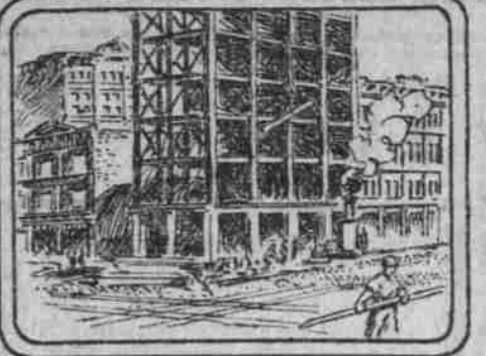


# REAL ESTATE BUILDING NEWS



## DEMAND GROWING FOR WAREHOUSES

Wholesale Firms Ready to Lease Larger Quarters at Once.

## CHANCE FOR INVESTMENT

Buildings Rise in All Sections of City, With Reasonably Priced Dwellings the Most Numerous and the East Side Leading.

Wholesale houses, that are now occupying premises in which growing business requires more space, are in the market for larger buildings. A leading broker said Saturday that he had three inquiries on his books for buildings on long-term leases which would each occupy a block. These concerns, he said, do not care to withdraw from their working capital the amount necessary to build suitable structures, but seek sites on which owners would erect warehouses for their requirements, which would be taken on long terms. This really broker believes if investors would undertake to provide such buildings they would have no delay in finding the very best class of tenants and that the return would be of the character requiring the least attention and be sure of realizing a good rate. Now that money is easier and interest as a consequence is getting lower, investors look for the employment of their capital at the best rates, and the broker is of the opinion that the way suggested is one of the opportunities not to be lightly considered.

So many houses have been built during the winter months in Portland that mechanics employed in building trades have found steady work without cessation. Over one-half of the amount in the month just closed were for dwellings on the East Side, and these are well on their way to completion. More building of reasonably priced houses is going on at the present time than at any period in the history of the city.

Bridge construction is to be a feature in local operations during the year. After considerable trouble with awarding contracts for the new bridge to span Sullivan's Gulch at Union Avenue, a Portland and Council finally secured it at \$14,500. When the bonding matter is settled, the bridge at Madison street will come up for contracts and the Peninsula bridge of the North Bank road will also figure in the year's building work on the latter now being under way.

Builders are watching the developments in the efforts of the committee of the city to secure some of the manufacturing which every day or two are referred to in the daily papers. Several Eastern concerns are reported to be in correspondence with Portland bodies on the subject of either moving their factories to this city or establishing branches here.

D. C. Lewis, the architect of the Oregon building to be erected at the Seattle Exposition, has made a few minor changes in the specifications and is now with provisions in the law requiring that all materials in the structure shall be of Oregon manufacture, so far as possible. The commission expects work to be done in a short time on the proposed building.

The sale of the corner at Park and Morrison in the efforts of the committee of the city to secure some of the manufacturing which every day or two are referred to in the daily papers. Several Eastern concerns are reported to be in correspondence with Portland bodies on the subject of either moving their factories to this city or establishing branches here.

Contracts have been awarded for the removal of buildings from Tenth and Alder to Tenth and Columbia, and for moving the buildings back on the latter street to make room for those on the site of the proposed hotel building to be erected by Gus Rosenblatt. It is now expected to begin work on the excavations for the hotel in April.

Bids will be asked for Oregon 28 for the construction of the Y. W. C. A. building and March 2 for the steel construction of the Y. M. C. A. Contracts will be let for the former building in its entirety, but on the men's building they will be let from time to time as the work progresses.

Plans have been made for a new tenement-house, of four flats, for Mrs. Love-ridge and others to be erected on the northeast corner of Grand Avenue and Pacific Street. The building will be of frame construction and concrete foundation. Each flat will contain five rooms.

Excavations for the foundation of the Central Church building on East Twentieth and Salmon streets have been completed. It occupied a quarter block. The foundation will be built at once and the church, costing about \$35,000, will be built this summer.

A local brick agency estimates that 11,500,000 bricks are now in Portland, available for immediate use and that burning of additional kilns will start March 1, after which a monthly supply of about 10,000,000 will be available.

Foundation for a \$3000 chapel for the Second United Brethren Church, East Twenty-eighth and Alberta streets, has been finished, and construction on the building will be pushed forward.

Home has been delivered for the new residence being erected on East Sixteenth street, for Mrs. C. J. Colburn at an estimated cost of \$10,000.

numbers in the busiest time of 1907. On Wednesday of the past week, 30 permits were issued for cottages, ranging up to \$7500, the average for cottages being \$1200. Mrs. M. J. Graham has started on a new cottage costing \$1500 on East Hoyt and Thirty-fifth streets, or a total of \$400. James A. Gray has started two dwellings on Belmont and East Thirty-eighth streets to cost \$4000. P. T. Corbush has started a residence on Killingsworth and Missouri avenues to cost \$3000. Mrs. P. J. Colburn has started work on a \$10,000 dwelling on East Sixteenth, near Halsey street. It will be two-stories. On Friday, January 24, the building permits totaled \$30,220, the cottages being widely scattered. On Tuesday, January 28, the total amount of building permits was \$21,200. Most of the houses were cottages costing \$1000 and \$1500. George M. Hyland started a dwelling on Halsey and East Sixteenth street to cost \$3000. G. Lundstrum started one on East Nineteenth near Tillamook street to cost \$4000. Also P. J. McDonald has started a two-story frame for the coming month and early in the year a number will be started which will bring the total up to the big records of last year at this time.

The past week was unusual in one particular at least—not a single theatrical building being mentioned as a certainty. Progress during the week was getting weary of building theaters on paper.

Doyle & Patterson have prepared plans for a dwelling to be erected on Lovejoy street for E. L. Harmon estimated to cost \$15,000.

Vancouver, Wash., Methodists are considering the erection of a new church building at that place to cost \$2500.

## REQUESTS ORGANIC UNION

United Brethren Church Passes Resolution Urging the Merger.

At the quarterly conference of the First United Brethren Church Saturday night, a resolution was adopted asking the presiding elder for the state, Rev. S. W. Jones, to present the question of organic union with the Methodist, Protestant and Evangelical denominations to all United Brethren churches in Oregon for indorsement. The churches will be asked to pass resolutions approving the union. Dr. Jones is now in the city and occupied the pulpit of the First United Brethren Church yesterday.

Tomorrow night the Men's League of this church will take steps to inaugurate the movement for organic union among all the United Brethren churches in the United States. There are about 1500 members in the city and the committee, called with by letter and asked to take up the question with their churches.

The Oregon conference of the United Brethren Church will meet in Portland in June, and delegates will be invited to attend from the Methodist, Protestant and Evangelical branches. Dr. Ward, of Seattle, pastor of the Methodist Protestant Church, at that city, will be a delegate. The evangelical conferences will appoint delegates later. The Evangelical Ministerial Association of Portland, which meets Monday, February 17, will take up the question of organic union.

## NOT IN HARRIMAN EMPLOY

George S. Shepherd Answers Inquiry Made by Thomas McCusker.

PORTLAND, Feb. 2.—(To the Editor.)—Mr. Thomas McCusker in a communication published in the Sunday Oregonian, directs an extended inquiry as to whether in the event of being elected, as suggested, I would serve the people of Oregon or the Harriman interests. Doubtless Mr. McCusker would not have considered it necessary to present this question had he been aware of the situation. I am not in Mr. Harriman's employ, as Mr. McCusker states. I was also "freed" before announcing my candidacy for



MITCHELL, LEWIS & STAYER COMPANY'S NEW BUILDING, EAST SECOND AND EAST MORRISON STREETS.

Congress, and Mr. McCusker's attitude is answer as to whether this process of terminating an employment warms one's zeal in the interests of his former employer.

The employment Mr. McCusker refers to consisted of the examination of a number of abstracts of title and the trial of some condemned suits in the State of Washington. My work was finished, and likewise the undersigned. Besides, my chief aim and end is to be able to accomplish some good for the people of Oregon in the line of river improvement, and other pressing needs, and should I be the choice of the people for any office, I will never use my office for any private ends of interest.

GEORGE S. SHEPHERD.

## HEALTHY TONE IN REALTY MARKET

Transfers Indicate a Brisk Movement at Advancing Prices.

## INSIDE LOTS ATTRACTIVE

Lots for Residence Building Being Taken Rapidly, Especially in East Side Newly-Platted Townsites and Suburban Sections.

It is doubtless a good idea for real estate brokers to entertain, or at least announce, confidence in prevailing real estate conditions. The history of business in all branches is that if persons engaged in any particular line continually talk "good times," that is the sort of times they will experience. There is, however, no reason to stretch a point in reporting a healthy condition of the market now, for all who know anything about the business realize that sales are being made at a great rate and that values are increasing, but in a safe manner.

By far the larger number of sales are of lots in suburban districts, which are being taken by homebuilders. The rapid settling up of the borders reflect on values in the older parts of the city, for it is a trite saying that the more homes the more business is to be done, and in the natural course of events, in order to engage in trade, facilities must be provided. Even now there are people who predict that the city of the future will extend to the Columbia across the peninsula, and that the vacant lands out across the sloughs to the eastward are bound to come into the market before many years.

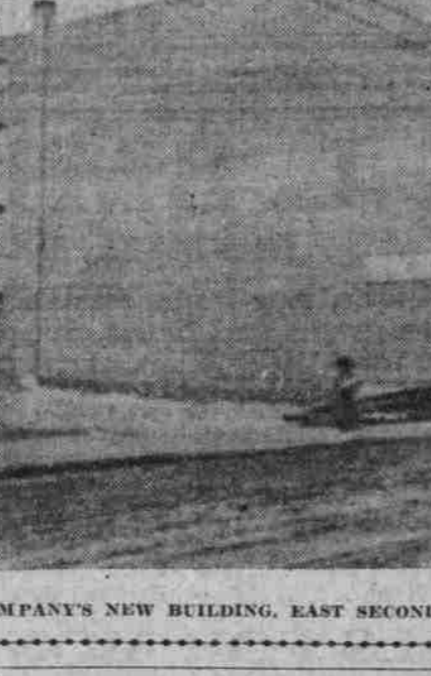
A brisk movement in lots to the north and west is attracting attention and values are rising accordingly. As an instance, two lots between Twenty-sixth and Twenty-seventh streets, facing Thurman, sold last week for \$2500. Lots in the Exposition vicinity are also being taken, and building lots in King and Goldsmith additions are showing a steady advance. Few sites in the factory and warehouse districts remain along streets having railroad facilities, and the result will be that contiguous streets must furnish sites for those purposes in the future.

No sale of recent days has been as important in convincing the trade of the desirability of paying good prices for inside lots, if they are to be secured at all, than the Park and Morrison-street sale referred to in the Oregonian yesterday. The figure is not considered excessive, even by conservative dealers, and the vicinity is certainly to receive more attention from buyers than before. In the last year or two that section of the city has seen a marked change in appearance—from Taylor to Washington streets, and along the intersecting streets.

Recent lands are coming into the market for apple-raising in the Hood River Valley. Last week Mrs. Marion Mac Rae closed a deal with F. B. Leighton, of Portland, for 20 acres formerly belonging to Frank Chandler, at \$15 an acre. The land lies on the ridge between Hood River and Mosier.

The daily list of transfers clearly proves the activity in the market and an examination of the records will bring out the fact that lots anywhere in the city, in any direction, are considered good investments by people with money, whether little or much.

William Gedamke has just sold his farm of 53 acres, located on the right of way of the Mount Hood Railway Company, for \$10,624, to Dr. J. M. Short. The land is



and lot on East Alder street to W. M. Maines.

New Depot at Troutdale. Carpenters have begun work on the new O. R. & N. depot at Troutdale, to replace the building destroyed by fire last Summer. It will stand on the same

site and will be 20x50 feet in size. A new residence will be built for the use of the local agent.

The Mitchell, Lewis & Stayer Building Was Heated by Direct Steam, Installed by The

W. G. McPIERSON COMPANY Heating and Ventilating Engineers 328 GLISAN STREET

J. M. WALLACE CONTRACTOR AND BUILDER SHOP AND RESIDENCE EAST THIRTY-SEVENTH AND YAMHILL Phone East 5042

PACIFIC IRON WORKS O. E. Heintz, Manager. Phone East 57, Home B 1157. Castings, Steel Buildings and Bridges ALL ARCHITECTURAL IRON Full Line of Beams, Angles and Channels in Stock East End Burnside-Street Bridge, Portland, Oregon.

Phone E. 591 DAVIS & DRENNEN Phone B 2151 Gas and Electric Fixtures We are located at 406-408 E. Burnside, Bet. Grand Avenue and E. Sixth, with a new and modern line of Colonial and Mission Fixtures, suitable for the most up-to-date residences. Being in the low-rent district, we can save the builder from 10 to 20 per cent on all kinds of lighting fixtures.

SPEAKS TO YOUNG PEOPLE REV. WILSON URGES RIGHT USE OF POWERS. Declares That Youth Has Ever Been Strong Factor in the World's Progress.

At Centenary Methodist Church, East Pine and Ninth streets, Rev. Clarence True Wilson delivered a special sermon to young men last night on the topic, "The Forces That Move the World." The services were under the auspices of the Tenth Legion, which had sent invitations broadcast through the city, with the result that there was a large number of young men present. Music was by the orchestra, male quartet and choir. The text of the sermon was I Timothy 3:12: "Let no man despise thy youth." The sermon was a strong and eloquent plea to young men to appreciate their powers and possibilities.

At the opening Dr. Wilson told of the different forces of matter and forces of mind. These forces were here, he said, before man, but they were of little use until the human mind grasped their limitations and use, and the force that controls the powers of nature and utilizes them is not matter, but mind. Taking up the subject, as directly applied to young men, Dr. Wilson said: "The world and the church need the highest use of the force of youth, rightly directed. True Wilson delivered a special sermon to young men last night on the topic, 'The Forces That Move the World.' The services were under the auspices of the Tenth Legion, which had sent invitations broadcast through the city, with the result that there was a large number of young men present. Music was by the orchestra, male quartet and choir. The text of the sermon was I Timothy 3:12: 'Let no man despise thy youth.' The sermon was a strong and eloquent plea to young men to appreciate their powers and possibilities.

To Cure a Cold in One Day Take LAXATIVE BROMO QUININE TABLETS. Drugs are refund money if it fails to cure. E. W. GROVE'S signature is on each box. GIVE SCENIC PHOTO VALENTINES. Clever, novel, rich. Kiser, 248 Alder st. Spain is the greatest lead-producing country and Germany second.

W A V E R L E I G H Lots \$225 and Up. \$25 Down and \$10 per Month. Graded Streets and Cement Walks.

JNO. P. SHARKEY CO. 122 1/2 Sixth Street A 2537—Phones—Main 550

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 ADAMANT COMPANY Manufacturers of HARD WALL PLASTERS Our Celebrated "Crown" Brand Hair Fibrated Cement Plaster Used Throughout in Plastering the Mitchell, Lewis & Stayer Building. FACTORY: Post Fifteenth St., Pacific Phone, M. 2100. OFFICE: 423 Worcester Bldg., Pacific Phone Main 718, Home A 1218.

The Ernest Miller Co., Inc. Wallpaper Store and Office, 201 Second St., corner Taylor. Interior decorating and tinting our specialty. Our facilities in all the different branches are unsurpassed. Only skilled mechanics employed.

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—325 Burnside, near Park Street. Branch Office and Salesroom, 451 Empire Building, Seattle, Wash.

The Roofing, Metal Window Frames and Sashes and Tinning the Fire-proof Doors on the Mitchell, Lewis & Stayer Building Supplied by J. C. BAYER Cornices, Roofing, Skylights, Metal Shingles, Ventilators, Etc. Phone Main 467. 263-267 Second St.

THE GLASS On the Mitchell, Lewis and Stayer Building was Furnished by the CENTRAL DOOR & LUMBER CO. Thirteenth and Glisan Streets. Phones: Main 4795, A 1793.

Jos. Hornung, Res. Phone E. 1359. E. Fischer, Res. Phone E. 4587. CITY IRON WORKS Structural and sheetiron workers, blacksmiths, boiler-makers; fire-escapes, sidewalk, doors and hose casings a specialty. Tel. Main 7155. 303 Front St., Corner Columbia, Portland, Oregon.

Repair Work Given Prompt Attention—Founders, Machinists and Boiler-makers. Building and Structural Work. PHOENIX IRON WORKS ENGINEERS. Office and Works, Hawthorne Avenue and East Third Street. Phone East 29. PORTLAND, OREGON.

Will Open Revival Tonight. Special services will begin tonight in the Third Presbyterian Church and continue during the week, closing Friday, Andrew J. Montgomery, the pastor, will preach. If Baby is Cutting Teeth Be sure and use that old well-tried remedy, Mrs. Winslow's Soothing Syrup, for children's teething. It soothes the child, softens the gums, slays pain, cures colic and diarrhoea.

## For Coughs

Never hesitate to ask your doctor about Ayer's Cherry Pectoral. It is a regular medicine, a strong medicine, a doctor's medicine.

### Ayer's Cherry Pectoral

REVISED FORMULA

It would be very interesting to know how many years your family physician has prescribed Ayer's Cherry Pectoral for coughs, colds, and all forms of lung troubles. Ask him the next time you see him. We know physicians who have used it for over half a century.

We have no secrets! We publish the formulas of all our medicines.

J. C. AYER CO., Manufacturing Chemists, Lowell, Mass.