenditures by \$100,000,000, of which 50 per cent will be taken from the army budget and 10 per cent from that of the navy. The postponement of the International Exposition, Premier Katsura says, is not purely due to financial reasons, but is owing to the fact that the work of preparation has been insufficient, and it will be quite impossible to make a creditable exposition within three years on an appropriation of \$5,000,000. Therefore, as the necessary appropriation would be inconsistent with the economical plans of the cabinet for the next five years, it is wiser for the government to admit that fact than to fall in making a com-

plete success of the exposition, which it has been decided will be held in 1917, the anniversary of the accession of the Emperor. In this manner Japan admits her financial stringency, but insists on the utmost economy, and depends on foreign countries accepting the situation as an act of wise economy on the part of the nation.

WILL GO WITH ROOSEVELT

Bill McDonald, Texas Ranger, Chosen for African Hunting Trip. FORT WORTH, Tex., Aug. 28.—Yielding to a pressing invitation, Captain W. J. (Bill) McDonald, ex-Texas Ranger, more recently famous for his part in the investigation of the "abducting up" of Brownsville, will accompany President Roosevelt on his hunting expedition to Africa. Captain McDonald admitted that President Roosevelt had urged him to go on the African trip, and that he had accepted, although arrangements are yet to be perfected. These details will be arranged during a Texas bear hunt, which the President has promised to make this winter. This bear hunt will be in Hays County, Southwest Texas, but the date is not fixed. Canada between 1906 and 1907 disbursed \$19,530,275 in industrial bounties.

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