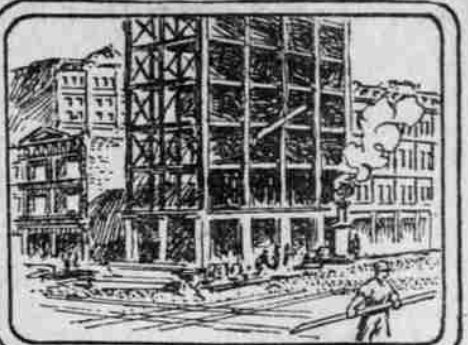


REAL ESTATE AND BUILDING NEWS



KEEP ON BUILDING

No Stoppage Noticeable in Operations.

DEALERS' VIEWS COINCIDE

Secrecy of Small Houses for Rent Keeps Demand Active and Business Structures Barely Keep Pace With Expanding Trade.

Real estate men agree that no time in the history of Portland was there a better opportunity to secure bargains than the present. Values, they say, are below those of cities of similar size and there is no indication that real estate values will drop back to the ridiculously low prices that prevailed a few years ago before Portland had its awakening.

M. G. Griffin, who has been in business in this city since 1883, has seen the city grow from a village to a vast city, and his opinion of the conditions surrounding the real estate market are valuable, particularly at this time when everything points to an earlier activity than most people seem to realize. He writes:

There is more demand today and has been for many months, for houses to rent than can be supplied. We have inquiries every day from Eastern people who are here to stay. Many of them have money, are here to go into business, and are buying homes. I do not find any decrease in realty values, and I do not look for any, but on the contrary I look for a steady appreciation in the safest and best place for their money. They know that Portland real estate is now selling for much less than its actual value based on population. The city is now growing very rapidly, and will in my opinion double its population in the next five years. A doubling in population means a much more than doubling of values. The buying of Portland real estate at this time means large profits and a safe investment.

Money in a safe deposit is safe, but earns no profit. Money invested in stocks is manipulated by the sharp men of Wall street, and we know what that means. The largest fortunes in the world made honestly have been made in real estate. Real estate cannot be stolen, and is not subject to stock jobbing. In my humble opinion there is no safer or better investment of money today than in Portland real estate and Oregon farms. It will be only a few years until we have many great trunk railroads into this favored city. A deepening of the river to the Pacific to 40 feet will mean the best harbor on this coast, Portland, Oregon, the Pacific Coast's greatest and most prosperous city. Money invested in Portland realty, at this time, is a safe and most desirable investment.

Anne Shannon Monroe, a Portland writer of well-merited distinction, contributes to December Spare Moments an article on "Oregon and Her Resources" that is certain to attract attention. The paper is one of the best-conceived sketches of Portland and of the state yet seen, and is a word-picture of the glories of this favored region that is not only faithful as to facts but is powerful in form of expression—an article that will do much to enlighten those who have never seen the state and will be read by Oregon people with appreciative pleasure. It is understood that the article is being offered for the Commercial Club's prize offered for the best article on Oregon.

The six-story building erected this year by Baldwin & Dowling, at the southwest corner of Alder and Park streets, is one of the notable improvements in that rapidly changing section of the city. The building is to be known as the Medical building on account of the class of tenants who are to occupy the premises. The owners report that much space is already engaged and that a number of others have put in applications which are under consideration. The City and County Medical Society have engaged quarters on the second floor. It is expected to have the building ready for occupancy by the middle of January.

Architect Jacobberger, who is preparing plans for the college for the Christian Brothers, is also preparing plans for a Roman Catholic school and chapel for St. Andrew's parish at Elghland. This building will be 60x90, two stories, and will cost about \$10,000. Also he is preparing plans for a similar building for St. Stephen's parish, between Sunnyside and Mount Tabor. The cost will be about \$10,000. Work is expected to start on these two latter structures early in the Spring. For the present, temporary halls are being used in both parishes for public services.

The warehouse on the corner of Holladay avenue and East Twenty-sixth streets, for C. D. Brun, is under construction. The foundation is of reinforced concrete. Owing to the nature of the soil the footings for the main pier are 48 feet below the surface, where solid gravel was reached. The building will be of brick construction, three stories high and 60x100 feet. It has a total height of 70 feet. The cost is estimated at \$20,000, but this may be exceeded. It is situated on the O. R. & N. main line, and will be occupied by Blake-McCall Company as a delivery warehouse. The building is to be finished by February 1, 1908.

Elmer J. Wallace, 327 Stark street, has been designated to do all the lettering on the different offices in the new Corbett building. The satisfactory work done by Mr. Wallace on the Wells-Fargo building was doubtless no small factor in the awarding of this contract.

Kable & Kahle, architects and engineers, have moved from their office in the Buchanan building. This firm is now settled in its new quarters in the Chamber of Commerce tower.

By early Spring the new addition to St. Vincent's Hospital, the Nurses' Home, is expected to be ready for occupancy. It is a 3-story brick building, with basement, and will cost about \$75,000. It is located west of the main hospital against the hill.

LOT SELL FREELY

Homemakers Buy in All Parts of City.

MARKED SUBURB DEMAND

Site for Houses, Both Small and Large, Wanted by Outside Investors and Foreclosed Local Family Men.

The Dunn-Lawrence Company made the following sales, last week: House and lot, owned by J. H. Johnson, on southwest corner of East Clay and Twelfth

THE ELECTRICAL WORK

In all its branches in the new Commercial Club Building is being installed by the

Western Electric Works

61 Sixth Street Phone Main 1696

All the Tile Work in the new Commercial Club Building is being laid by

The Portland Tile & Mantel Company

Ceramic, Mosaic, Enameled and Encaustic Tile WHOLESALE AND RETAIL

THE NEW COMMERCIAL CLUB BUILDING

Vigorite Lime and J. B. White & Co. Portland Cement

GEO. B. RATE & CO.

Portland Sheet Metal Works

CENTRAL DOOR & LUMBER COMPANY

Portland Wire & Iron Works

Gardner & Kendall Heating Co.

COLUMBIA HARDWARE CO.

THE ADAMANT COMPANY

Use Raecolith

WALLA WALLA'S Y. M. C. A.

The Electrical Appliance Co.



COMMERCIAL CLUB BUILDING, NOW NEARING COMPLETION.

details of the plan, which are in the hands of Bishop Scadding, are not yet known, and will not be until his arrival soon, but it is hoped to have the home in operation within the next year, and if a suitable building can be found, it will be established possibly by the beginning of the second semester.

The Harris Ice Machine Company has become the owner of 2 1/2 acres of land near the subpower station in St. Johns Heights, where it will erect an ice plant. Eventually the company will put in a plant for the manufacture of machines.

Saturday's Real Estate Transfers. P. J. and S. C. Questenberry to William Hornecker, 22,025 acres of Alonzo Gates donation land claim in section 5, township 41 N., range 3 east, township 41 S., range 3 east, \$4,800

George and Emma Walkington to Geo. P. and Ceila P. Wescott to Martha Hemenway, lots 7 and 8, block 24, Columbia Heights Addition, \$10

Gottlieb and Lida Balliet to Wilhelm Libel, lot 8, block 19, North Irvington, 1,500

Anna Berg to Frank and Agatha Santella, lots 23 and 24, block 5, Tabasco Addition, 1,100

D. L. Filley to Thomas J. Parsons, lot 22, block 1, Filley Park, 165

Henry Schneider to Verena Schneider, undivided interest in lot 3, block 10, Sellwood, 1

Portland Realty & Trust Company to J. H. Holschuber, lots 18 and 19, block 10, Beverly Addition, 210

Adolph Krouse to Edward Trickey, southwest quarter of section 13, township 41 N., range 3 east, 800

Michael and Ellen O'Brien to Julius H. and Ida M. Beyer, lots 1, 2 and 3, block 1, Beverly Addition, 1

Union Trust & Investment Company to Harriet A. Pelton, lot 3, block 10, Sellwood, 200

Sarah O'Hare to Samuel F. Owen, undivided quarter of lots 1, 2, 3, 4 and 5, block 2, Shepard's Addition, being a subdivision of part of Tract "B," Oak Park Addition, N. W., 110

A. C. Churchill & Company, Incorporated to Alisa E. Verline, lot 23, Middlesex Addition, 500

Municipal Railway & Improvement Company to Alisa E. Richardson, lots 16 and 17, block 1, Terrace Park, 10

Total \$10,821

Have your abstracts made by the Security Abstract & Trust Co., Chamber of Com.

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The Electrical Appliance Co.

Lighting Fixtures

CHOICE FARMS

THE SHAW-PEAR COMPANY

Oregon Trust & Savings Bank Depositors

IRVINGTON HEIGHTS

W. L. BUCKNER CONTRACTOR AND BUILDER

J. C. BAYER

OTTO, CROCKETT & HARKSON REALTY COMPANY

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Lighting Fixtures

Regarding their purchase—the majority of salesmen do not so much concern themselves with the particular requirements of each patron from an artistic point of view as they do in making sales. The salesman who has taken pains to study into the subject and has become an artist in his line is an invaluable asset, to not alone his firm, but to their patrons.

The house of John Barrett Co. has a standard. We protect to the best of our knowledge the interests of our customers. Barrett salesmen are artists. Barrett designers are artists who distinguish between what is known as "for effect" and artistic merit. The skilled workman in our shop is no mere automaton. Brains, not labor, fashion our work.

THE LARGEST ARRAY OF LIGHTING FIXTURES ON THE PACIFIC COAST

AT YOUR SERVICE ANY TIME

JOHN BARRETT CO.

408-10-12 MORRISON STREET

CHOICE FARMS

10 acres, half mile from good railroad station, 11 miles from Portland; all cleared; good orchard, well fenced, 11-room house worth \$3000; 2 good barns, other outbuildings; well watered. PRICE \$5000, only the value of the improvements.

30 acres, 9 miles from Portland, half cleared, balance stump pasture; all rich, black soil, well watered. PRICE \$125 PER ACRE, one-third cash, balance to suit purchaser.

11 acres, near Portland, on good public road, all cleared, in a high state of cultivation; 5 1/2 acres of good winter apples; all fenced, well watered; good nine-room house. PRICE \$4000; \$1000 cash, balance on or before five years.

6 1/2 acres, half block from railroad station, all cleared and in a good state of cultivation; well watered; new seven-room house. PRICE \$3250; \$1500 cash, balance easy payments.

THE SHAW-PEAR COMPANY

245 1/2 Stark Street.

Oregon Trust & Savings Bank Depositors

Who desire to exchange their accounts against this bank for close-in residence lots, can do so by exchanging their claims for lots in

IRVINGTON HEIGHTS

During the past three weeks over \$20,000 worth of this property has been disposed of. The owner of this property will accept claims against this bank at

FACE VALUE

and will exchange therefor property in this close-in suburb.

J. A. HARBKE

268 Stark Street, Rooms 13-19. Main 2707. A 2707.

Put Your Money In

WAVERLEIGH

THE SAFE BANK: PAYS MORE %

We are selling lots to others. Why don't you buy? Don't you want your money to make money for you? If you do, invest in Waverleigh. Lots \$225 and up; \$25 down and \$10 per month. Streets graded, cement walks, Bull Run water.

JNO. P. SHARKEY COMPANY

Sixth and Washington Streets. Phones: A 2537, Main 550.

Otto, Crockett & Harkson

REALTY COMPANY

Handle City and Farm Property, Rentals, Insurance; Take Care of Property for Non-Residents.

133 1/2 FIRST STREET

JONESMORE

On the Montavilla carline. The best value for the money on the market today. Graded streets, sidewalks, Bull Run water; building restrictions. These lots are 50x100 feet.

\$300 to \$500—\$25 Down, \$10 Monthly. We will build for you. Agent at tract.

Geo. D. Schalk

Phones: Main 392, A 2392. 264 Stark Street.

HOLLADAY'S ADDITION

The one BEST place in Portland to buy. GEOGRAPHICAL CENTER and MOST DESIRABLE residence property of the city.

THE OREGON REAL ESTATE COMPANY

88 1/2 Third Street.

The cornice work, metal window frames, skylights, copper ceiling lights, store fronts and roofing in the new Corbett building are being completed by

J. C. BAYER

Cornices, Roofing, Skylights, Metal Shingles, Ventilators, Etc. Phone Main 467. 263-267 Second Street.

Home Phone Scott 5206. Shop Phone Main 5881.

W. L. BUCKNER CONTRACTOR AND BUILDER

Office and Store Finishing a Specialty. PORTLAND, OREGON. 230 Stark Street.

J. C. BAYER

A. Carlson. Chas. J. Soderberg. East Portland Fence & Wire Works. Manufacturers of wood, iron and steel fencing, bank, office and balcony railing, elevator cabs and enclosures, street signs and window guards, wire and iron work of every description. Telephone East 821. 306 MORRISON ST., PORTLAND, OR.