HEIGHTS GRADES ARE MADE EASIER CA

Deep Cuts Followed by the Making of Excellent Roadways.

BUSINESS SECTION GROWS

Encroachment Approaches Fashionable Residence District-Realty Market in Fine Shape and Money Becomes Easy Again.

Grading and making of fine driveways on the Heights, to the west of the city, have been going on without interruption for months past. On Williamette Heights Russell & Blyth have had contractors cutting roadways through their holdings, in places blasting of rock ledges being necessary, the whole being among the heaviest grading work accomplished in the hills. On ing work accomplished in the hills. On Fortland Heights no less extensive grading has been accomplished, altitough not so many natural obstacles have been met and overcome. Deep cuts were necessary to continue Jackson street around to Eleventh, and at the brow of the hills heavy work has been done on Myrtle street. In many portions of the Heights not only has much been accomplished in the way of effecting easy grades, but this has been followed by the construction of smooth, well-made streets, many blocks having bitulithic roadways and cement side, walks.

The encroachment of business struc-The encroachment of business structures into the former fashionable northwest end residence district of the city would appear to be the beginning of the end. Northwest of "Nob Hill" there has arisen a nest of business blocks and subdivision of blocks that is rapidly changing the character of the territory tributary to the terminal vands.

Rapidly Moving Northwestward.

Edging up into the residence district is the W. P. Fuller & Co. building at the block bounded by Tweifth, Thir-teenth, Davis and Everett, excavation for which is done, and on the next corner, at Thirteenth and Everett, the Sinclair Provision Company has the corner, at Thirteenth and Everett, the Sinclair Provision Company has the basement walls finished and well on toward the first floor. Diagonally across Thirteenth, the basement of the Armour building is ready and con-struction of the upper stories under way.

The extension under permit for rails along Thirteenth street to a point about Couch has attracted this building movement of business structures in that vicinity and by another year not only both sides of Thirteenth street will be built up to near Couch, but streets to the westward will feel the effect of the movement.

Whether or no it is the intention of the Hill lines to erect a building to house their rapidly increasing interests in Portland, there is no doubt in the minds of "rank outsiders" that such an investment would be remuneralive to the Northern lines. It is pointed out that the Northern Pacific, Great Northern, Astoria & Columbia River, Spokane, Portland & Seattle, Northern Express Company, Great Northern Steamship Company and allied corporations have built up so many interests in this city that a building large enough to accommodate office forces of these various companies has become weil nigh imperative. Whether or no it is the intention of

Railroad People Reticent.

The rumor will not down that it is Mr. Hill's intention either to build a big building here to furnish central offices for his companies' offices, or to rent several floors of one of the protected office buildings. It has become jected office buildings. It has become proverbial that railroad people give out news after it happens, and then rejuctantly. Nothing definite, therefore, can be learned of intentions of the Hill people on the subject of a big building in Portland, and it may not be known until the building is under the control of the subject of the Hill people on the subject of a big building in Portland, and it may not be known until the building is under the control of the subject of the subject

der roof.

The nearest approach to an admission by an official of the companies was the reply of one of them when asked if Mr. Hill intended to have a building in Portland: "Sixth and Washington would be a great location to be a building of that kind wouldn't for a building of that kind, wouldn't

Another rumor current for some weeks is that the Arlington Club has weeks is that the Artington this has under consideration the purchase of a site for a new clubhouse. Information has been confirmed that a movement is on fout to raise a fund in the form of subscriptions in a building company composed almost entirely of members of the club. This association, if formed is to buy a site and erect a cinb building on a bonding proposition, the ultimate result of which shall be the ownership of the property by the the ownership of the property of the club. A system whereby the club may have the privilege of taking up these bonds, meantime paying a reasonable interest on them, is said to be favored by some of the leading members, and another plan provides for subscription to stock in a building company.

Subscription Committee Appointed.

It is known that a committee of prominent members of the club has been considering the adaptability of several sites, and has received offers to sell from owners, but one of this committee says that no definite proposition had brought up for serious consideration and that the present premises at West Park and Alder may be retained for an indefinite term. Trade reports from Middle Western

Trade reports from Andre Western cities show that building operations are about stopped until Spring, this being necessary on account of the severe Winters in that part of the country. In favored Oregon, however, little difference between seasons is noticeable, so far as continuation in building is so far as continuation in building is concerned. During the coming Winter there are over a dozen large buildings that will be under way, among them Meter & Frank, Wilcox, Henry, Lombard, Pacific Paper Company, Blake-McFall, Y. M. C. A., Parlin & Orendorff, Wallace & Deviln, Homeopathic Hospital, St. Vincent's annex, Chinese (Section of Manual Parising), Public & Co. Sinond and Yamhill), Fuller & Co., Sin-clair, Armour, Crane, Public Market, Studebaker, Barr Hotel and Rosenblatt Hotel, Large numbers of dwellings are started in various parts of the city, and these will be completed during the next few months

Year to Make Record.

The record of building operations for the year is certain to exceed in number that of the previous one by a large per centage. Vesterday permits were taken out for the building of the Pacific Paper Company at Fourth and Ankeny in the sum of \$60.000. The concrete oundations are in and work started on he first floor. This building is to be pix stories and to be of brick, the first Three New Houses Added to Portland's Rapidly-Growing Number



PESIDENCE OF M. C. DAVIS . 901 EAST MADISON ST.



\$18,000."

Good progress is being made on the building of the Y. M. C. A., the first story concrete outer walls and plers being up. Work will be resumed this week on the Henry building at Fourth and Oak, a few days' delay having been caused pending an agreement for a and Oak, a few days dean naving ocen caused pending an agreement for a party wall. That matter was adjusted yesterday and the south basement wall will be laid this week. Mr. Henry has about decided that the new building will be of four stories and finished with white enameled brick, as originally in-tended. The walls, however, are to be of sufficient strength to carry additional stories.

Market in Good Condition.

The tone of the realty market con-tinues to be good and holdings, espe-cially inside, are reported as showing much strength. In some of the leading real estate offices the practice of announcing sale price in excess of the true figure, said to be done among a certain class of agents, is both unnec-essary and ill-advised, especially as the market is showing such a firm and satisfactory condition. One result of re-porting fictitious figures on sales is to deceive owners of property in the same vicinity who might desire to sell, but who are unable to find purchasers at the supposed value announced. The practice referred to is not common with the more reputable dealers, but here and there a "piker" indulges in it under

purchaser a favor and is assisting him years, dealers take the position that a

the supposed value announced. The practice referred to is not common with the more reputable dealers, but here and there a "piker" indulges in it under the mistaken idea that he is doing the

purchaser a favor and is assisting him in finding a buyer at the exaggerated valuation.

Values on Fair Basis.

Values are regarded now in banking and realty circles as about fair, considering the demand for good incomebearing properties, and while it is not stated in the position of equality with the considering the demand for good incomebearing properties, and while it is not possible to be a position of equality with the considering the demand for good incomebearing properties, and while it is not possible to be position that the position that

C. C. WINCHELL , 1572 E. 59th ST. CIR. DAVIDSON

Money is what financiers call "easy,"



THE ALISKY BUILDING MADE MODERN.

Rosenblatt & Co. have practically made a new building of the Alisky building at Third and Morrison. This building was erected about 18 years ago, and, at that time, it was considered far up town. Rosenblatt's have occupied the building since 1839, and recently have transformed, not only the outside, but also the inside into one of the most modern store buildings in the city. The interior fixtures include what are called the Twentieth Century cabinets. There are numerous improvements contemplated for that part of the city, but Rosenblatt & Co. are the first to complete theirs.

though the rate continues to run about I per cent on mortgages. Some of the institutions lending money on this class of securities accept a rate less than that on long time, and intending builders now find it possible to get funds without the trouble experienced a few months ago. Money is beginning to pour in from the Inland Empire and will continue to come from that source for some time, which will place the banks in a position to seek loans rather than have borrowers seek for accommodations, is the way a prominent banker put the case a day or two ago.

SALE ON FOURTEENTH STREET

Part of Lot and Large House Bring Over \$18,000.

On the eve of going North on a short trip, E. J. Daly closed a deal for a lot \$\mathbb{E}xi00\$ on the west side of Fourteenth street, between Washington and Alder, at a consideration of \$18,500.

There is a 22-room house on the lot which is used as a rooming-house. For the present the names of both buyer and seller are not announced, as deed has not passed, though a substantial deposit was made on the deal.

Church Property Is Sold.

Church Property Is Sold.

The sale of the First United Evangelical Church, East Tenth and Sherman streets, to the Mormon Church was completed during the week for \$600. It is the intention to erect a new church building at once costing \$10,000 on a quarter block purchased in the Ladd Addition on East Sixteenth street, about 200 feet south of Hawthorne avenue. As there is a building restriction in this tract, only a first-class building can be erected. Plans of the new church are being prepared and will be submitted to the owners of the tract for approval before a contract will be let. Meanwhile the congregation will have to seek temporary quarters somewhere else and Rev. A. A. Winter, the pastor, will rent a cottage. Possession of the property has been given the new owners.

Severe Test of Concrete Building.

Assistant Building Inspector Orin Backus made an interesting test of the first floor of reinforced concrete build-ing of Orient Lodge, I. O. O. F., at Elast Alder and East Sixth streets, last week. Alder and East Sixth streets, last week. It was a severe test, but no weakness was discovered. A pile of brick 15 feet square, containing 21,000 brick, was piaced on the concrete floor, which equaled 375 pounds to the square foot of dead weight. This weight is much greater than the floor is ever liable to sustain in future. Good progress is being made on this building, and it will be completed ready for occupancy by the first of the year.

WILLIAM REIDT REPORTS BIG INVESTMENT.

famhill-Street Corner, Including Apartment House, Taken Over at \$100,000.

William Reidt, one of the heaviest investors in Portland realty, in the past few days made some of the biggest deals announced in some weeks. He reported yesterday the purchase of a quarter block at the corner of Seventeenth and Yambill the form the Lamson estate for \$100,000. streets from the Lamson estate for \$100,000 There is erected on the site an apartment-hous leased to return a satisfactory per-

hous leased to return a satisfactory per-centage on the investment.

He also bought 100 feet at the intersec-tion of Union avenue and Killingsworth, East Side, on which he intends to begin at once the erection of a two-story con-crete building, the first story to be ar-ranged-for stores with living rooms on the second floor. Plans for this building are not yet completed and the new owner of the ground may add an additional story, this matter to be decided in a few days. Mr. Reidt has also secured the quarter block at Union avenue and Surman street, East Side, on which two dwellings are located. For business reasons the consid-

eration is not named at present.

Another purchase announced is that of 190x190 feet at East Sixth and Wasco streets formerly owned by the Oregon Real Estate Company, on which Mr. Reidi construction, work on which is to start in about two weeks.

It is his intention to build an \$8000 res dence in Holiaday addition in the near future, the exact location not being an-nounced at present. In referring to these deals yesterday he expressed great con-fidence in business conditions in Portland.

RECORDS FOR SEPTEMBER, 1908

Corrected Figures of Transactions for Past Month.

Building Inspector Dobson has prepared a report for submission to the Mayor and Executive Board, showing in detail the operations of his department for the operations of his department of the month of September. This report shows that 45 building permits were issued during the month, with an estimated cost of \$972.355. As compared with September, 1907, there is an increase of 25.6 per cent in the number of permits issued, and an increase of 3.08 per cent in considera-

In September, 1907, there were 362 permits issued, which is 83 under the num-ber issued in the month just closed. In valuations estimated, this September exceeds last year by \$29,055. Segregated, the permits issued in September are as fol-

....445 \$972,353 spections, 54 complaints were considered and 110 letters written by the department.

The following fable shows the figures of building activity for the first nine months of 1996 and 1997:

\$8,282,942 \$ 625,543 830,800 851,843 980,410 754,945 841,965 841,965 1,036,366 722,395 972,855 87,670,726

Hospital Building Permit.

A building permit for \$50,000 was issued the past week to the Homeopathic Asso-ciation for the erection of one wing of the hospital under construction on East Second, Multnomah and Hassalo streets. This is for the wing, as the basement and foundation are completed, 50x290, and the floor is now being laid. This wing will be six stories and will be of rein-

Record All Foreign Criminals. NEW YORK, Oct. &-When the Fall REINFORCED CONCRETE

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term of the Court of General Sessions begins on Monday a new system of tabula-tion is to be inaugurated by which the records of all foreign criminals will be preserved, the request having been made by a special immigration commission which asked that the pedigrees of convicted foreigners be kept. The immigration authorities want access into the records of foreign criminals so that they may determine just what races are the most desirable. It is said the suggestion will be made that deportation be made.

the punishment for certain crimes

KAIER'S BALLET POLITICS

German Newspaper Calls Moroccan Policy a "Noise Drama."

BERLIN, Oct. 3.—(Special.)—Daring in-deed is an editorial in the Berlin Tage-biatt, in which the Kaiser's foreign poltoy is held up to ridicule and labelled "hallet politics." and the Chancellor of the Empire, Prince von Buelow, is accused of dancing to the war party's whistle.

"Instead of wondering what the Kaiser's Sardanapalus ballet cost us," the paper says, "the German nation would do well to calculate what the Moroccan a noticeable failing off in the pack on 'noise drama' has cost us. New ballets | Rivers Inlet.

at the opera-house are all very well

MANCHESTER, N. H., Oct. 3 .- De-

congenial, Judge George H. Bingham. who was nominated as the party candidate for Governor at the New Hamp-shire Democratic state convention on September 25, has positively declined to accept the nomination. The executive committee of the Democratic state committee has selected Clarence E. Carr. of Andover, as the party's candidate for

governor.

Mr. Carr is chairman of the Democratic state committee. He is a wealthy manufacturer of Andover.

Sockeye Pack 338,000 Cases.

WASHINGTON, Oct. 3 .- Consul-General West, of Vancouver, has reported that the total catch for the season of the sockeye salmon was 338,000 cases and the excess of the pack for the year was largely confined to the canneries on the



Builders' Information

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