

## SMALL INVESTORS SWAY SECURITIES

Marketing of Paper Depends  
on Attitude of Public,  
Says Griffith.

### BUYERS WAIT ON CONGRESS

Pending Currency Legislation Tends  
to Make Money More Timid—Re-  
adjustment of Commercial  
Conditions Predicted.

BY FRANKLIN T. GRIFFITH,  
(Address by president of Portland Railway,  
Light & Power Company before Transpor-  
tation Club.)

For the last several years public service corporations have experienced an increasing difficulty in securing funds with which to carry on development work and to make betterments and improvements required in accordance with good operating judgment. The great transportation companies have been having the same experience, and this inability to secure funds is one of the principal, if perhaps not the controlling, reason for the policy of retrenchment now in force. Various reasons have been advanced to account for this difficulty in obtaining funds, but in my opinion all the reasons advanced inevitably lead to the conclusion that our inability to secure funds is due to a lack of confidence of the investing public in public service securities.

There is not much reason for doubt as to the ample volume of funds in this country, and today in practically all lines of business not connected with or directly dependent on public service corporations business conditions are fairly good. Generally speaking, the farming element throughout the country during the last several years has been reasonably prosperous, and I do not think we can attribute our financial difficulties to what is commonly known as "hard times."

The banks and trust companies engaged in this business of purchasing large issues of bonds usually have connected with them a number of smaller financial institutions scattered throughout the country to whom they are reasonably sure of reselling smaller blocks of the securities, and the actual distribution of the securities to the persons holding them for investment is made largely by these smaller institutions.

You will see, therefore, that a bond issued, we would say, by the Portland Railway, Light & Power Company, may, in the first instance, be a part of an issue of several million dollars, all of which may be purchased from the Portland company by a single bank or trust company or syndicate of banks or trust companies, and that the same bonds will then be sold to a smaller financial institution, and by such smaller financial institution disposed of to the man who intends to put it away in his safe deposit box and thereafter clip his semi-annual coupons.

**Doubt Chokes Market.**  
Now let us note the effect upon this chain of bond sales if the final investor, that is, the man who intends to keep the bond for investment purposes, is at all doubtful about the security. If there is a general lack of confidence in the ability of the corporation issuing the security to pay interest punctually and to provide for the payment of the principal at maturity, the distributing financial institutions which come in direct contact with the investors know that they will have difficulty in finding purchasers for the securities, and for that reason the smaller financial institutions will refuse to buy the securities from the underwriting banks and trust companies in the East.

The great banks and trust companies of the East, appreciating the fact that their correspondents, the smaller institutions dealing directly with the investors, will either not buy the securities or will take only a small portion thereof, cause the Eastern banks to decline to buy or underwrite large issues knowing that they will have difficulty in disposing of the securities through their correspondents, and then you have a situation like this: The Portland company, for instance, may desire to issue \$5,000,000 of bonds for

the purpose of making improvements and betterments to its property, and having planned how to spend the money it undertakes to place the securities or to provide for the taking of the securities as issued, and for that purpose opens negotiations with, we will say, the banking house of Harris-Forbes & Co.

**Paper Taken at Discount.**  
Harris-Forbes & Co. are familiar with the temper of all of its correspondents in respect to securities of the Portland Railway, Light & Power Company and finds that its correspondents are unwilling to take the bonds at all, or if willing to take them, proposes to take them at a discount great enough to insure against loss should the company in turn be unable to dispose of the securities to investing clients. Harris-Forbes & Co., knowing that correspondents will either decline to take the securities or will take them only at a considerable discount, either tells the Portland company that the securities cannot be handled at all, or, if willing to take them, takes them at such discount as will permit Harris-Forbes & Co. to sell the same securities to the correspondents at the price the correspondents will pay. Therefore and also pay Harris-Forbes & Co. for the efforts of their business organization in so placing the securities.

You will see, therefore, that a lack of confidence felt by the individual investor immediately is apparent through the chain of transfers of the securities, and the result is that the borrowing corporation must either sell its securities at such a discount as to make an unreasonably high interest charge or postpone its contemplated expenditures. Postponements of this sort and due to this cause have been general throughout the United States during the last two years.

**Business Waits on Congress.**  
At present there is an additional complication increasing the difficulty in disposing of securities. Because of the pending currency legislation of the banking houses of the East are conserving their resources and refusing to underwrite large issues of bonds because the initial payment to the borrowing corporation must be made by these great banking houses, and until they know just what effect the currency legislation will have on the volume of their deposits and funds available for such investment, they are unwilling to tie up their resources in such underwriting operations.

This new complication, I believe, will straighten itself out in a satisfactory manner and business conditions be readjusted to the new basis within a few months and Congress has enacted its currency bill.

(To be concluded next Sunday.)

### SHINGLE MILL IS UNDER WAY

Modern Plant at Milwaukie Will  
Employ 50 Men.

The foundation for the new plant of the Rose City Shingle & Lumber Company at Milwaukie has been completed. It is located on a five-acre tract leased from Mrs. Sarah Webster.

It is expected to have the new mill completed by next April. The cost will be \$50,000. It will have a capacity of 250,000 shingles a day, which is more than double the capacity of the mill which was destroyed by fire several months ago. It will have a dry kiln, double the capacity of the former one. Fifty men will be required to operate this mill.

Before deciding on final plans for this mill the owners made extensive investigations of other plants in Washington and have adopted modern ideas throughout.

It is announced that the Hawley Mill Pulp Company may enlarge its plant to next year.

### EUGENE SCHOOL PLANS DRAWN

Many Architects Submit Sketches for  
\$100,000 Structure.

EUGENE, Or., Dec. 20.—(Special.)—Architects of Portland, Seattle, Spokane and Boise are sending in preliminary sketches for the proposed \$100,000 high school for Eugene, which is hoped to have erected this coming year. The Board of Education will consider these sketches at its meeting Saturday and expects by Monday to choose one. From the dozen or more that have been submitted.

The architect whose general plans have been adopted will be asked to elaborate them, and these plans, together with the request for the authorization of a bond issue of \$100,000, will be submitted to the taxpayers of the district at a special meeting to be called early in January. A site for the new building was purchased several months ago.

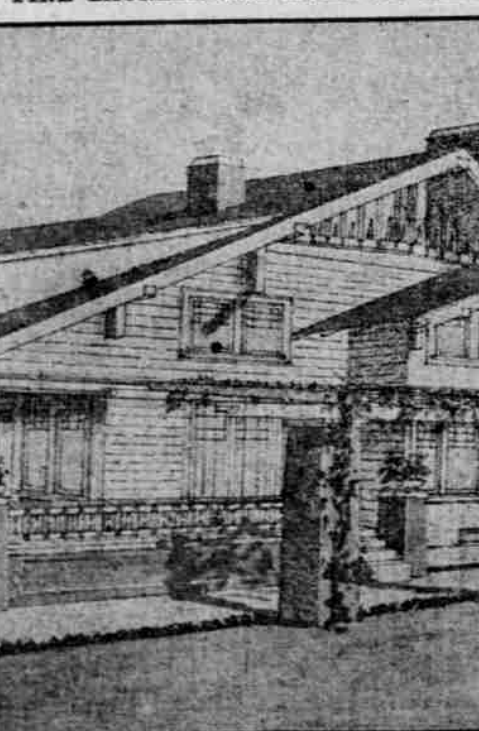
### Apartment-House Planned.

Plans have been completed for a frame apartment house, to be constructed on Alberta street, between East Twentieth and Oregon streets, for Erick Erickson. The building will be two and one-half stories high, and will be 40x60 feet in size. It will contain four four-room apartments. The cost will be about \$8000.

### Apartment-Brig \$40,000.

L. A. Peters, a contractor, has sold the Davenport Apartment house, at Fifteenth and Jefferson streets, to Mrs. Annie Parvin, for \$40,000. Mr. Peters built the structure three years ago. It is a three-story brick structure, covering a ground area 43x108 feet. The building contains four apartments, of two or three rooms each.

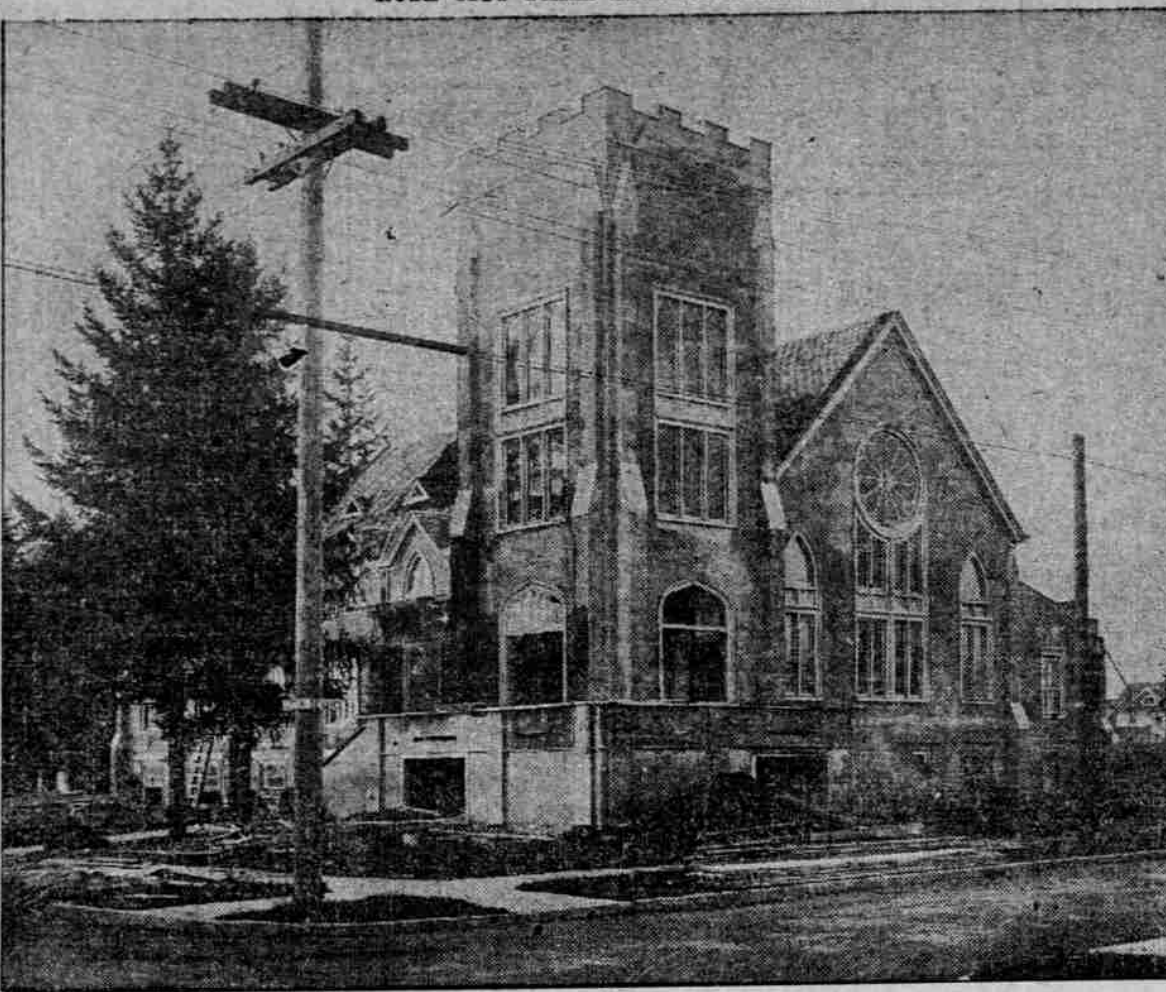
### FINE LAURELHURST HOME TO RISE



BUNGALOW OF DR. R. B. BRANDON TO COST \$6000.

The new home of Dr. R. B. Brandon, on Flora avenue, between Imperial avenue and Fearless place, in Laurelhurst, will be a nine-room bungalow. The basement will contain a complete laundry. Brick piers will support the veranda, which will be extended over the driveway leading to the garage. The interior of the building will be finished in fir, with an oak satin. The floors will be of oak throughout the whole house. The breakfast-room, the billiard-room and the dining-room will be paneled in linoleum. A fireplace, window seats and built-in bookcases will be the features of the living-room. The walls of which will be built in the billiard-room. Work has been started on the house. It will be finished in about two months. The dwelling will cost about \$6000. Architect G. A. Carpenter drew the plans.

### ROSE CITY PARK EDIFICE PLANNED



PROPOSED EPISCOPAL CHURCH BUILDING TO COST \$15,000.

Plans are being prepared for a new frame church building to be erected by the Rose City Park Episcopal Church at East Forty-third street and Broadway, although work on the structure will not begin until Spring. The building will cover ground area 40x48 feet and will seat 350 persons. A rectory, consisting of an eight-room, two-story cottage, costing about \$3500, will be built at the same time. The church will be furnished with a gallery with accommodations for 100 persons. The basement will have a hardwood floor and will be fitted with a stage for parish entertainments. A kitchen will be built in the basement.

The old church on the same site will be moved to the rear of the new edifice and used as a chapel. The new oak altar in the old building will be transferred to the new church. The structure will cost about \$15,000.

## ALAMEDA LOTS SOLD

25 Residence Sites in Park  
Realize \$25,000.

### EAST SIDE DEALS MANY

Laurelhurst, Central Albina, Highland Park, Hancock Addition, Irvington and Other Districts Record Property Transfers.

The most important real estate sale of the past week was the sale of about 25 lots in Alameda Park by the Alameda Park Land Company to Joseph Shline, D. Ferguson, for \$25,000. The property is scattered through the Alameda Park, and the sale averaged about \$1000 per lot. This is the largest sale of residence property for some time. The deed to the property was dated December 15. In East Irvington, Harold P. Phil sold to Claude D. Starr, part of two lots and a home in East Irvington in block 7 for \$7000. This home is slightly.

G. C. Garfield sold a house and lot in Highland Park to M. C. Calavan for \$2000. Mr. Garfield also sold a house and lot in Hancock Addition to W. H. Calavan for \$5000. He sold a lot in Brentwood, Mount Scott, to Mr. Calavan for \$500, and also a lot in Waverleigh Heights for \$2000.

In Irvington the Hughes Investment Company sold one lot and part of another to Mary D. Hawes for \$3000. The Laurelhurst Company sold a lot to W. J. Welch for \$2200, and one to G. E. Maxwell for \$1200.

In Central Albina, William M. Killingsworth sold to Henry Westermann a lot for \$2472. In Miller's Addition, W. H. Beard bought a home from Margaret R. Martin for \$4400. In Barrett's Addition, H. P. Villiger bought parts of three lots for \$4400 with a home. In this same addition, C. D. Clement sold to Eliza McCourt a home for \$3000.

John Dick-deeded a lot in Central Albina to Henry Miller for \$2800. William H. Giles sold two lots in Brasse's Addition to H. E. McKenney for \$2700, including a home.

In Laurelhurst, Helen S. Bradshaw sold to W. N. Henry two lots for \$4000. The Laurelhurst Company sold two lots and part of another to S. B. Stewart for \$3000.

## ELKS' HALL UNIQUE

Attractive Structure at Rose-  
burg Nearly Completed.

### COST OF PROJECT \$75,000

In Addition to Well Arranged Clubrooms and Lodge Hall, Fine Theater Is Included—Building to Be Dedicated Soon.

### ROSEBURG, Or., Dec. 13.—(Special.)

The combination building, including a theater and clubrooms, built by the Roseburg Lodge of Elks, at a cost of nearly \$40,000, is nearing completion. Dedication of the structure probably will take place early in February.

The building is of cement and brick construction and, according to the supervising architect, is one of the most durable structures in Southern Oregon. The theater has a seating capacity of 800 and is modern throughout. The stage is of standard size and is equipped with modern scenery and electrical effects. In addition to the parquet, dress circle, balcony and galleries, the theater contains four boxes.

The theater is heated by steam, while the illumination is of the latest design. The lobby and box office is much the same as found in the larger cities. Special attention was paid to guarding against fatalities and accident in case of fire. Numerous exits have been provided and it is estimated the house can be emptied of a normal crowd in five minutes.

The clubrooms, which adjoin the theater, are especially arranged for the members of the Elks' lodge and their friends. Included in the club are large, light and well-ventilated reading-rooms, ladies' parlors, cardrooms, pool and billiard-room, banquet-room, a large kitchen and other apartments usually found in a structure of this nature. Several large fireplaces add to the attractiveness of the clubrooms. The rooms have been so arranged that the Elks and their ladies may hold meetings at the same time without interference. Like the theater, the clubrooms are heated by steam and illuminated by electricity. In a court directly in front of the clubrooms there has been installed a beautiful and costly fountain. Adjoining the clubrooms to the right is the Elks' lodge hall. The lower floor is used for public meetings, while the upper floor is utilized exclusively for lodge purposes. The furnishings for the clubrooms will be of mahogany.

The entire property, including the lots upon which the structures are built, represents a value of not less than \$75,000.

India has 115,000,000 people, less than half of whom can read even the native vernacular. Nevertheless there are 658 newspapers and 1902 periodicals published there.

### BOX MANUFACTURERS ELECT

Movement for Standardization of  
Shipping Containers Indorsed.

A resolution indorsing the National movement for the standardization of shipping containers was adopted at the meeting of the Box Manufacturers' Association in this city.

The following were elected officers for the next year: Paul Lachmied, Potlatch Lumber Company; Potlatch, Idaho, president; Vincent Palmer, George Palmer Lumber Company, La Grande, Or., first vice-president; A. Douby, Multnomah Box & Lumber Company, Portland, second vice-president; A. J. Stokes, National Lumber & Box Company, Everett, Wash., secretary; C. W. Whitley, Standard Box & Lumber Company, Portland, treasurer; S. S. Sover, Clatsop Mill Company, Astoria, Or., first vice-president; M. Lachmied, George Gardener, of the Lamb-Davis Lumber Company, Leavenworth, Wash., and E. J. Robertson, of the Stanley-Smith Lumber Company, Hood River, directors for two years.

### FINE STRUCTURE UNDER WAY

Four-Story Building at Third and  
Couch to Cost \$85,000.

The \$85,000 hotel and store building which is being constructed at Third and Couch streets for A. C. Pike will be completed about January 1, 1914. The building is a reinforced concrete structure, and will consist of four stories and a basement. The first floor will contain four stores. The upper floors will be occupied by a 130-room hotel.

The building will be absolutely fireproof. The floors will be of cement, and practically the only wood used in construction will be the fir door casings. The structure is being built by the Investors' Building & Trust Company.

## 4 SHOPS IN PLANT

Northwest Steel Company to  
Occupy Big Area.

### GROUND IS TO BE RAISED

About 300,000 Cubic Yards of Sand  
Taken From Bed of River Will  
Be Used in Elevating Site  
an Average of 15 Feet.

The new plant which the Northwest Steel Company is installing at the foot of Sheridan street, in South Portland, will consist of four machine shops and a storage shed, and will occupy an area 300 by 250 feet, besides a river dock 100 by 250 feet. Piles will be driven throughout the whole site, to give a solid foundation. The surface of the yards, after the piles are driven, will be raised an average of 15 feet, by washing in sand from the river. About 300,000 cubic yards of sand and gravel will be required for the fill. The sand will be dredged from the river and carried to the dock in scows. Clamshell buckets will scoop the sand from the scows, and hoist it to a plant hopper 70 feet above the river level. The sand will be washed from the hopper by a stream of water from a 10-inch centrifugal pump, and along an elevated flume to the spot where it will be used.

**Steel Framework Product.**  
The plant will make steel bridges and frames for houses. The raw material comes in beams from the Pittsburg district, and from Belgium. The beams, when they arrive, are about 40 feet long, and weigh from 500 pounds to two tons. An outdoor crane, covering the whole material yard, 60 feet wide and 300 feet long, will carry these beams to the main structural shop, where they will be riveted together and bolted for use in building.

This main shop will cover an area 65 by 80. The frame will be of wood, and the walls corrugated iron. The building will occupy the full length of the site, and extend 100 feet back to the Southern Pacific siding. The larger building will have a capacity of 15 tons, the smaller five tons. These will be used in moving heavy weights around a shop, and in erecting a freight terminal at Union avenue and East Morrison street. The ground already has been cleared.

**Smaller Shops to Rise.**  
Besides the main shop, there will be three smaller shops. The first will be where the wood patterns will be made, will be situated in a two-story frame building 50 by 100 feet in size. The second shop will occupy the second story. The lower story will be used as a storage shed.

The machine shop will occupy a one-story frame building 50x100 feet in size. In addition to the ordinary machinery, it will contain the machines for compressing the air used to operate the riveters.

The smith shop will occupy a space 50 by 100. It will be a one-story frame building adjacent to the machine shop. All these smaller buildings will be covered with corrugated iron.

The plant, said J. W. Cunningham, the architect, will employ about 250 men. The main building will be about 1500 tons, of steel girders for bridges and skyscrapers, he prophesied.

All the holes bored in the timbers during construction are drilled by means of compressed air. The same power is used in driving spikes. The joints where timbers are united are all strengthened with steel fittings. The bolts are washed with cast oil.

Work on the building was started November 1, and probably will be finished about April 1.

### 3 STREETS NEAR FINISH

GRADING AND LAYING CONCRETE  
SIDEWALKS GOES ON.

### J. Allen Harrison, President of Mount Scott Association, Says District Makes Rapid Strides.

Very soon the improvement of three streets from the Arleta schoolhouse to the Foster boulevard will be completed. These streets are East Sixty-third, East sixty-fourth and East Sixty-fifth. The improvements consisting of grading and cement sidewalks. It is estimated that more than 1200 people visit the Arleta school daily. J. Allen Harrison, president of the Mount Scott Improvement Association, in speaking of the growth of that district, said:

"The Mount Scott district is making excellent progress, especially in the improvement of streets. Presently our schoolhouse will be surrounded with improved streets; that is, streets graded and cement sidewalks laid. A great many streets are being improved in this way. We hope to get the Foster road improved next year. Our petitions have been signed up pretty well for this improvement. We consider this the most important improvement projected for this district, as the Foster road is the main highway with which all other districts connect, and it ought to be paved next year. I think it will be. No steps have been taken for sewerage in the Mount Scott district, but we will not need sewerage for some time, as there is a bed of gravel underneath all this section so that the drainage is excellent."

### BUILDERS' EXCHANGE THRIVES

Closer Co-Operation of Allied Inter-  
ests Is Urged.

That it is necessary for the architects, contractors, supply houses and owners to unite in correcting the evils apparent in the building trade is asserted in the report of the last monthly meeting of the Builders' Exchange for 1912, as prepared by C. G. Hughes, the secretary.

While the building activity has been less than in former years, says the report, the members of the exchange have secured a large share of the business, and have done much to establish a reputation for fair, honorable dealing. The careful owner, according to the report, has come to prefer a member of the Builders' Exchange, who has the guarantee of the association, to a man who has no credentials.

"The directors have announced a campaign of expansion for the coming year."

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Among the improvements projected in the Southeast Side are the following: Fifty-fourth avenue, from East Seventy-fourth to East Seventy-seventh streets; Fifty-fifth avenue, from East Seventy-second to East Seventy-fourth streets; Fifty-sixth avenue, from East Seventy-second to Hall's Addition.

Portions of Everard and Fifty-seventh avenues have been recently laid now under construction. Portions of Thirty-ninth avenue, in the Southeast Side, Fortieth avenue and Forty-first avenue have been completed at a cost of \$435,000. Also East Sixty-third street in the Southeast Side has been completed at a cost of \$264,000.

### BIG FUEL PLANT TO START

Oregon Power Company to Install  
Machinery to Reduce Slabs.

EUGENE, Or., Dec. 20.—(Special.)—Construction of fuel bins, conveyor system and the necessary machinery to move slabs to ships for fuel will be begun shortly after the first of the year by the Oregon Power Company at its power plant at Springfield. The whole installation will cost \$13,000, and will be completed by April 1.

Refuse slabs and lumber are to be obtained from the new Booth-Kelly mill, now under construction, and will be utilized in operating the six furnaces at the power plant. By reducing the boards to splinters and sawdust the fuel can be fed automatically to the boilers.

### COAL BED TO BE OPENED

IOWA MEN BUY HI HENRY MINES  
AND TOWNSITE IN IDAHO.

Rich Agricultural District North of  
Boise Is Expected to Develop Rapidly as Coal Is Worked.

BOISE, Idaho, Dec. 20.—(Special.)—The Hi Henry coal mines, together with the townsite of Horseshoe Bend, have been sold to the firm of Dulin & Rhine, of Des Moines, Ia. The new owners have taken charge of the management of the mines and townsite. The mines will be developed and an effort made to build a town on the Emmett-Payette Lakes extension of the Idaho Northern Railroad.

Horseshoe Bend is 22 miles north of Boise, and is located on the Payette River. The purchasers refuse to name the price paid.

The Hi Henry mines first were developed by Hi Henry, known as the "King of Miners," a musician and theatrical manager, who invested money in the property. He failed to obtain transportation facilities, however, and about a year ago Hi Henry gave up the development of the mines. The Idaho Northern Railroad was purchased by the Oregon Short Line and work started on extending the road via Horseshoe Bend to the Emmett-Payette extension. This will make the mines valuable, as they contain a fine grade of soft coal. The Jerusalem and Brownlee agricultural districts are tributary to Horseshoe Bend, and with the development of the mines it is predicted a rich farming country will be settled rapidly.

### E. F. LAWRENCE IS HONORED

Portland Architect Made "Fellow"  
by American Institute.

2215 F. Lawrence, a Portland architect, and Benjamin Wistar Morris, formerly of this city but now of New York, were raised to the degree of "Fellow" by the American Institute of Architects in its recent convention, at New Orleans. This honor is conferred upon members of the institute who are citizens of the United States, and who, in the opinion of an authorized body of fellows, shall have contributed notably to the advancement of the profession.

The members raised to fellowships by the recent convention were: Charles H. Alden, Seattle, Wash.; John C. Austin, Los Angeles, Cal.; Paul P. Crel, Philadelphia, Pa.; James J. Egan, Chicago, Ill.; Burt L. Finner, New York, N. Y.; Norman M. Isham, Providence, R. I.; Elmer C. Jensen, Chicago, Ill.; Henry H. Kramer, Boston, Mass.; Charles Z. Klauder, Philadelphia, Pa.; Ellis P. Lawrence, Portland, Or.; Benjamin W. Morris, New York, N. Y.; Charles A. Platt, New York, N. Y.; Herbert F. Skell, Cleveland, Ohio; Edward Stutz, Pittsburgh, Pa.; and Seth J. Temple, Davenport, Ia.

The following were elected officers: R. C. Sturge, Boston, president; T. R. Kimball, Omaha, Neb., first vice-president; F. C. Baldwin, Fredericksburg, Va., second vice-president; D. K. Boyd, Philadelphia, Pa., secretary; J. L. Mauran, St. Louis, Mo., treasurer; T. J. Fuller, Washington, D. C., auditor, and Walter Cook, New York; Octavio Morgan, Los Angeles, Cal., and W. Willcox, Seattle, Wash., directors.

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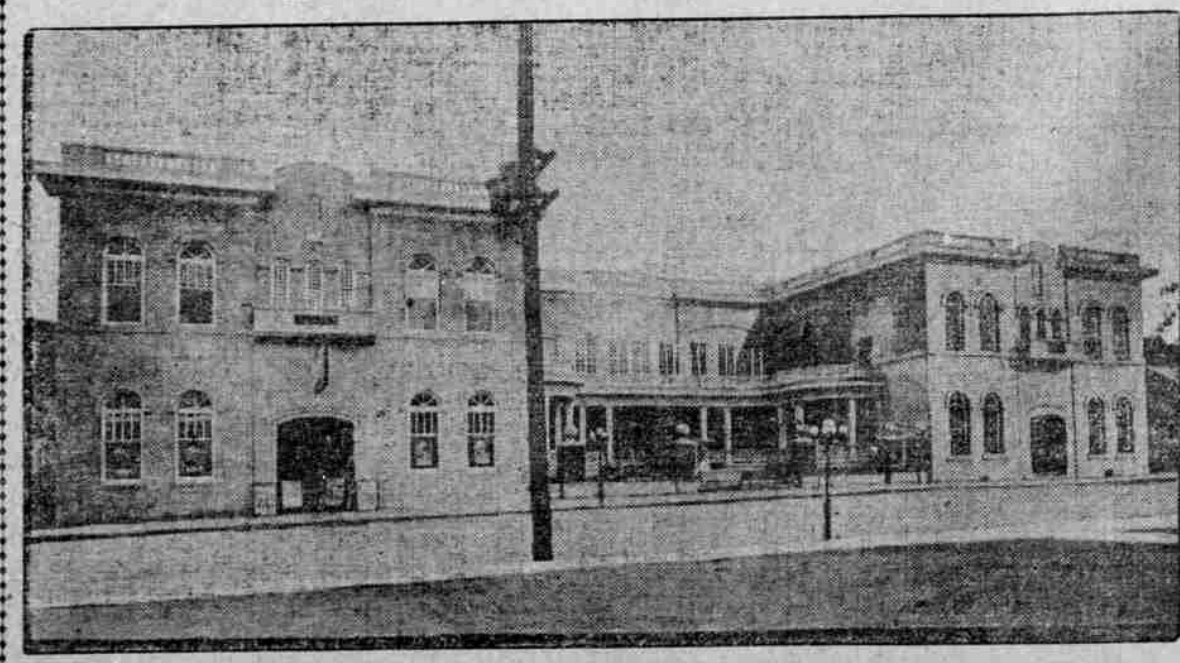
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### NEW ELKS' BUILDING AT ROSEBURG ATTRACTIVE



COMBINATION STRUCTURE ONE OF BEST BUILT IN SOUTHERN OREGON.