

**BRICKS COME DOWN**

Third and Washington-Street Site Being Cleared.

**CHICAGO PACKERS BUILD**

Morris & Co. to Establish Branch House in Portland—Numbers of New Buildings Nearing Completion—Realty Notes.

It is said that Colonel Z. S. Spaulding has engaged the services of a New York firm of architects, Cass & Gilbert, to prepare plans for the building he is to erect at Third and Washington. Work is well under way in demolishing the brick building that formerly occupied the corner.

Dr. H. E. Jones, who recently bought the southeast corner of Fifteenth and Marshall through C. K. Henry & Son, is to begin at once the erection of a modern building to be occupied by Morris & Co., of Chicago, as a distributing plant for its meat products. Plans for the building are being prepared by the packing-house company's architects in Chicago.

E. E. McClaren is preparing plans for a two-story building to be erected at Sheridan, Or., the first floor of which is to be used as a public hall, the upper story to be arranged into offices. The building is to occupy 70x100 feet. It is the property of A. M. Fanning.

Regular semi-annual and additional dividend have been declared by the Realty Associates of Portland. The regular dividend is computed at 5 per cent and the additional at 4 per cent, making the total 9 per cent, which was payable June 1.

Attorney John H. Hall is to have a residence erected at Lovejoy and Twelfth to cost approximately \$10,000. C. W. Henn is making the plans.

Emil Schacht & Son are preparing plans for one of the finest residences erected in Portland for some time. The dwelling is to be built for N. A. King at Salmon and Stout, is to be 58x102 feet in dimension and contain 15 rooms, exclusive of the basement. The dining-room, reception hall and library will have exposed beam ceilings with sawed oak wainscoting. The present estimated cost is \$30,000.

Salem is to have a new hotel building. If plans proposed by the Masonic organizations are carried out. A proposition is being considered to erect an important building, the lower stories of which will be devoted to hotel purposes and the upper stories for lodge rooms for Masonic bodies.

The Northwest Bridge Works has the contract for furnishing and putting in place the steel work of the bridge building on Fifth street, between Stark and Oak.

Steel framework is going in rapidly for the Olds, Wortman & King building on the old Penney block. Along Morrison street the basement and first story frame is in position and first story is gradually working northward. There is great amount of dirt to be removed from the basement. The digging, excavating for pier bases. Beams are being delivered on the ground as rapidly as required.

There continues to be a good building movement on the hills to the west of the city. On account of the rather heavy growth of timber and number of ornamental trees surrounding the residences that have been put up, a view from the downtown city gives no idea of the building growth. A strip over the carlines, or better, a drive along the Heights will furnish a revelation to any who have not been over that part of the city in the past few months. The class of building keeps up to the high standard that marked early development of the district.

Finishing work is proceeding on several structures that have been under roof for some weeks. White coating and carpenter work are progressing in the Henry building at Fourth and Oak, the same is to be said of the Y. M. C. A. building, while the Lumbermen's building at Fifth and Stark is rapidly filling up with tenants despite the fact that hallways and some of the offices on the upper floors are not yet quite ready for occupancy.

White filling and cream brick facings are going on the exterior walls of the New Imperial. The building as far as exterior work is finished presents an excellent appearance and promises of being one of the show buildings of the city.

Alterations that will mean almost double present office room for the United States National Bank are being made in the Alingworth building at Third and Oak, and workmen have started to prepare quarters for the Merchants Trust Company at Sixth and Washington in the old Hilbernia building.

Grant & Zadow sold for O. G. Shurtlett to E. Rosen, a retired merchant from Warm Springs, Wyo., lot 6 and north 30 feet of lot 4 in block 150, city, being a 6x100 foot lot and two residences on 17th street, between Clay and Market streets. The property was about \$12,000. Mr. Rosen intends building an apartment-house on this lot in the near future.

Thomas A. Barlow, a Vancouver, B. C., capitalist, paid \$50,000 cash for I. A. Peters' new brick apartments, the South Hampton, which consist of 11 apartments, located on the northeast corner of Tenth and Hall streets. Mr. Barlow made the purchase as a permanent investment. The sale was consummated by Mackie & Rountree and the A. H. Birrell Company.

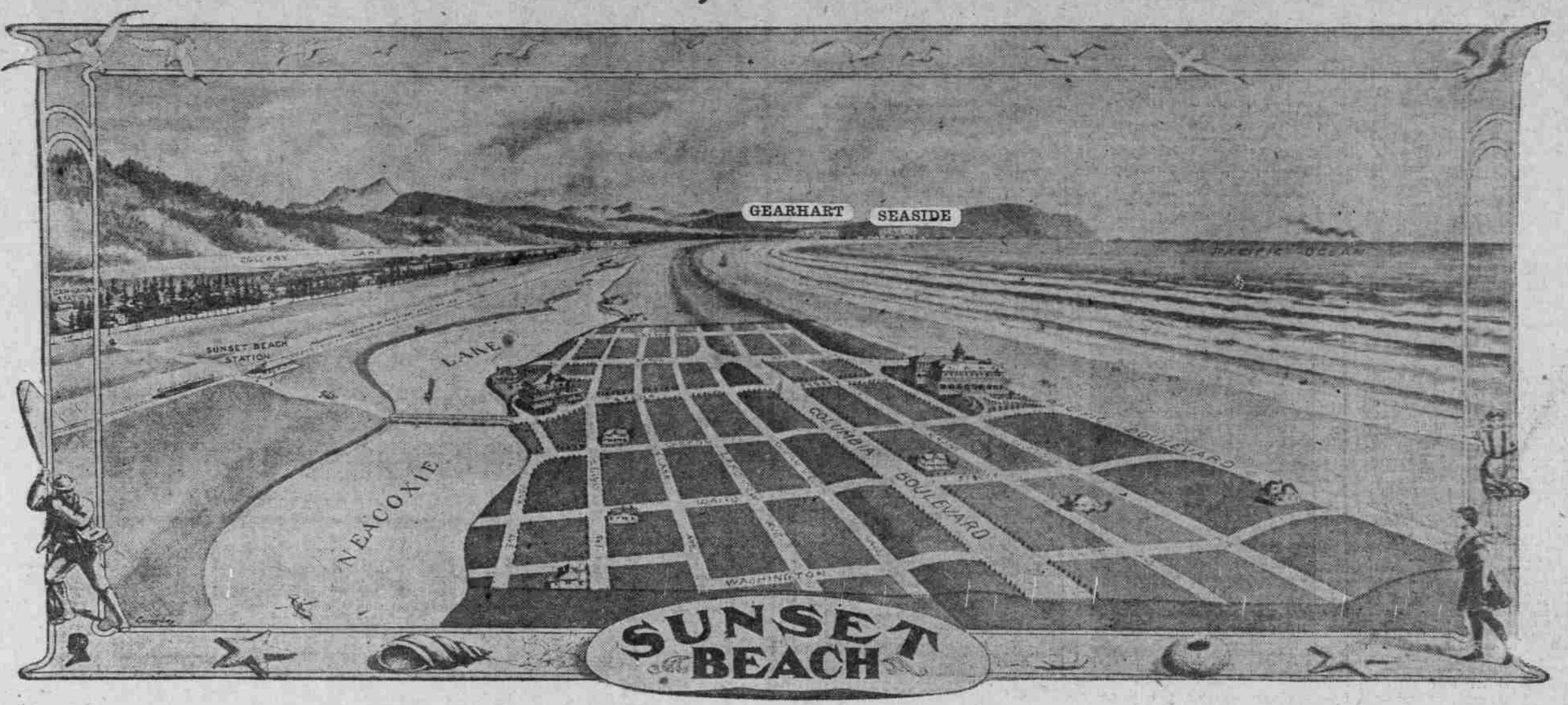
The unimproved quarter block at the northwest corner of Union avenue and Broadway, formerly owned by W. E. Robertson, was sold last week to William H. Russell for \$700.

**MR. M'CUSKER'S LAST**

Just One More Deliverance; and There an End.

PORTLAND, Or., June 1.—(To the Editor.)—A great deal of stress has been laid on the great majority received by Mr. Simon in the primaries, in fact more votes than were obtained by all the other candidates. It seems to me that it is about time that this booby was stopped, or that the people understand just what the great majority was. There were less than 60 per cent of the registered vote cast, and Mr. Simon was nominated by about 20 per cent of the registered vote, while Mr. Munly received about 400 votes, or something like 10 per cent of the Democratic registration, and in my opinion neither of these votes could be called much of an endorsement. A great deal of censure has been handed out to Mr. Albee for presuming to run against the

**SUNSET BEACH, GEM OF CLATSOP**



Sunset Beach is six miles north of Seaside on the line of the A. & C. R. R. The new electric line from Astoria to Seaside will also touch this tract, giving unequaled transportation facilities. A large and modern hotel, graded streets, sidewalks, and pure, sparkling water piped to every lot—these are a few of the many inducements offered for locating at this beach. Cottages will be erected quickly upon short notice, and may be paid for in installments. We have the choice of all beach property. See us before purchasing.

**AMERICAN TRUST COMPANY** 200-204 CHAMBER OF COMMERCE BLDG. PORTLAND, OREGON

regular nominees of the two great parties. Now, as I said before, 60 per cent of the Republicans would not vote for Mr. Simon, and could not consistently vote for any of the other candidates before the primaries, consequently did not vote at all, preferring to wait for an independent candidate whom they could support.

Now I want to know by what right the backers of Mr. Simon or Mr. Munly shall say that this 60 per cent should not vote for a candidate of their choice, or that they must, by reason of the fact that a few machine politicians nominate a machine-made candidate, usurping the name of the Republican party in so doing, support that nominee or be called bolters, reformers etc. We know how Mr. Simon was nominated, and all the rubbish about the assembly of citizens will not change that Mr. Albee is the nominee of a conference or association effect his standing. The people know. Mr. Albee has been referred to as a goody-goody man, a reformer, a moral man, etc., with a view of

belittling him. Mr. Albee does not and never has posed as a reformer, and is not a goody-goody—but we will admit that he is a moral man, clean in his home life, his business relations and in politics, and can all this be said of all of his opponents? Those whom this shoe does not fit need not put it on.

Let me ask the voters of this city, those who believe in decency and morality, those who desire to protect their families from the atmosphere which once pervaded this city, are you going to vote against Mr. Albee because he is a moral man? Study this well, then vote as your conscience dictates. While Mr. Albee is a moral man, he is not a fool or crank, and will conduct the affairs of this city in a sensible and business-like manner, and I do not even place him second to Mr. Simon in brain and ability. Lawyers, by reason of their training, are not always the best business men, for the reason that they are governed too much by precedent, and you have never heard of a great corporation placing a lawyer at its head. It is true they are retained as

legal advisers to assist in preventing entanglement with the complicated laws made as a rule by themselves. But Mr. Albee can always call on the City Attorney for advice when necessary. So far as business ability is concerned, nothing can be said for Mr. Simon that cannot be said for Mr. Albee, except that he has not had the same experience in political trickery, and I do not believe that this will count against him with the average voter. I believe the advocates of law, order and decency predominate in every community, and I am in great hopes that the result next Monday will confirm this.

I want to call attention to some of the innumerable of Mr. Simon's advocates. They say that he is the nominee of the direct primary and should be supported. They admit that once he was bad, but that he, as well as conditions have changed, and that the laws brought about by the direct primary and the direct primary itself would not permit him to do wrong now. They, however, maintain that the direct primary is a farce, vicious and should be eliminated for the old convention system, and this is what they are working for. Now what do you really think they believe?

Our Democratic friends, or rather a few of the leaders of one faction say they are non-partisan and have the only man to vote for, and really demand it, as they have 5000 votes, hence should dominate the 35,000 Republican vote. There may have been reasons why in the past, and there may be again why a Democrat should be selected instead of a Republican, but there is no reason now, as they have not, and cannot produce a better or fitter man than Mr. Albee, and this is not meant as a reflection on Mr. Munly whom everyone says is a very estimable gentleman.

In conclusion I want to refer to the rankings of some one who signs himself Pioneer Republican, and has written a number of letters to your paper. Most of his stuff is about Mr. Albee being a moral man, and Mr. Simon's great majority, which I have covered above.

In one of his letters he says the direct

primary permits every hobo to have as much say in the affairs of the city as William Ladd or T. B. Wilcox. Just think of this, you hobo, who like myself are still working on your first million! Why, the present law permits you to vote and really have a say in the affairs of the city without having to take your hats off to Mr. Ladd or Mr. Wilcox. Isn't it awful? Do you want to change it, or would you rather wait until you are in the class of the gentlemen mentioned above? Then again, why should not every citizen have as much right to a voice in our affairs whether he is a millionaire or no? as the men named

above? This is not meant to reflect on these gentlemen, as I merely used their names because he referred to them as such. I have stated. Does Mr. Simon sanction the utterance of Pioneer Republican, or is shame of departed innocents, can he beget Mr. Simon himself? No, I do not believe this, as I give him credit for too much sense to say such a thing; but I am inclined to believe that the gentleman did not know exactly what effect his extraordinary utterance would have on the public, as no one returns being called a hobo, even if he has not been seen to dig up a million or two.

THOMAS M'CUSKER.

**A Couple of Acres of Fertile Land, 1 Mile from Portland, and Under Water**

Will provide an elegant suburban home for you, only 35 minutes' ride from the business district, on the O. W. P. On this land, with care and attention, you can raise enough fruit or vegetables to supply your own table and reap a neat profit besides. You can, if you like, keep a cow, a few chickens, a horse and buggy, and establish a country home, with all the conveniences of the city, for a very small outlay.

**SUBURBAN HOMES CLUB TRACT**

Was designed by its present owners for that particular purpose. For a 10-cent fare, you ride to Gilbert. Here you have a school, fine roads, electric lights, telephone service and cars to the city every hour all day, with transfer privileges to all the city.

**THE ONLY SUBURBAN PROPERTY NEAR PORTLAND THAT HAS BEEN PUT UNDER IRRIGATION.**

Reports prove that fertile soil, in this region, under water, will yield from 40 to 100 per cent more than by dry cultivation. This ought to interest the family that longs for more freedom, more land and a country life, near the city, essentially suburban.

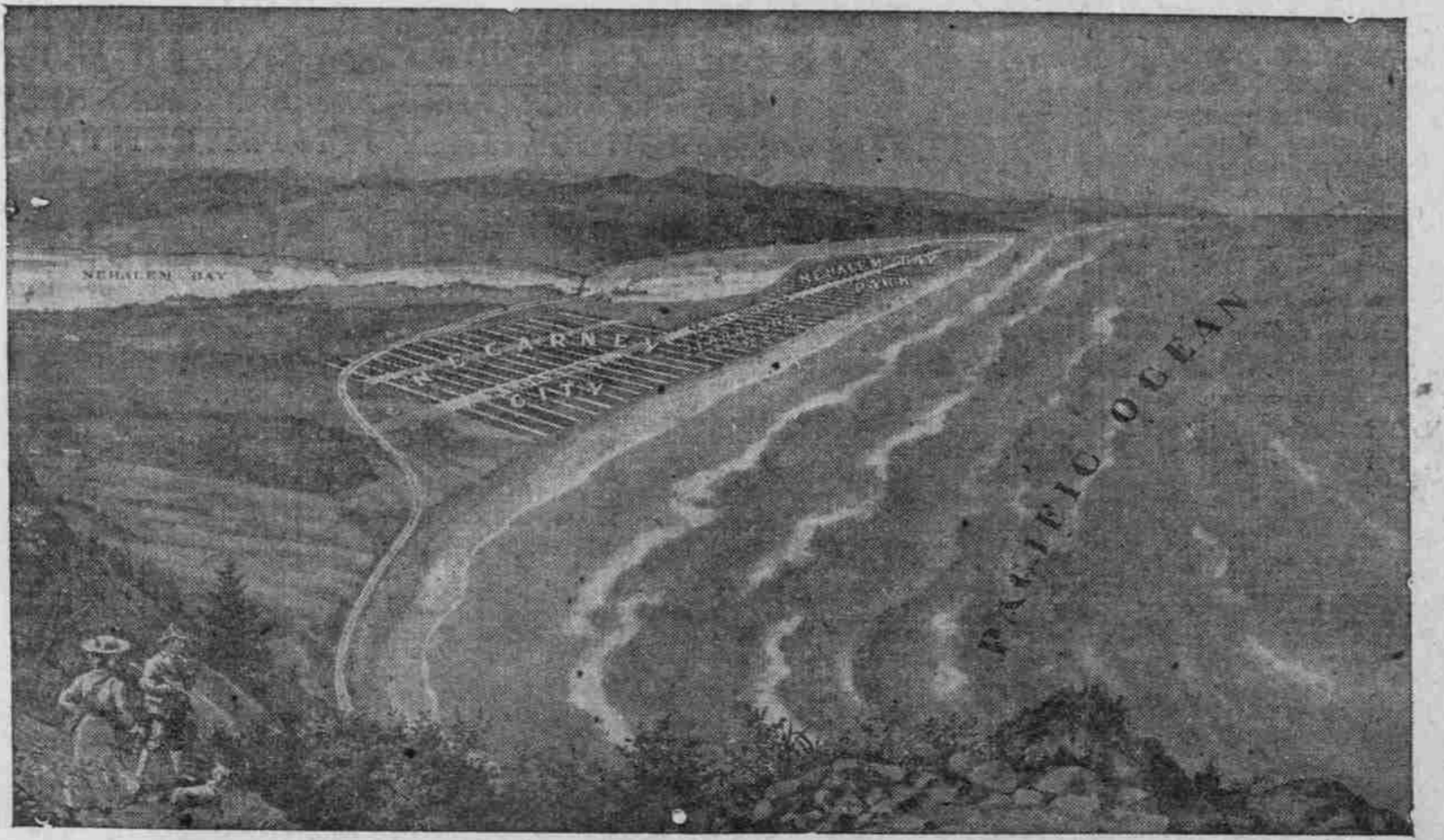
**AN ELECTRIC PUMP HAS BEEN INSTALLED TO SUPPLY WATER FOR RESIDENTS NOW.**

The price of the land, \$500 per acre, includes the clearing of the land, ready for the plow, one share of stock in the water company, to be owned by the propertyowners, and FREE WATER FOR THE FIRST YEAR.

Take Estacada or Gresham car at East Morrison and Water streets, 15 minutes before the hour, Sunday. We will be on the ground to show you what is being done.

**GREEN-WHITCOMB CO.**  
245 1/2 Washington Street

P. S.—Write for beautifully illustrated folder, describing property, now being printed.



**500,000--Portland's Population in 1912--500,000**

And the nearest, nicest, finest, most beautiful ocean and bay beach resorts to that 500,000 will be NEACARNEY CITY, SEABRIGHT and NEHALEM BAY PARK, situated between the Pacific Ocean and Nehalem Bay, 57 miles almost due west of Portland. Running time between Portland and these resorts over the Pacific Railway & Navigation Company's Railroad TWO AND ONE-HALF HOURS.

A gentleman who lives in one of the California beach resorts visited our office last week. He made this remark: "Your people have little idea of the great value of your beach resorts. Lots you sell for a couple of hundred dollars would bring three or four times that amount if convenient to our California people. There is no safer, surer investment than worthy beach property when first put upon the market."

We know that we have the BEST COMBINED SUMMER HOME AND INVESTMENT proposition on the Coast and have recommended the purchase of and sold to our friends lots in these resorts. The naturally beautiful surroundings, the wonderfully smooth beach, the beautiful Nehalem Bay filled with all kinds of fish, the surrounding hills alive with wild game, the ease with which a home can be built and above all the nearness, these things are of great value to a pleasure resort. We have them all, and as our California friend said, "you cannot hold values down in such a place."

We have in our office a description of each and every lot. We urge you to purchase this property because we know it is by far the cheapest lot in these tracts are 50x100 feet, and ranging in price from \$75 to \$250 each; payments \$5 to \$7.50 per month. Lots in these tracts are selling very fast and we advise prompt selection.

Call or write us for illustrated folder, maps, etc.

**NEHALEM BAY LAND CO.**

Both Phones, Main 5485, A 3223. SPECIAL OFFER DURING ROSE CARNIVAL WEEK. During this week we will allow a special discount of 10 per cent on all lots bought in either one of the above tracts.