

CLASS A CONSTRUCTION BREAKS ALL LOCAL RECORDS

CROAKERS SILENCED BY BUILDING DEMAND

Cry for More Store Rooms and Offices Still Continue to Be Heard in Spite of Erection of Many Magnificent Business Blocks.

Of the many large buildings of the class A type new under construction in this city pictures of half a dozen of the more important ones are found on this page. At no time in the history of Portland has such a large amount of new construction been under way. Dotted all over the central business and the wholesale districts are magnificent structures in all stages of construction, while in the north end warehouse area

will contain 153 offices, every one of which will have an outside exposure and plenty of light. The exterior of the two lower stories is to be done in green terracotta with buff terracotta relief. Above the second floor the bay windows and cornice will be done in copper and the exposed concrete surface will be cement finish, painted with waterproof paint, the color to harmonize with the green and buff terracotta of the lower stories. The ground floor will be arranged for



Medical Building at the Corner of Park and Alder Streets.



Lewis Building Under Construction at Fourth and Oak Streets.

TAXES CAN BE REDUCED IF OWNERS GO INTO POLITICS

New York Is Waking Up to the Situation—Good Example for City of Portland.

"Portland taxpayers cannot help themselves, cannot reduce the tax burden, cannot reduce the assessment, nor can they reduce the tax levy by effecting an organization and appointing an investigating committee to look into a condition that is already signed, sealed and delivered," said one of the largest taxpayers in the city, a man who firmly believes that there is great waste in expending the tax money collected in this city and county.

"Organize, yes by all means organize but organize to take possession of the municipal and county governments at the next city and state elections, but do not organize for the purpose of undoing the things that have already been done under the forms of law.

"The laws must be changed, a new deal must be made, and these things can be done by the taxpayers whenever they see fit to take control of the city and county governments, and paradoxical as it may seem they can do this without taking an active personal part in politics."

Organization in New York

"Look at the splendid organization of New York city's 200,000 taxpayers, which contains 95 per cent of all the taxpayers in the greater city now paying taxes on real property. It is headed by all the big New York dailies that this organization will dictate the nominations made by the two political parties for municipal officers next fall

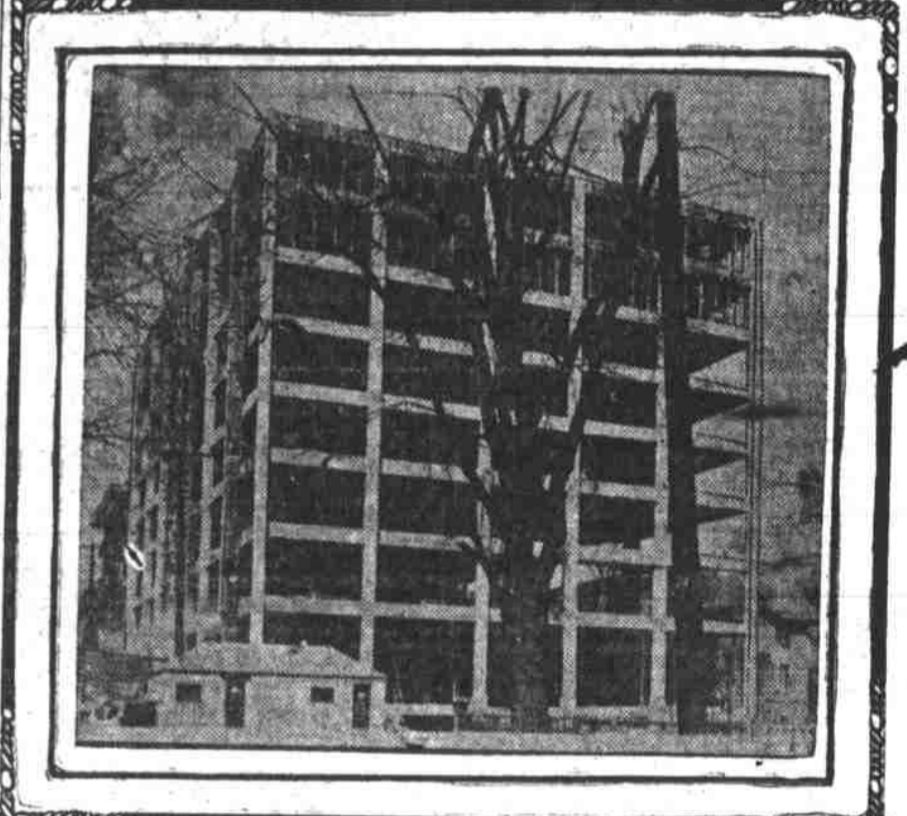
undesirable candidate will be defeated. In this manner, by shaping public opinion through the educational agencies of their many local and central organizations, taxpayers plan to root corruption out of municipal politics and to induce the highest moral type of men to accept public office. Not only can the city save millions by means of a more business like control of public works, but the budget salary list contains a little item of \$30,000,000 which invites special investigation and re- trenchment.

This prospective reform becomes most inviting to taxpayers who contribute the money, because the few isolated instances of salary investigation have revealed the fact that the city of New York is paying three and four men to do the work which ought to be accomplished by one man, under ordinary business supervision.

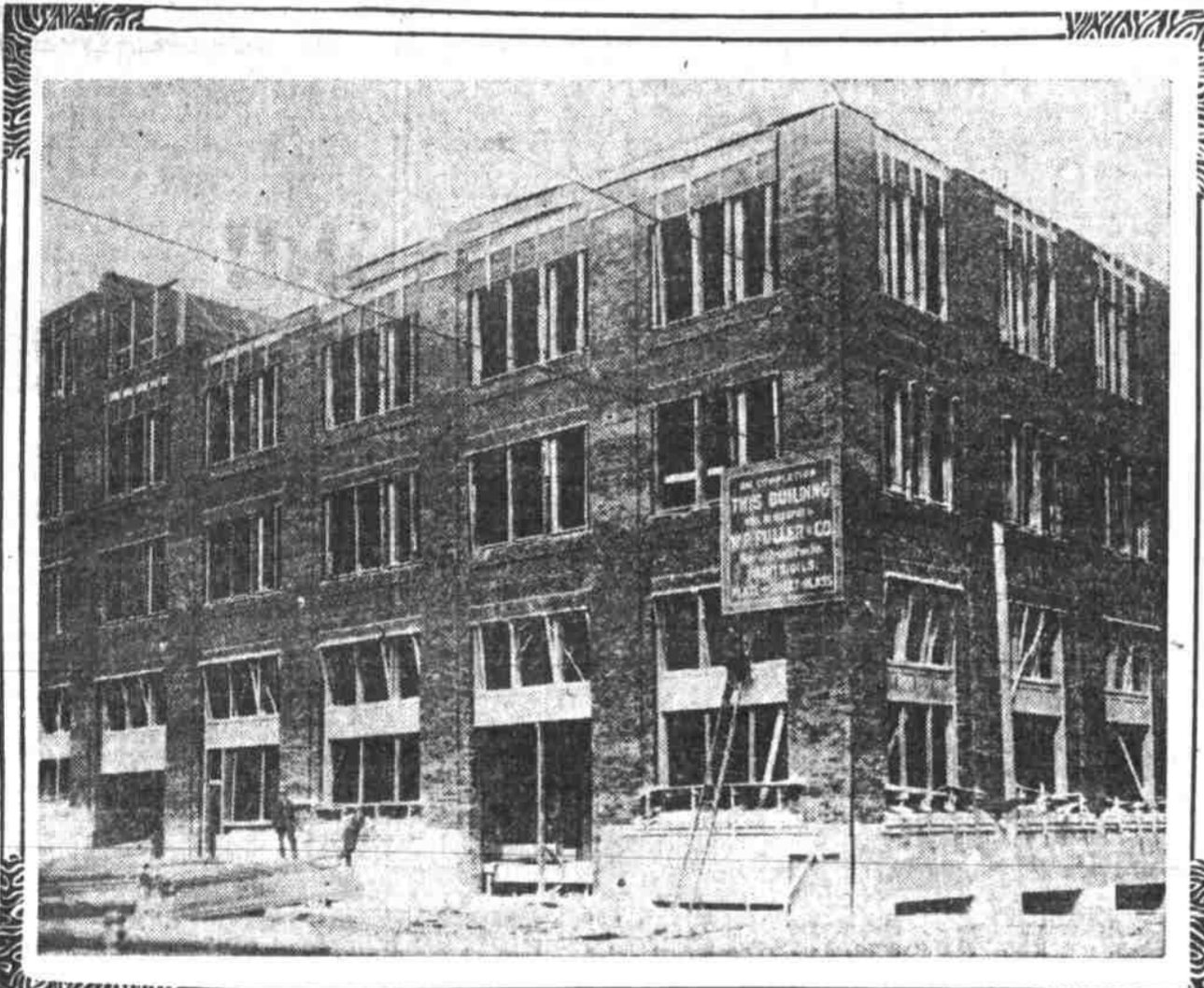
For instance, 75 different persons in the city government contract for supplies. It is estimated that a business basis of purchase would save New York city \$7,000,000 every year. Neither these taxpayers organizations nor the individual taxpayers want to get into politics, but the politicians have taken the control of the annual budget contributed by the taxpayers for city expenses and a large part of that money is misspent.

Part of Business Plan.

The property of taxpayers is a part of the business plan of the city and as such, owners of that property who are taxed to pay the city's running ex-



Young Men's Christian Association Building, Under Construction, at the



W. P. Fuller Company's Building, Twelfth and Davis Streets.

an immense amount of new building is going on. Long ago, the over-conservatives sounded the alarm of an over built city and predicted all sorts of financial disaster to come from what they termed the danger of looking up too much money in unprofitable building enterprises. At the time the Board of Trade building was projected and work on it begun, these same wary gentlemen stood aghast at the prospect of an 11-story tenanted office building in which nearly \$100,000 was to be invested.

The Board of Trade has for a year been full of tenants and since its construction was got under way, the office space in Portland has been more than doubled and it is still a difficult matter to lease desirable quarters in any of the first class office buildings in the city. So promising is the future of Portland that three of the most level-headed business men in the city are each making to complete a huge structure in the office building market in order to meet a demand for more office space that it is not doubted will be large enough to fill them all.

The demand for more and better mercantile quarters in the retail business centers, for larger and more substantial warehouses and for increased facilities in the wholesale district is an ever present and pressing condition in Portland. It is only recently that the property owners and builders have awakened to the justice of this demand and they are now straining every energy to meet it.

What will be the most modern and best appointed office building in Portland according to Architect David C. Lewis is the new structure now being erected by the Lewis estate on the northwest corner of Fourth and Oak streets. The Lewis structure will occupy a 40 by 100 foot site across Oak street and diagonally across the intersection of Fourth and Oak streets. The structure is to be of reinforced concrete construction and

six store rooms, all fronting on Oak street. Two hydraulic elevators with a speed of 500 feet a minute will be installed in the building.

Vacuum heating and cleaning systems will be installed in the new structure. From top to bottom, the interior finish will be done in Philippine mahogany. The Hurley-Mason company are the contractors. Its estimated cost is \$200,000.

Another modern structure of reinforced concrete construction now going up is the building known as the Imperial hotel annex, but which in reality is to become the Imperial hotel. This is to be a nine-story building and occupies the quarter block at the southeast corner of Seventh and Stark streets. It will contain about 300 rooms and will cost when completed something like \$250,000. It is being erected for Theodore B. Wilcox and will be the only class A strictly fireproof hotel building in Portland.

Another modern hotel building nearing completion is the Renblatt at Tenth and Alder streets. This is a five-story structure of the mill-construction, slow-burning type. The Tenth street front presents an unusually attractive appearance and is done in cream terracotta. At Alder and Chapman streets the Studebaker company is just completing a 100 by 100 foot four-story brick garage, and automobile warehouse and salesroom. The building was especially designed for the Studebaker company and occupies an ideal location for an automobile headquarters.

On the block bounded by Twelfth, Thirteenth, Davis and Everett streets, John Klerman, one of the large property holders in Portland, is building a four-story and basement structure for the W. P. Fuller company. The building will have dimensions of 200 by 200 feet and will contain about 200,000 square feet of floor space, making it the largest warehouse and salesroom in Portland. The structure is of the mill construction, slow-burning type and will cost about \$200,000. The W. P. Fuller company expects to occupy the new building about June 1.

At Fourteenth and Irving streets, the six-story warehouse under construction for Crane & Co. is nearing completion. This structure occupies a quarter block and will cost something like \$150,000.

The long quiet volcano of Colima, in Mexico, again has become active, emitting smoke and sparks in alarming quantities.



Rosenblatt Hotel Under Construction at Tenth and Alder Streets.

Menace to School Children.

From the New York Tribune.

Dr. Darlington's report of the appalling increase of heart disease and other physical infirmities among school children, and that hundreds of them are dying yearly of heart diseases. It is startling to hear that only 30 per cent of school children are physically sound and normal, and that hundreds of them are dying yearly of heart diseases. Such figures give emphasis to the complaints which have been numerously made of overstudy, and especially of the forcing of young minds with too many studies at once and with studies in advance of their years. We have heard of such practices as the giving of six or seven "solid" studies, including civics, political economy and poetical criticism, to children not yet in their teens.

and that it will control the policy of the New York city government for the four years beginning January 1, 1910.

Why the leaders of New York's 200,000 taxpayers want to control the next municipal administration is known to everyone who has followed the city's financial manipulations during the past few years. Huge waste of public money has brought New York close to the danger point of debt liability. Drastic economy is needed without delay.

The taxpayers have started organizations which cover and cross over every section of the greater city. Before election those organizations will embrace a large part of New York's 200,000 taxpayers. Should any part fail to read the handwriting on the wall and nominate candidates who refuse to pledge themselves to the administration on broad, business like lines free from partisan pressure and blundering "boss" rule, the word will quickly pass among those taxpayers organizations and the

penses, realize that the time has come to place this business on a more substantial basis. The only way to do this is to take it out of the hands of the professional politicians. To do so has become a matter of urgent business rather than of politics.

These considerations are compelling both taxpayers and rentpayers to unite for better government. That they can control the next election without going into politics either, to endorse the particular candidates or to nominate men of their own number, is regarded as not only probable, but practically certain. They intend to rouse public opinion to such a state by throwing the searchlight of publicity on municipal affairs, that no party will dare to nominate unfit men.

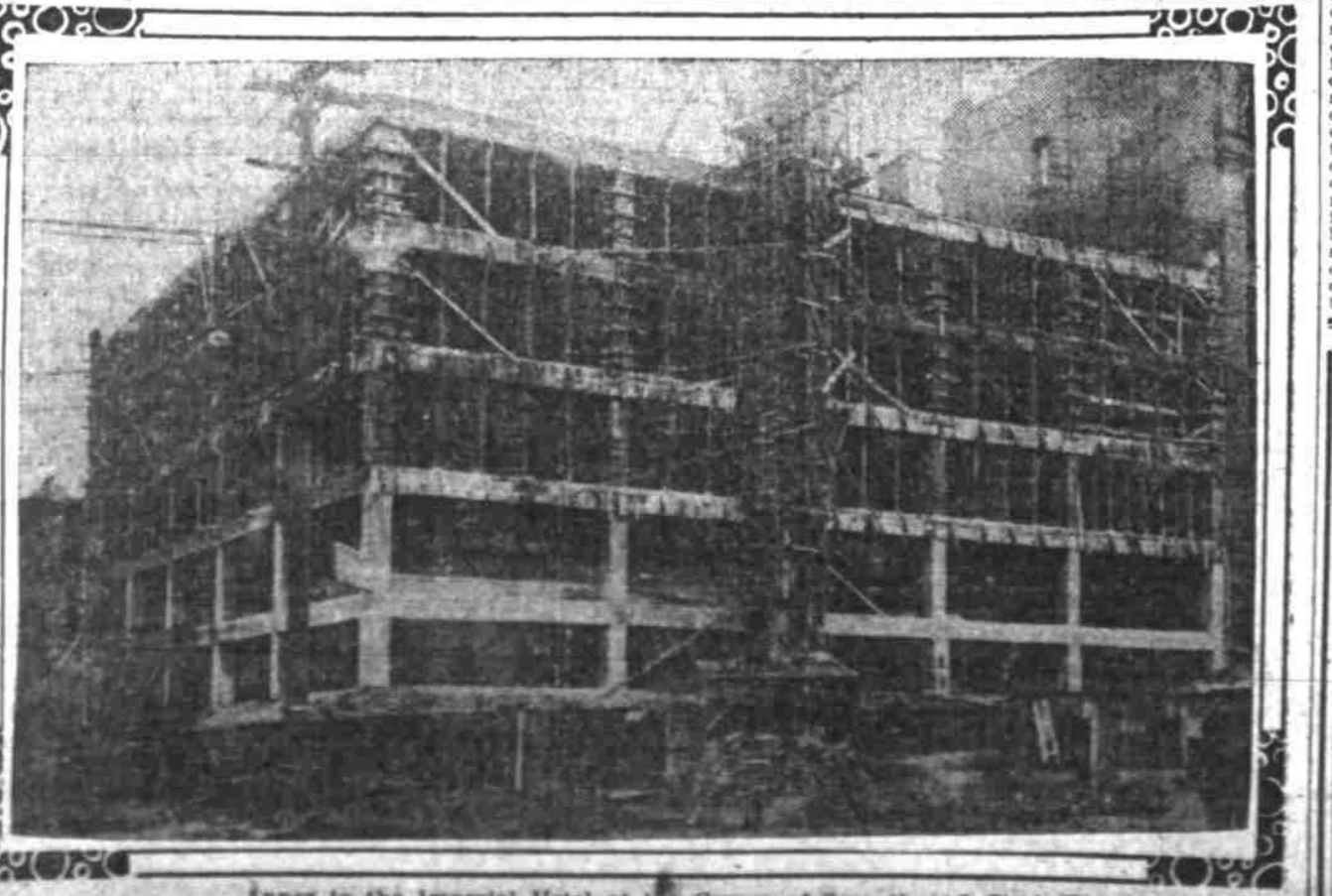
Through free mass meetings the taxpayers organizations of greater New York aim to show property owners and rentpayers the exact government conditions of this city. This organization aims to insure responsible candidates and better government after the next mayoralty election.

Portland can do the same. In order to do so they must first practically the same plan of action, or a very similar one to that adopted by the New York Taxpayers league.

MODERN LIGHTING

Is not an expense, but an investment; for it puts permanent selling value into your property. Thousands move each year into new homes, flats, offices, stores; their first demand is modernized lighting. Besides a magnificent line of domestic and imported fixtures, we manufacture them to satisfy the requirements of each particular demand, and we assure you unequalled lighting results in service and artistic designing.

M. J. WALSH CO. SALESROOMS 311 STARK ST.



Annex to the Imperial Hotel at the Corner of Seventh and Stark Streets.