

BIG BUILDINGS TO REPLACE SHANTIES

Shacks at Second, Third, Ash and Davis Streets Are Doomed by Progress.

TWO STRUCTURES TO RISE

Three-Quarters of a Block of Ancient Frames Owned by Thompson Estate to Be Razed in 30 Days.

Acting for members of the R. R. Thompson estate, who came from San Francisco early in the week to see the property and arrange for its improvement, Charles K. Henry has given orders to tear down the old shacks not only on the quarter block at the southeast corner of Third and Ash streets, but on the entire half block fronting on the south side of Davis street, which runs through from Second street to Third street.

On this half block site, immediate construction will be begun on a three-story modern brick store and office building. The structure will cover the whole half block and will be one of the most spacious buildings of its height in the city. Work will also be commenced at once on a similar three-story brick building on the quarter block at Third and Ash streets.

The plans for both these buildings are now in the hands of the architects, Bennes, Hendricks & Thompson, who have instructions to rush them to completion. The two structures will cost considerably more than \$100,000 and will be thoroughly substantial in every respect.

The tenants in the unsightly old shacks which will be torn down have already been notified by Mr. Henry to vacate. With the 30 days' notice required by law, the last one must be out shortly before October 1. At that time, or earlier if it is possible to clear the buildings sooner, the work of raising the shanties will begin.

The half-block structure on Third and Davis streets will have room for 16 stores, and about 150 rooms upstairs. Mr. Henry has already received several applications from persons who want to use the building for a restaurant and hotel.

To Contain Eight Stories. The quarter block on Third and Ash streets will be divided into eight stories on the ground floor. It will have about 70 rooms in the upper two stories, a part of which will be used for offices and part for rooming purposes.

The visit of the members of the R. R. Thompson estate to this city, where is located much of the property of the late Captain Thompson, who died in San Francisco a little more than a year ago, was also productive of other important results. One of these was that Mr. Henry was authorized to lease immediately for a period of 50 years the block bounded by Third, Fourth, Pine and Ash streets. Mr. Henry already has plans under way for building a huge six-story steel frame and brick theater and office building on the site. The final steps, however, have not yet been made for putting the deal through.

This theater, if built, it is said, will be taken by Calvin Hellis, who is the Northwest representative of Kline & Brainerd, the big theatrical concern which books most of the shows appearing here. The new Hellis theater building on Seventh and Taylor streets, which is used for the big attractions, while this theater would be utilized for musical comedies and the popular-priced shows.

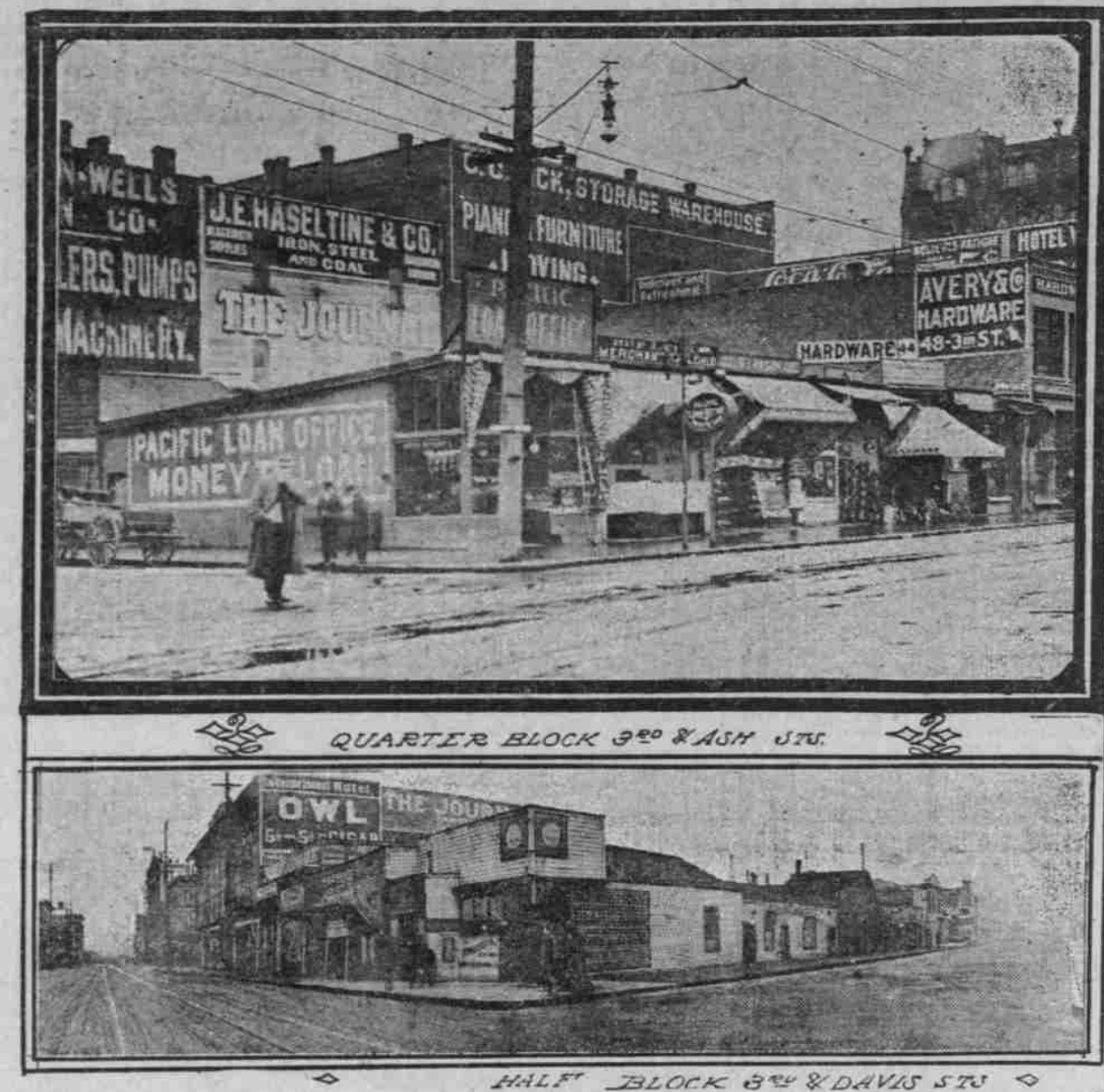
Henry Convinces Owners. Members of the estate went over these properties and made the necessary arrangements with Mr. Henry, who has been agent of the estate since its formation. He was Lewis C. Henry, R. and Walter D. Thompson and R. O. Yates, secretary of the estate. All live in San Francisco or Oakland. They were greatly pleased with the business prospects of Portland and agreed with Mr. Henry that the old wooden frame structures occupying them should be replaced at once with modern buildings.

To Mr. Henry himself is due most of the credit for securing these improvements and the immediate construction of the new buildings. Last February he made a special trip to San Francisco for the purpose of interesting members of the estate in their property here. He secured their promise to come up this summer and look over their holdings, and the order to build was the result.

For a long time Mr. Henry has been making constant efforts to induce owners along First, Second, Third and Fourth streets to tear down the old shanties that are an eyesore along these thoroughfares, and improve their property with new buildings.

"By so doing, we can hold the tenants in that part of the city, which is the part that ought to have them," said Mr. Henry, discussing the matter yesterday. "This is the natural business portion of the city, but unless the property is improved and made attractive, business will be driven elsewhere. Since the bulk of the people live on

UNSIGHTLY SHACKS ON NORTH THIRD STREET WHICH WILL BE TORN DOWN BY C. K. HENRY TO MAKE WAY FOR MODERN BUILDINGS.



the East Side, they will locate over there when they cannot get what they need on the West Side. But if decent buildings are constructed along First, Second, Third and Fourth streets, business can be held in its present location without going on the East Side.

Whole City Benefited.

"For that reason, I am especially gratified at the decision of the Thompson heirs to build in this district. Such investments in permanent improvements are of great benefit to the whole city. If I, myself, owned all the unsightly shacks in the business section of the city, I would tear them out in three months. Property owners owe it to themselves and to the city to get rid of the firetrap wooden shanties."

Within the last few months Mr. Henry has been instrumental in tearing out shacks and having modern structures built at Fourth and Oak streets, where the Henry building is located, at Seventh and Stark streets, where the new Imperial Hotel Annex is nearing completion; at Sixth and Washington streets, where improvements are being made; and at several other localities.

WORLD UNION IS PLANNED

Gompers Would Unite Labor of All Nations in One Body.

NEW YORK, Aug. 28.—The American Federation of Labor has been informed that at the convention of the British Trades Union Congress, to be held in Ipswich, England, during the first week of September, President Gompers, of the American Federation of Labor, intends to suggest a movement for the formation of an International Labor Federation, with a membership of from 5,000,000 to 10,000,000, in the old and new worlds.

It is intended, if the plan goes through, that the National body of each country will have autonomy in its own government. Rules will be adopted binding the workers of each country in the proposed new body to co-operate mutually in case of national or local strikes.

Pain Too Great, Horse Is Suicide.

CHICAGO, Aug. 28.—A horse apparently committed suicide by drowning at Elgin yesterday because he could not endure the pain caused by colic. Shortly after noon the animal was seen to walk down to the Fox River bank. He stepped into the stream and waded as far out as possible before swimming toward the middle of the stream. Half way out the horse turned about, but soon struck out again for midstream. Gaining the heavy current, he ceased all efforts and went down without a struggle.

Two Men Drown in Surf.

VICTORIA, B. C., Aug. 28.—Lineman C. T. A. Gemmell and Gus Swanson, the latter an employee of Finlay, Durman & Brodie, fish trappers, drowned at Slide Hill on the West coast of this island Thursday, while attempting a landing through the surf. Neither could swim.

REALTY EXPERT TALKS

GATES EXPLAINS NEW WAY OF TRANSFERRING PROPERTY.

Los Angeles Man Tells How Transfers Are Made There by Certificates of Title.

Describing the improved system of transferring real estate in use by realty men of Los Angeles, in a recent talk to members of the Portland Realty Board, Lee C. Gates, vice-president of the American Association of Title Men, said in part:

"The outgrowth of a necessity for a better system of transferring real estate than the old-fashioned method of having an abstract of title and an attorney's opinion thereon, in Los Angeles, was the certificate of title, or policy of title insurance. This certificate means a clean-cut statement of the exact condition of the title to a parcel of real estate, the result of a careful examination of all the records affecting the title to the property under search by competent title men as attorneys issued and guaranteed by a title company of financial strength. The certificate of title is such that anyone can understand it. No defects can be covered up, as the exact condition of the title is stated in the certificate and will be shown."

"This certificate of title is accepted as evidence of title by everyone. In making a certificate of title, a chain of title or record of all instruments of every kind affecting the property is made from the plant of the title company. Guided by this memorandum, the searcher makes a careful examination of all instruments noted thereon, abstracting each instrument and showing the necessary information to enable the attorney to pass on the validity of the instrument. These data are submitted to the examining attorneys of the title company, who are specialists in real estate law. Any points that are obscure are investigated and gone over, and all the accumulations of data that go to make a title plant complete are here a valuable service. The title company will, in the course of years, accumulate a vast amount of information relative to real estate titles, which is not a matter of public record, and the possession of this information will often clear up what would otherwise be a bad or doubtful title. In cases of doubt as to any point, consulting attorneys of the company are asked to give an opinion of the point so raised. As a result of this careful examination the condition of the title is arrived at and this is put into the simplest form possible, so as to be easily understood by anyone. This is your certificate of title. It is guaranteed by the company and passes without question, with the community as evidence of title because it is known that the title company has a complete title plant to ascertain the true condition of the title, that the attorneys are careful, skilled and trained

specialists in real estate law, and that the company has sufficient financial strength to respond in damages if a loss should accrue.

"In such a certificate, its correctness is absolutely guaranteed by the title company. If the attorney for the company should have made an error, the company is liable to the holder of the certificate for the amount of the loss sustained."

"Another very important function performed by the title companies in our city, is the closing of real estate transactions in escrow. By this method, when a real estate agent affects the sale of a piece of property, he goes with the purchaser to the title company. The purchaser makes a deposit of a portion or all the purchase price for the property with the company, and in writing instructs the company to pay the money over to the seller when the title company can issue its guaranteed certificate that the title is vested in the purchaser according to the agreed conditions of the sale."

"The purchaser takes the title company's receipt for the money and the whole transaction so far as he is concerned, is closed in 15 or 20 minutes. The seller then deposits his deed with the title company, with instructions, also in writing, to deliver the deed to the purchaser when the title company has received and is ready to pay to the seller the agreed price for the property. The seller also instructs the title company to pay all incumbrances there may be against the property, and also to pay to the real estate man the agreed commission. The title company then makes its search of the title. If all is found right, a certificate of title showing the deed to the purchaser is delivered to him and the transaction is closed. About three-fourths of the real estate deals in Los Angeles are handled in this manner."

THREE INJURED IN FIRE

Walla Walla Residence Burns With \$10,000 Loss.

WALLA WALLA, Wash., Aug. 28.—Three people were injured and \$10,000 loss was incurred in an early morning fire which destroyed the beautiful home of Henry Vincent, a wealthy farmer of this city. The blaze, about 3 A. M., was not discovered till it had a big start.

Sophia Beine jumped from a second story, breaking her right arm and wrenching her back. George Beine suffered a badly cut hand in breaking out a window to jump; Antoine Besset, an old man, was burned about the face. He was helpless and had to be carried out.

Defective wiring is blamed for the fire. The loss is about half insured. It was the first big fire in the city for over a year.

Submarine Makes Record.

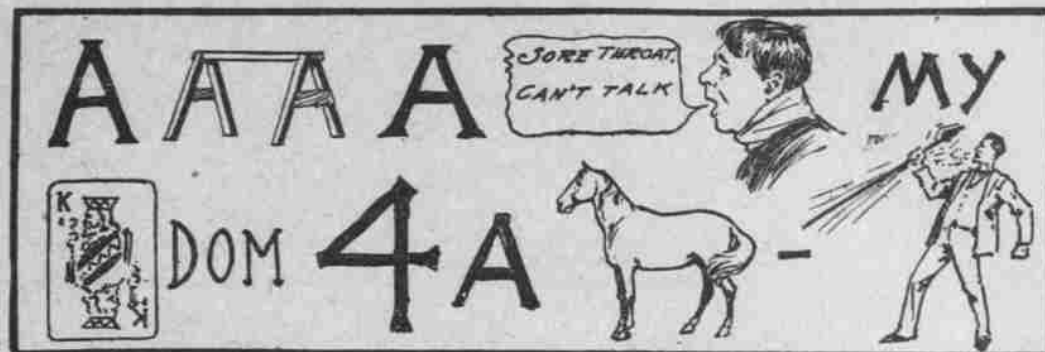
PROVINCETOWN, Mass., Aug. 28.—A world's record for speed on the surface, by submarines, was made off here yesterday by the submarine Narwhal during her contract trials. During 25 hours over an even 300 miles, the Narwhal averaged 12 1/4 knots an hour without a stop.

FREE

A Lot at the Seashore

SUNSET BEACH

Can You Solve This Rebus?



For Your Skill in Solving This Rebus We Will Give:

First Correct Answer..... A \$500.00 lot absolutely free
Second Correct Answer..... A \$250.00 lot absolutely free
Next 3 Correct Answers..... \$100.00 to apply on purchase of lot
Next 5 Correct Answers..... \$50.00 to apply on purchase of lot
Next 10 Correct Answers..... \$25.00 to apply on purchase of lot
Next 15 Correct Answers..... \$10.00 to apply on purchase of lot
Next 20 Correct Answers..... \$5.00 to apply on purchase of lot

The rebus must be cut out of paper and sent with your answer.
One answer only allowed to each person.
All answers must be mailed.
No one connected with our company or with the newspapers will be eligible.

The winners make their own selection of lots at Sunset Beach. Prices of lots range from \$100 to \$500.
Sunset Beach is in Clatsop County, on the

A. & C. R. R., four miles north of Gearhart. You can go down immediately and spend September, the most delightful month of the year, at the beach. Why wait to have a railroad built?

The improvements at Sunset Beach are: Streets graded, sidewalks laid and water piped to every lot, and shade trees planted along the streets. Lots can be bought on terms—10 per cent cash, 3 per cent a month. No taxes, and no interest.

MAIL ALL ANSWERS TO AMERICAN TRUST CO.

"Rebus" 200 Chamber of Commerce

HOME TO TOP BUILDING

DETAILS OF PLAN FOR NEW STATE ASYLUM ANNEX.

Receiving Ward to Be Constructed Immediately and Cost Will Be \$100,000.

A great dome, 60 feet in height and 36 feet in diameter at the base, will top the new receiving ward soon to be built for the State Insane Asylum in Salem at a cost of \$100,000, plans for which have just been completed by Lazarus, Whitehouse & Foulhoux.

This receiving ward has been much needed at the asylum for several years. The new building will be modern in every respect, with all the latest improvements and equipment which experience has shown is most required in such an institution. One of the features of this sort embodied in the plans by the architects is an elevator made roomy enough to accommodate a

patient lying in bed. This elevator will be ten feet across.

The whole building as shown in the perspective will not be immediately constructed by the state. The central portion indicated in the drawings, however, will be built as soon as possible; the two extra wings, one for men, the other for women patients, will be added as required.

The building will be of two stories, with a good-sized basement. On the lower floor will be the office, wardroom, hydrotherapeutic system, and bedrooms so arranged that those for men are on one side and for women on the other. In the central part of the floor, under the dome, will be a large rotunda. The second floor will be arranged like the first, except that there will be an operating-room with all its accessories. In the attic or mezzanine of the rotunda will be provided rooms for employees and patients.

The exterior will be treated with a body of light cream brick, with terra cotta trimmings. The central portion will be marked by engaged columns, flanked on either side by pilastered treatment. In the attic, space above the main cornice will be the windows of the rooms. The big dome over the center of the hospital will give it an imposing appearance. In keeping with that of other state buildings.

All the architecture is simple in design and on classic lines. The frame

will be of reinforced concrete, with hollow tile floors. It will be entirely fireproof. The portion of the building to be completed at once will be 144 feet deep and 70 feet wide. The big dome will be covered with skylight glass, and on the under side of it will be a color scheme to distribute softened light through the central part of the building.

JEFFRIES LAPWAI AGENT

Succeeds O. H. Lipps, Who Is Promoted to Supervisor.

LEWISTON, Idaho, Aug. 28.—(Special.)—The Indian agency at Fort Lapwai has received notification of the appointment of Clarence P. Jeffries to succeed O. H. Lipps as agent of the Nez Perces.

Mr. Lipps has recently been advanced in the service to the position of supervisor of the Indian reservations and schools of Oregon, Washington and Idaho, and will take up his new duties as soon as his successor arrives.

White fish fry, hatched by the United States hatchery at Kingston, N. Y., when liberated, almost invariably expatriate themselves immediately by swimming to their natural feeding grounds along the northern shore of Lake Ontario.

Metzger Acre Tracts

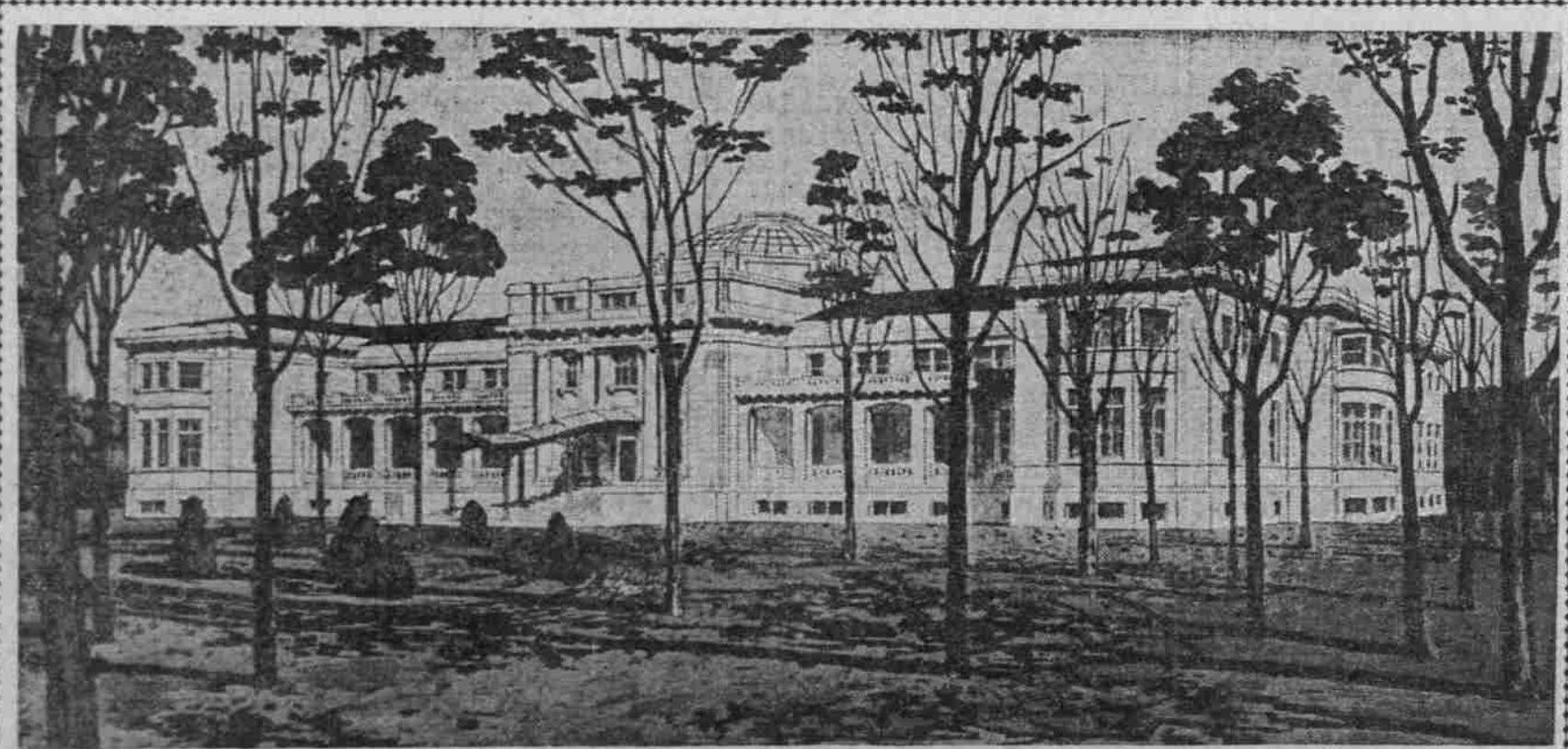
CERTAINLY are the most beautiful suburban tracts on the market. The excellence of the soil and location is highly appreciated by those who have purchased, and those who have seen them. Go out and look for yourselves. It is only 30 minutes' ride from the Oregon Electric Depot (Salem line), Front and Jefferson streets. Get off at Metzger Station. Our agents on the ground will show you the property. We sell on easy terms; \$250.00 per acre and up; 10 per cent down and 3 per cent of the purchase price per month, at a low rate of interest on deferred payments. We make a liberal discount for cash.

Go out and visit "Metzger's Natural Park," which the Central Labor Council has selected as their Picnic Grounds on Labor Day, owing to its beauty and facilities for enjoyment.

For plat and other information, call at our Portland Office, 226 and 228 Front St., or at our Office at Metzger Station.
City Phones, Main 474, A 1374.

Phone at Metzger Station Office, Main 6409.

Herman Metzger, Owner



NEW RECEIVING WARD FOR THE STATE INSANE ASYLUM AT SALEM, TO BE BUILT AT COST OF \$100,000.