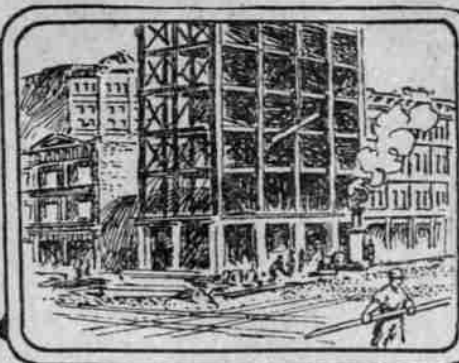




# REAL ESTATE AND BUILDING NEWS



## BUILDING OUTLOOK MOST ENCOURAGING

Cheaper Materials and Demand for Houses to Rent Attract Investors.

## SUBURBS ARE EXTENDING

All Indications Point to Renewed Operations, Now That Money Is Released and Confidence Is Restored in the Community.

With prices of building material dropping to some extent; architects preparing plans; brickmakers busy with orders far ahead of their present output; banks in normal condition again; realty values in Portland below those in other cities of the country of like size; people believing in the present and future greatness of the city; a constant demand for houses to rent; both local and outside capital seeking investment in vacant property—with such conditions, the indications are, as real estate men say, that there will be more building done the coming year than even before in the history of the city.

When Dr. C. W. Cornelius closed contracts for his hotel building at West Park and Alder streets, the plans called for electric lighting and heating. A week or two ago, owing to some misunderstanding of the terms between the capitalist and the electric company, it was determined, by the owner of the building to put in an oil-burning furnace. Cement sidewalks and numerous service pipes had been put into place and when the excavation was made for the oil tank it was discovered that but one inch free space was obtainable for wedging the heavy tank over from the hole made for it in the street into its place. This difficult piece of work was accomplished, however, and now the doctor is snapping his fingers at electric companies.

Interest still centers in the new Board of Trade building which the owners, Gay Lombard and Joseph M. Kelly, are transforming into a hotel. Not a great deal of change is necessary, as the plans originally provided for an arrangement admirably adapted for hotel rooms. The installation of a number of bathrooms is the most important alteration necessary in the changed plans. Property owners in the vicinity, according to real estate dealers, are much pleased to know that a big hotel is to be established in the neighborhood as they figure on an increase in valuations.

Secretary Stone of the Y. M. C. A. announces that no bids will be received for construction work on the new building until after the first of the year. Foundations for both the buildings are in and the building committees of the men's and women's associations have everything in readiness to begin operations as soon as some minor plans for interior arrangement have been decided. In face of a decline in price of building material, it has been thought better to delay closing contracts for a few weeks in order to allow contractors to figure on the new basis, and the associations thus receive the benefit of lower prices.

From present indications the exhibit of the Portland Architectural Club and allied crafts, to be held in this city January 6 to 12, inclusive will be a success both in point of an art show and as an object lesson to builders, contractors and all who are interested in building operations. Practical and ornamental designs used in the various forms of construction and embellishment of buildings, and examples are already beginning to come in from outside cities. San Francisco and Spokane architects have sent in exhibits and others are expected before the opening.

The Beck building at Seventh and Oak is expected to be finished in about four months ready for occupancy. The present plans call for the six-stories already up, but the foundations were put in heavy enough to permit of additional stories in the future. The owners announce that the structure will be strictly an up-to-date office building with particular fittings for lawyers' accommodation, among other conveniences being a law library for the use of tenants.

Major Silva, under whose direction alterations in the Chamber of Commerce building are being conducted, expects to have the new offices on the second floor ready for occupancy in a few weeks. Twenty offices are available in the space formerly devoted to the upper part of the rooms of the Chamber of Commerce, and applications have been received for most of these as soon as completed.

Owing to the great amount of accumulated business before the Council consequent upon the holidays, the Mayor has called a special meeting for next Thursday at 2 P. M. to dispose of the same. A large number of street improvements, recommended by committees, await legal advertising and disposal besides several buildings for city use.

Block books, as now used in Portland, are about to be issued in Seattle, Tacoma and possibly Spokane. This system of city mapping is being offered to these cities by a Portland firm.

Above the door of an architect's office in the Chamber of Commerce is the sign, "The Planity."

## WOULD COME INTO CITY

Southeast District Residents Hold Meetings.

Annexation of the southeast district, including Woodstock and the settlements on the Mount Scott Railway, was exhaustively discussed at the "smoker" of the Woodstock Club Friday night. C. Ben Riesland, of Woodstock; O. N. Ford and J. Hays, of Arleta, championed annexation, and M. Krueger, of Creston, and others spoke against it. Mr. Riesland

opened the discussion in a long argument for annexation, reciting the advantages that might be expected from union with Portland, chief of which was to obtain Bull Run water. He said that by annexation there would be police regulation, better sanitation, electric lights, power to improve streets, regulate sewerage and possibly obtain better streetcar facilities.

Mr. Riesland emphasized the water situation, pointing to the shortage last Summer in the Mount Scott district. He said that in Woodstock water was shut off at night until morning. He also said that through annexation Bull Run water could be had within a reasonable time, and that the owner of the land at the top of Mount Scott had offered a tract of 40 acres for a reservoir, from which the whole district in the southeast would be supplied with a sufficient pressure. It would mean, he said, that a 48-inch water main would be laid to supply the whole district south of the Section Line Road.

Following Mr. Krueger's talk, Mr. Ford, of Arleta, answered the argument of increased taxation by showing that by annexation to Portland the cost of water would be cut down more than one-half.

After the question had been discussed until 11 o'clock it was decided to hold a series of mass meetings of citizens of

## MANY DEALS MADE

Real Estate Agents Are Expecting a Busy Week.

## FACTORY SITES WANTED

With End of Holidays, Marked Activity Is Expected in All Classes of Realty, Especially Lots for Home-Building.

There were a number of rather large transfers of real estate last week, the movement not being confined to any particular locality, though the majority of the sales were of pieces on the East Side. Dealers expect a brisk business this week on account of the ending of the bank



NEW MASONIC TEMPLE, SOUTHWEST CORNER OF WEST PARK AND YAMHILL STREETS.

the southeast district. The first meeting will be held Monday night, December 8, under the auspices of the Mount Scott Improvement Association, at Kern Park. Ben Riesland, O. T. Olsen and L. J. Kelly were appointed a special committee to confer with similar committees from the Mount Scott and the Woodmere Clubs on annexation and the matter of getting up petitions for annexation. Monday night the first mass meeting will be held at Kern Park. This committee will meet at 7 o'clock at Hues' store on the Outman road and all citizens of Woodstock and Arleta are expected to be present at the mass meeting. A large delegation will attend from Woodmere. Dr. C. H. Rafferty, of the water committee; H. H. Newhall, H. H. Prouty, W. L. Eolsa, Dana Sleeth and representatives from many of the East Side Push Clubs will also attend this mass meeting.

A series of meetings is to be held in order to afford the people full information on annexation and what it may mean to that big district in the southeast, where nearly 15,000 people have made their homes. A strong effort will be made to get a vote on the subject at the June election. By Monday night petitions will be ready for circulation. The territory embraced in the district is bounded on the west by Broadway or the county road that extends to the Powell Valley road and Section Line roads; on the south and Section Line roads; on the south and Section Line roads; on the south and Section Line roads; on the south and Section Line roads.

The largest realty transfer the past week was the sale of lot 12, block 5, Alhambra Shops Addition, by F. W. Goldapp to G. A. and M. S. Cobb for \$12,000. The property is located on Mississippi avenue between Knott and Russell streets, and the purchaser intends to erect thereon a two-story brick to be used as a butcher shop and store.

Suburban Land Company sold block 12, Hancock Addition, to B. M. Lombard, for \$5000. In Lincoln Park Addition, R. E. Menette sold to Louise Patterson lot 5, block 15, for \$2000. At Woodlawn, H. Fred Keller sold to J. C. Windley lot 11, block 23, for \$1500. In Holladay's Addition, J. H. Truby sold to Dilly Truby lot 7, block 12, block 23, Holladay Addition, for \$1200.

## MAKES BED IN HOT CINDERS

Laborer on North Bank Road Is Asphyxiated Peculiarly.

THE DALLES, Or., Dec. 15.—(Special.)—Seeking a bed in a car of warm cinders in the yard of the O. R. & N. R. R. early this morning, J. B. Mahoney, a laborer on the North Bank road, suffered asphyxiation. When last seen early last evening, Mahoney was somewhat intoxicated.

He probably sought to cross the river to his camp, and finding the car of cinders on the way, lay down with fatal result. He was about 35 years old, and a native of Kentucky. Nothing further about him can be learned.

holidays. Several deals involving sums running into five figures are heard of among prominent agents, which, they say, were simply pending the close of the holidays. It is known that several Eastern buyers are in the market for investment properties and a number of sites for factory purposes are wanted.

Frank McFarland bought M. B. Potter's 20-acre farm in the Hood River Valley. This place is partly improved and Mr. McFarland will have the balance cleared this winter and set out in apples, pears and peach trees. This farm is beautifully situated on the county road near Belmont.

Mall & Von Borstel sold for W. H. Hellman to R. E. Slattery a five-room cottage and lot on East Ash street, between Twenty-eighth and Twenty-ninth streets. Mr. Slattery will make this his home.

Chapin & Herlow last week sold the following lots in Midland acre tract: Lot 1 to S. C. Sherrill, for \$400; lots 2 to Mae Lovgren, \$400; lots 45 to 51, inclusive, to J. A. Lewis, for \$300 each.

The Dean Land Company has sold a lot on East Sixth street, between Has-salo and Multnomah streets, for \$2000, to Mrs. J. M. Thomas. Mrs. Thomas will erect a modern apartment-house on the lot.

A 230-acre tract near Fairview, part of the William Taylor donation land claim, has been purchased by Lewis L. Flinders. The property belonged to N. M. McDaniel, and was sold for \$5000.

T. C. Thomas sold his 50-acre improved farm, near Oregon City, for \$5000. Morgan Bros., of Hood River, Or., made the purchase. The sale was made by Otto, Crockett & Harkson.

A house and lot on Second street, between Hall and Lincoln streets has been purchased by L. Ruvenksky from George Gumbert for \$6500.

Ball & Brown sold Andrew Smith's 920-acre stock ranch in Benton County, to Joseph R. Whitney, for \$22,000.

J. Faulstich sold his 25-acre, partly improved farm in the Hood River Valley, to an Eastern buyer for \$7800.

## How He Resembled Daniel Webster.

PORTLAND, Dec. 14.—(To the Editor.)—The fancied resemblance of Senator Heyburn to the sodlike Dan, on which your Washington correspondent comments, reminds me of the colloquy between an old-time Washington colored barber and a newly-made Senator swollen with dignity and—rum, to whom the barber said:

"Does yo' know, sah, yo' reminds me of Dant Webster, sah?"

"Is that so?" said the flattered statesman.

"By the shape of my head, I suppose."

"No, sah, its yo' bref, sah."

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## ANOTHER MILL FOR ALBANY

Flour Factory Will Follow Sale of Farmers' Company.

ALBANY, Or., Dec. 15.—(Special.)—Albany is to have another flourmill. In the next few weeks a plant with a capacity of 50 barrels a day will be established by E. A. Johnson, who now operates a mill at Drain, and P. B. Marshall, who for years has been secretary of the Albany Farmers' Company. The two men have consummated the purchase of the three warehouses of the Albany Farmers' Company, situated at Albany, Tallman and Tangent, and in addition to carrying on a warehouse business, will operate a flourmill in one of the local buildings of the old company.

This will give Albany two flourmills, the Red Crown mill, which is operated here by the Portland Flouring Mills Company, being one of the largest in the state outside of Portland. In past years the city had two flourmills but when the Portland company bought them both it closed down the Magnolia mill and has used the building for warehouse purposes only.

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