

WATER BUILDINGS WILL BE HEAVY

Several Large Structures and Many Small Ones Are Under Way.

NORMAL AUTUMN PERMITS

Realty Dealers and Brokers Report Healthy Tone in Market With Continued Inquiry for Inside Income-Bearing Investments.

From present outlook there will be no lack of work in Portland the coming winter in building trades. Ten or a dozen buildings will be ready for interior finishing before rainy weather sets in, and if the weather is no more severe than that of recent years, outside construction will proceed at nearly the same rate it did during the summer and fall months. Except for a few days here and there through last winter, building operations were carried on as usual.

This record was exceeded in the matter of residences, together with several business buildings, on the East Side, and this activity gives promise of being exceeded in the coming four or five months.

Rushing Excavation Work.

Scattered all over the city on both sides of the river are to be found excavations for buildings of various descriptions, many of which are for buildings of the first class in point of cost and size. Some of the sites have foundation walls in place, notably the Lombard building, the Henry Blumauer-Frank, Crane and Devlin & Wallace. Walls are started on the Rosenblatt Hotel, Y. M. C. A., Pacific Paper Company and several others of about the same character. Excavation is being made for the Meier & Frank, Wilcox, and Fuller & Co. blocks. Those named are but a portion of buildings in process of construction, and are referred to in order to indicate what is to be expected in the way of operations between now and spring.

In the new warehouse district in the northwest end of the city several large buildings are under way, or will be started before many days. The sites are for wholesale purposes in that part of the city, along rail lines, are nearly all taken by firms now putting up buildings or that intend to build in the near future. One of the latest to secure a site in that part of the city is the Irwin-Hodson Company, and plans are now being prepared by W. C. Knighton, the architect, for a three-story building to be erected for the firm.

May Reach Average in Permits.

While the fact remains that erection of large buildings is to proceed without interruption, there have been so far this month few permits issued for these buildings, though before the month is over preliminary work will be started in the way of excavations and foundations for several, which will bring up the total to something like average proportions. In the week just closed there were 108 permits issued carrying in estimated cost \$138,307. These were for dwellings of moderate cost, in greater majority of instances, and as has been the rule for months past, most of these were for houses on the East Side.

There continues to be extension of manufacturing enterprises and some of the older concerns are seeking sites in localities off the river. One large enterprise, the Portland Mill & Fixture Company, whose plant is now located at 441 East Morrison, has under course of construction a larger plant, on property bought about three years ago by the proprietor, Martin W. Parelus, in Sullivan's Gulch, near Doernbecher Manufacturing Company's plant. The land bought by Mr. Parelus consists of about three acres, for which \$10,000 was paid. Within the last few months \$15,000 was offered for the tract, but the owner declined the offer. The land is now worth at least \$15,000. Work has started on the new plant, the main building, 60x120, four stories, having excavations made and foundations in. Dry kiln and power-house are to follow as rapidly as possible, and the whole plant finished early next year. The plant will have 578 feet of sidings of the O. R. & N. road and when completed will be one of the prominent manufacturing plants in the city.

Peninsula Shows Activity.

Work is progressing down the Peninsula on the site of the Union Meat Company's plant. Piling is being driven and fills made for the buildings, and operations are going forward on the townsite adjoining the packing plant. Agents for townsite lots, not only in Kenton, but surrounding tracts, report satisfactory sales. Coming on southward, the Peninsula tracts are all meeting with good sale and in some of the older localities prices are advancing. On southward, in Rose City Park and surrounding tracts, a gradual advance in prices for lots is noted. On Hawthorne avenue a strip known as Crystal Springs Park, handled by Knapp & Mackey, a good sale of lots is reported and at \$700 a lot the tract, it is believed, will soon all be taken. The extension of street work on Hawthorne avenue will reach this district.

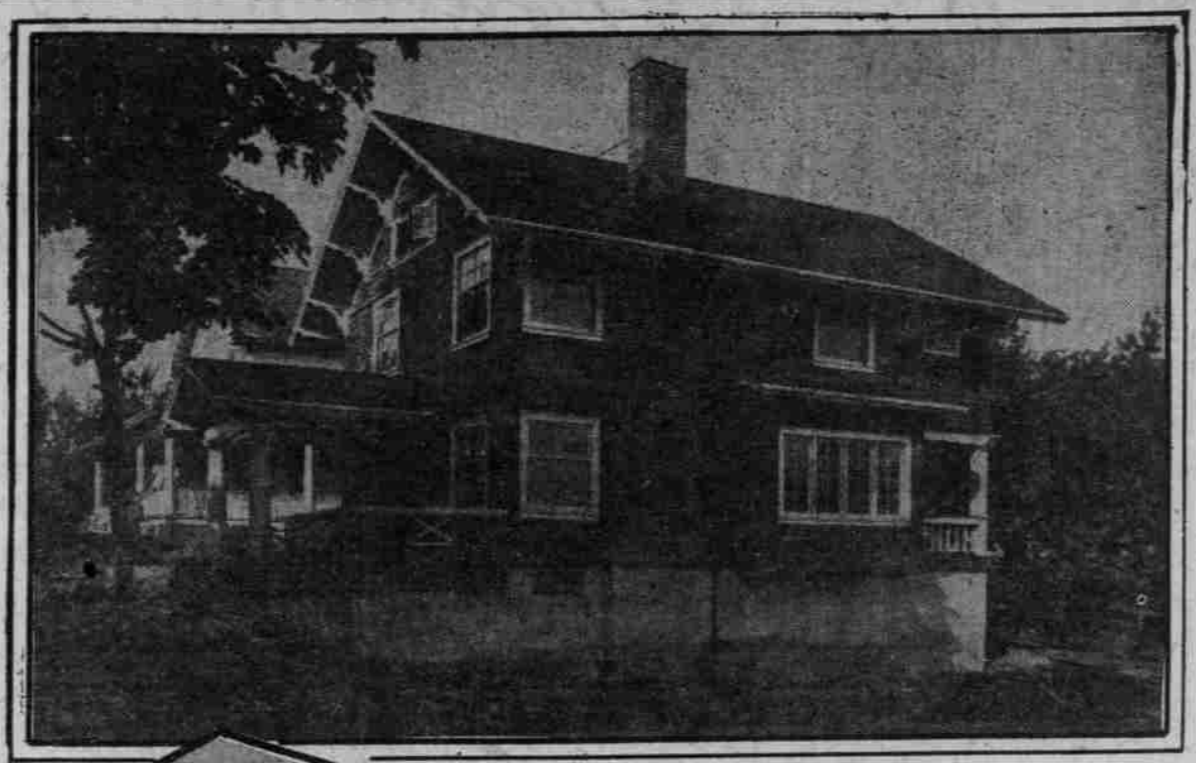
The tone of the local market is reported by dealers and brokers as in excellent condition. Continued inquiry is made for inside income-bearing property, with the same strong holding that has marked the condition for the past year. Several dealers have orders for this class of realty and from reports there is a larger total of funds in the hands of brokers waiting opportunity to invest than ever before.

Small Tracts in Demand.

Movement in acreage is regarded by dealers as unusually good. Small tracts—five to 25 acres—pass ownership almost every day, lands lying in a radius of say ten or a dozen miles of the city of course attracting greater attention.

The opening of the Country Club grounds this week by the Livestock Association's exhibition is certain to have a beneficial influence on realty in that district of the city. Thousands of residents of Portland and vicinity have not seen this magnificent property since it was acquired and improved by the association. Nothing short of a revelation will come to them when the inspiring panorama first greets their vision, and naturally prospective buyers of suburban lots will be interested in learning more of the tracta lying

TYPES OF NEW BUILDINGS RECENTLY FINISHED IN PORTLAND



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CHERRY NEAR BENTON ST.

In proximity to the great show grounds there are townsites on all sides of the grounds, and no wonder will be excited if a brisk buying movement closely follows the meetings of this week.

EAST MULTNOMAH GROWING

Notable Increase in the Population and Realty Purchases.

Eastern Multnomah County, from the city limits to its farthest settlements, is growing rapidly in population. In fact it is keeping pace with the city in proportion to the number of inhabitants. As far out the Base Line and Section Line roads, to the ten-mile posts, the whole country is fast being put up into small tracts of 5, 10 and 20 acres, which are selling rapidly. Many new homes have been built and the inhabitants are increasing at a wonderful rate.

As an indication of the growth of that section it may be mentioned that the Farmers' Telephone Company, with the central office at Gresham, now has 45 circuits in operation and more buildings there are over 1000 miles of wire and over 400 subscribers. The company has been in operation only two years and is the finest and best equipped system in the Northwest. It also has long-distance connection with all outside points.

EASTERN CAPITAL INVESTED

Outsider Has \$150,000 With Which to Operate in Portland.

The northwest corner of Twenty-sixth and Thurman streets has been sold by Morris Kuehner to an Eastern capitalist for \$120,000. The deal was handled by Martin J. Hingley. The name of the purchaser is not given, but it is reported that he has control of \$150,000 which he intends to invest in Portland realty.

ANOTHER SALE IN NORTH END

Inside Lot on Sixth Street Brings About \$27,000.

C. E. DeBurgh of the Portland Real Estate Company announces the sale of lot 6, block 38, at a consideration of about \$27,000. This lot is on Sixth street, between Everett and Flanders. For business reasons Mr. DeBurgh has withheld the name of the purchaser for the present, but announced that it is the intention to erect a modern building on the site. The figure is regarded by realty men as a shade under values recently established in that district of the city.

ENGINEER LEONARD TO SPEAK

Lecture on "Fireproof Construction" at Commercial Club.

At the convention hall of the Commercial Club on Tuesday at 8:15 P. M. John



H. M. GREENE 1156 WILLIAMS AVE

B. Leonard, C. E. of San Francisco, is to deliver a lecture on "Fireproof Construction." The lecture is to be given under the joint auspices of the Portland Architectural Club and Portland Realty Board and is to be free to the public. Joseph Jacobberger, president of the Architectural Club, and Henry W. Fries, president of the Realty Board, will take Mr. Leonard for an automobile ride around the city tomorrow and in the evening the lecturer is to be guest of honor at a dinner to be given by Robert B. King at the Nortonia. While in Portland Mr. Leonard will be the guest of Richard J. Grace.

BRISK BUILDING AT GRESHAM

Numbers of Residences and Business Houses Under Way.

The city of Gresham is enjoying a building boom just now. At least half a dozen new modern cottages are being erected and several have just been finished.

Among the owners of new buildings, which will cost \$3000 or more, are Dr. Alfred Thompson, C. L. Gresham, Mrs. L. T. Lusted, Frank Gibbs and Mr. Risher. Carl Sholluck is putting up a grain warehouse at the O. W. P. depot, 45x50 feet. The Real Estate Exchange Company is putting up a warehouse 60x100 feet, and George Houston is building a two-story store building, 60x100 feet. E. C. Lindsay is preparing for a two-story concrete building 60x100 feet on Main street. In addition to these are the new fair buildings which will cost about \$2000. The City Council has just ordered 15 more arc lights for the streets and several streets will be permanently improved before winter.

Work on Rosenblatt Hotel Delayed.

Contractors have been forced to suspend work on the Rosenblatt Hotel for a few days on account of the contractor's failure to provide terra cotta ordered to be delivered September 15. In a letter received Friday the firm advised Mr. Rosenblatt that the terra cotta would be shipped October 3, without further delay. Both the owner and contractor are much annoyed over the delay as they are anxious to take advantage of the fine weather to push construction, which has now reached the second story.

INCREASE TAX ON BEER

German Financial Secretary Plans to Meet New Demands.

BERLIN, Sept. 19.—(Special).—For some time past there has been much speculation as to the manner in which the New Financial Secretary will propose to raise the additional annual \$100,000,000 or \$125,000,000 which the

POSTAL SAVINGS BANK IS SUCCESS

Experiment in Philippines Has Demonstrated Well Its Practicability.

NATIVES AMONG PATRONS

At First Slow to Take It Up, Filipinos Now Comprise Considerable Proportion of Depositors—Over 2500 Accounts Are Opened.

OREGONIAN NEWS BUREAU, Washington, Sept. 19.—The only postal savings bank system in operation under the American flag is that in the Philippines, where, after two years of experiment, the institution has been declared a great success. In the report of the Philippine Commission, just published, the postal savings bank is discussed briefly. This is what is said about it:

"The postal savings bank was first opened in Manila on October 1, 1906. The law provides for three classes, with limitations as to the amounts that can be received at any one time in each class. Following the opening of the Manila office, other postal savings bank offices were opened in various cities or different classes, until at the close of the year 235 had been opened, of which nine were first, 82 were second, and 144 were third class.

"At first the Filipinos did not to any great extent avail themselves of the opportunity of depositing a portion of their receipts in the postal savings bank, and the great bulk of the depositors were Americans or other nationalities. As the advantages of this system have been disseminated through means of schools, Government bureaus, private agencies and others, the proportion of Filipinos is continually increasing, and gives very good promise that the Filipinos will learn to trust their money to the care of the Government, and welcome the opportunity.

"The accounts opened up to the close of the fiscal year numbered 3676, of which 247 were closed, leaving 2329 still open. The deposits reached the total sum of 788,261.03 pesos—an average of 109.31 pesos. Withdrawals reached the total amount of 250,493.21 pesos, leaving a net deposit of 537,767.82 pesos at the end of the fiscal year—or the first nine months of the operation of the postal savings bank—but by no means the first nine months of operation of the average number of offices, the smaller ones having opened from time to time during the year, so that many had not been opened more than a month or two at the time these figures were taken.

"At the close of the fiscal year depositors were as follows: Americans 1615, or 69.4 per cent; Filipinos 944, or 35.3 per cent; others scattered between Europeans, Asiatics and societies.

Investments in Postal Savings.

The device of issuing postal savings bank stamps has met with some response. They were not put on sale until February of this year, and it is believed they will be greatly appreciated by people of small means and school children. No original deposits less than 1 peso are received, nor can a book be issued for less than that amount. The stamps are simply a method by which small amounts can be deposited without the expense of issuing a book, securing interest, and opening an account. Each postoffice at which a postal savings bank has been opened has for sale postal savings bank stamps of the denominations of 5, 10 and 20 centavos, which can be sold and accounted for as are ordinary postage stamps. A child purchasing receives a card upon which to stick the stamps, with spaces for enough stamps of the denominations selected to fill out the amount of one peso, and upon filling in all the blank spaces of the card with appropriate stamps, deposits the card, which is received as cash by the postmaster, and a postal savings bank book is issued to the amount of the deposit, and an account is opened on the office with the owner of the book. An effort is being made to advertise the use of these stamps through schools, hoping in this way to reach the people.

Tomorrow (Monday) positively the last day for discount on East Side gas bills. Don't fail to read Gas Tips.

\$450 in cash for Ten acres of Magnificent Fruit land in the Umpqua Valley

Ten acres of fruit land in the Umpqua Valley has produced, is producing and will produce a net profit each year of \$5000. This is the case where trees have come into bearing. That \$5000 a year has been cleared from fruit land in this fertile valley is proven beyond a doubt.

Four hundred and fifty dollars in cash for ten acres of this land seems almost out of reason. Yet the fact remains that \$450, according to our plan, should pay for ten acres, plant it in fruit trees and cultivate them until they produce their first crop. This is the plan: We offer you a ten-acre tract of Umpqua Valley land at \$150 per acre, amounting to \$1500. We sell you ten acres on a first payment of \$150 and monthly payments of \$25, which amounts to \$450 the first year.

By paying \$450 cash, no further payments would be due for a year. In the meantime, we will set out your trees this Fall at cost. Next Spring we will plant potatoes, cantaloupes and other root plants between the trees. The cost of seed and labor to cultivate this crop is absolutely nothing to you. We perform this part of the agreement absolutely free of cost to you. One-half of the profits of this inter-tree development goes to you.

The history of the Umpqua Valley guarantees that one-half of the profits from this land will net you \$300, which will pay your 12 monthly installments for the second year.

At the end of the second and third years we again divide the profits of the inter-tree development. Each year one-half of the profits ought to pay the installments of the succeeding year.

The first crop of fruit—the fourth year, and each succeeding crop will take care of all future installments, pay a good profit, and make the land worth ten times its present price.

According to this plan—and we have taken as a basis for our calculations the actual experiences of people who have operated and are still operating fruit orchards in the famous Umpqua Valley, you will pay \$450 for a ten-acre tract in full bearing. The land pays the balance. Umpqua Valley history guarantees every word of our proposition to you. We do not guarantee that it will produce what we claim for it, but from observation of what others have done in this Valley we verily believe it will do even better than we claim.

For further information concerning this wonderful fruit valley and our plan for giving you an easy ownership of splendid fruit land, call or address

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