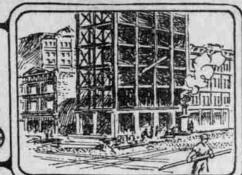


I JE/STATE



No Stoppage Noticeable in Operations.

DEALERS' VIEWS COINCIDE

Scarcity 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 lov prices that prevailed a few years ago be fore Portland had its awakening. The enormous amount of building done in the past two years and prospective for the next year are referred to as convincing proof that the city has at last attracted the attention of the world as one of the contract of the of, if not the best, places on the Coast for homeneekers

or homeseekers.

M. G. Griffin, who has been in business

of, if not the best, places on the Coast for homeneckers.

M. G. Griffin, who has been in business in this city since 1855, 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 ap 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 meney, 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. Careful business men and women are coming to understand that Portland real estate is 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 harge 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 is the world, made honesily, have been made in real estate. Rai 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 Poxtland 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 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 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 giories of this favored region that is not only faithful as to facts but is poetical 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 the article is in competition 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 south-west corner of Alder and Park streets, west 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 prepar-ing plans for the college for the Chrising plans for the college for the Chris-tian Brothers, is also preparing plans for a Roman Catholic school and chapel for St. Andrew's parish at Highland. This building will be 60x80, two stories, and will cost about \$10,000. Also he is pre-paring 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 Holla-day avenue and East Twenty-sixth day avenue and East Twenty-sixth streets, for C. D. Brunn, is under construction. The foundation is of reinforced concrete. Owing to the nature of the soil the footings for the main pier are 45 feet below the surface, where soild gravel was reached. The building will be of brick construction than will be of brick construction, three stories high and 50x100 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 Biake-McFall Company as a delivery ware-house. 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 build-ing was doubtless no small factor in the awarding of this contract.

Kahle & Kahle, architects and engin-eers, have moved from their office in the Buchanan building. This firm is now

spector, work on the new building has been delayed. It is now expected to resume operations in the Spring.

The Gerlinger five-story building on Second street, is going forward and a party wall is being erected joining the structure with the Burkhart, now held up pending suit for damages entered in the Circuit Court by former Chinese tenants. The Orientals are moving from the locality as rapidly as their leases expire.

HALL FOR WOMEN AT EUGENE

Episcopal Church Takes Up Sugges tion of Bishop Scadding.

EUGENE, Or., Dec. 8 .- (Special.)-Bishop Scadding, on a visit to Eugene last Summer, said that he felt that the people of his church should maintain a girls' hall here in order that the young women of his church and others might receive the benefits of a well-appointed home under the supervision of a woman from the Episcopal Church. It has been definitely decided to crect such a home, to be known as the Mary Rodney Hall, and Miss Sheffield, a graduate of a Deaconess home in Philadelphia, is in Eugene permanently looking after the preliminary work of establishing the new home.

The site has not been chosen and the

Homemakers Buy in All Parts of City.

MARKED SUBURB DEMAND

Site for Houses, Both Small and Large, Wanted by Outside Investors and by Forehanded 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 Twelftl



COMMERCIAL CLUB BUILDING, NOW NEARING COMPLETION.

····· hands of Bishop Scadding, are not yet | ner Lumber Company, Gardner, Or., for known, and will not be until his arrival soon, but it is hoped to have the home in operation within the aext year, and if a suitable building can be found, it will be established possibly by the beginning of the second semester.

The hall is to be named after Mary

Rodney, who was the first principal of St. Helen's Hall, in Portland, and whose splendld work and example is well known to many Eugene people, who knew her intimately. The establishment of this home will be appreciated by the young women of the University, and will go far toward solving a diffi-culty that has been encountered in the past by the young women students in finding suitable homes,

New Ice Plant for St. John.

The Harris Ice Machine Company has become the owner of 2½ acres of land the subpower station in St. John Heights, where it will erect an ice plant. Eventully the company will put in a plant for the manufacture of machines

Saturday's Real Estate Transfers.

8. block 24. Columbia Heights Addition
Gottlieb and Lidea Bailliet to Wilhelm Libeld, lot 5, block 19. North Irvington
Anna Berg to Frank and Agatta Santella, lots 23 and 24, block 5, Tabaseo Addition
D. La Filley to Thomas J. Parsons, lot 22. block 1. Filley Park.
Henry Schnelder to Verena Schnelder, undivided interest in lot 3, block 161, Sellwood
Portland Realty & Trust Company to J. H. Hollschuher, lots 18 and 19, block 4. Evelyn
Adolph Krouse to Edward Trickey, southwest quarter of section 13, township 1 north, range 5 east.
Michael and Ellen O'Brien to Julius H. and Ida M. Beyer, lots 1, 2 and 3, block 1, Beverly Addition
Metropolitan Land Company to C. C. Darrow, east 50 feet of lot 5, block 6, Nut Grove.

E. B. and Alma E. Holmes to W. L. Wheeler, lots 1, 2, 3, 4 and 5, block 19, Peninsular Addition No. 2

1,650

1.100

E. B. and Alma E. Holmes to W.
L. Wheeler, lots 1, 2, 3, 4 and 5,
block 19, Peninsular Addition
No. 2 Peninsular Addition
No. 2 Peninsular Addition
Union Trust & Investment Company to Harriet A. Pelton, lot 8,
block 10, Ivanhoe
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 No. 2
A. C. Churchill & Comany, Incorporated, to J. E. Verline, lot 32,
Middlesex Addition
Municipal Railway & Improvement
Company to Allee E. Richardson, lots 16 and 17, block 1, Terrace Park

details of the plan, which are in the streets, to M. T. Sherrett, of the Gard-The six-room cottage at 179 East Wash

ington, owned by E. W. Reader, was sold to P. J. Harbur, of Butte, Mont., for \$2400. The Balf Yoman 25-acre farm at Clacka-Otto, Crockett & Harkson has sold the

four-acre farm belonging to Archie Con-stible, at Gates Crossing, to A. W. War-J. Frank Porter has sold for J. and Bessie Marguells block 9, Sweeny's Addi-tion, to Moses Burk, for \$500.

George D. Schalk sold seven lots in Jonesmore Addition in the past two weeks. H. M. Bush bought two; Pauline M. Stanley, two; L. E. Card, two, and J. W. Gelderbloom, one. Improvements have just been completed in this tract at a cost

J. C. Olmstead, the landscape artist, a. C. Olimstead, the landscape artist, has been engaged by Portland Heights residents to plan a 60-foot driveway extending from the Ford-street bridge to Twentieth and Carter streets. When the plans have been submitted and approved by the property owners, the contract will be awarded with the intention of complet-ing the improvement early in the year.

The Investment Company has issued an attractive booklet on "Piedmont, the Emersid," that is one of the handsomest publications of the character seen. Resides containing a description of the tract on the peninsula, and pointing out its advantages as a resident locality, the book is embellished with several halftones of excellent workmanship showing the class of buildings already erected in Pied-mont. A. C. Gage, a former newspaper-man, represents the company.

C. P. Wells, formerly manager of Lambert-Whitmer Company's real estate department, has severed his connection with that firm. Mr. Wells has taken offices in the Worcester building, where he will continue the real estate business in his own name.

Jackson & Deering have sold the two-story dwelling, at 658 Quimby street, to H. E. Coleman, for \$4500.

WALLA WALLA'S Y. M. C. A. Building at Last to Be Formally Dedicated to Its Use.

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, pancy. It is a 3-story brick building, pancy. It is located west of the main hospital against the hill.

On account of litigation instituted by Chinese, who held a lease on the old structures on Second street, between Alder and Morrison, and which were configurated as unsafe by the Building Index of Trust Co. T Chamber of Commerce tower.

Union Trust & Investment Company to Samuel F. Owen. Second Struct. A Peliton, lot 9, block 10. Ivanhoe.

Sarah O'Hare to Samuel F. Owen. Sara

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

Western Electric W

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
Office—217 Marquam Building.
PHONE MAIN 5873

Ceramic, Mosaic, Enameled and Encaustic Tile

WHOLESALE AND RETAIL JAMES E. BARKER, Prop.

Warehouse-255 Burnside, near Park Street. Branch Office and Salesroom, 451 Empire Building, Scattle, Wash.

THE NEW COMMERCIAL CLUB BUILDING

Will Have

VAN EMON ELEVATOR **EQUIPMENT**

"Not in the Elevator Trust."

San Francisco, Portland, Seattle. N. B. Taylor, Manager, 513 Ch. of C.

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

in the new Commercial Club Building was supplied by

184 Madison Street.

The cornice work, roofing, metal window frames and skylights on the new Commercial Club Building are being completed by the

Portland Sheet Metal Works

(Incorporated.) 429 East Madison Street, Near East Seventh. M. Reuter, President. G. D. Whitmer, Sec. and Treas. M. Reuter, G. D. Whitmer, J. Hanson.

All Glass for the Commercial Club Building supplied by the

CENTRAL DOOR & LUMBER COMPANY

Wholesalers and Jobbers of all kinds of Glass for Building Purposes

Sole Agents for Genasco Roofing, John W. Masury & Son's "ORNER 13th and Glisan.

The Steam Heating Apparatus for the New Commercial Club Building is being installed by

Gardner & Kendall Heating Co.

HEATING AND VENTILATING ENGINEERS

Main 801.

Portland, Or.

40-42 Second St. The Metal Stairs, Elevator Enclosures, Fire Escapes and all Ornamental Ironwork on the new Commercial Club Building is

being completed by the

Portland Wire & Iron Works

Bank, Store and Office Railing; Useful and Ornamental Wire and Ironwork of all kinds. Second and Everett Streets. . Phone Main 2000.

The Hardware for the new Commercial Club Bldg, will be supplied by the

COLUMBIA HARDWARE Second and Morrison Streets.

Phone Main 1236. C. N. Stockwell, Manager.

THE ADAMANT COMPANY

HARD WALL PLASTERS

Our Celebrated "Crown" Brand Hair Fibered Cement Plaster Used Throughout in Plastering the New Commercial Club Building. FACTORY: Foot Fifteenth St.; Pacific Phone, M. 2109. OFFICE: 433 Worcester Bldg.; Pa cific Phone Main 718, Home A 1218.

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For Sanitary, Water-proof and Fire-proof Floors, Wainscoting, Stair Treads. Ask your architect about it or call or phone. THE RAECOLITH COMPANY, 71 First St. Portland, Or. Phone Main



W. J. Zimmermann, Chas. A. Strum, Vice-President. Roy N. Flack, Secretary. Hydraulic & Electric Elevator Co. Inc. Manufacturers of Hydraulic and Elec-tric Elevators, Hand Wood Lifts and Dumb Walters, PHONE EAST 3857. 254 E. Sixth St., Cor. Madison, Portland, Ore.

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Electrical Appliance Will Furnish You Electric and Gas Chandeliers. Phones: Main 4884, A 3881. 490 Washington St.

Phone Main 8479 44 Second St. Between Ash and Pine

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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 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 experts.

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

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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, balange to suit purchaser.

11 acres, near Portland, on good public road, all cleared, in a high state of cultivation; 5½ acres of good Winter appies; all fenced, well watered; good nine-room house. PRICE \$4000; \$1000 cash, balance on or before five years.

6% 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-FEAR COMPANY

Oregon Trust a 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

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

J. A. HARBKE 268 Stark Street, Rooms 18-19. Main 2707. A 2707.

Put Your Money In

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.

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

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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.

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residence property of the city. THE OREGON REAL ESTATE COMPANY

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

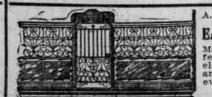
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