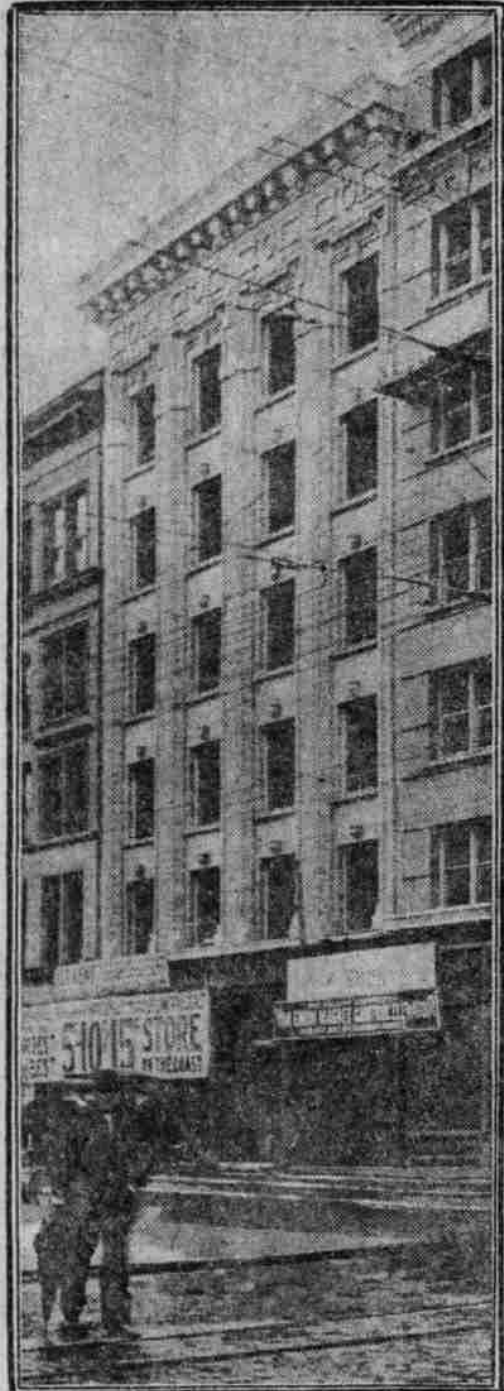


SOME OF THE BUSINESS BLOCKS ERECTED DURING THE PAST YEAR



BUCHANAN BUILDING
WASHINGTON NEAR 5TH



THE NEW SWETLAND BUILDING, FIFTH AND WASHINGTON STS.
OFFICES READY FOR OCCUPANCY FEBRUARY 1ST.



LAZARUS BUILDING
14TH AND WASHINGTON



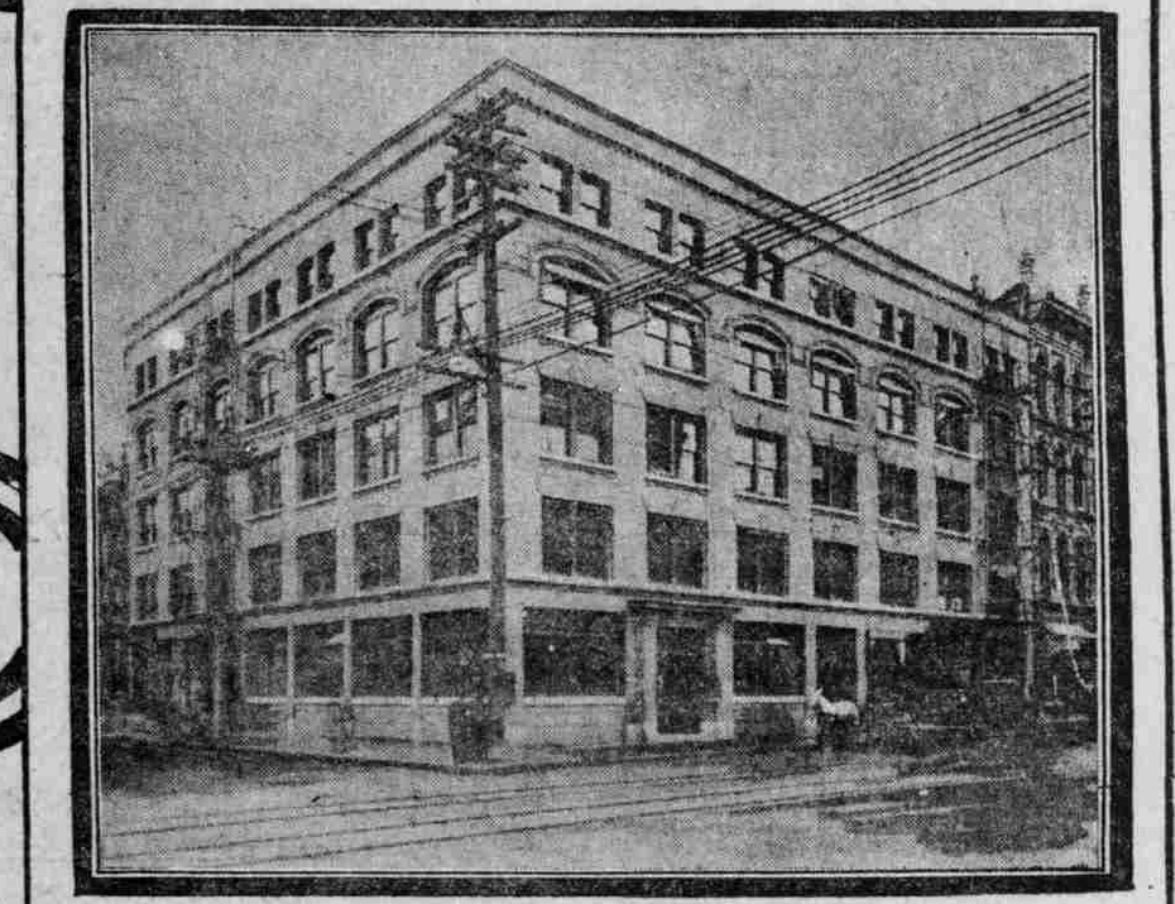
FLIDNER BUILDING
10TH AND WASHINGTON



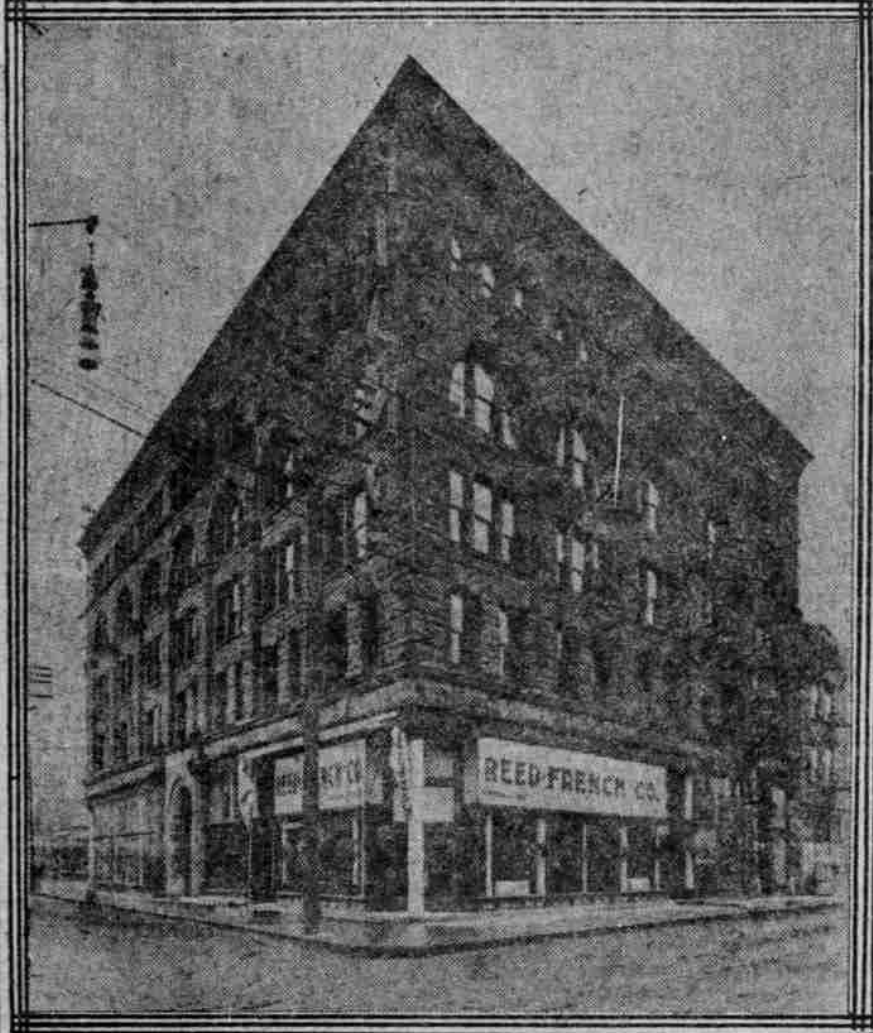
FALLING BUILDING
5TH AND ALDER



TULL AND GIBBS BUILDING
7TH AND MORRISON



LUMBER EXCHANGE BUILDING
2ND AND STARK



COMMONWEALTH BUILDING
6TH AND BURNSIDE

REMODELED DURING 1906.

the organization subscribed \$250,000 for the erection of a building. Since that time the matter has steadily gone forward under the auspices of a building committee, and work upon the new structure is to commence as soon as the plans can be completed by the architects, Whidden & Lewis. The building will be eight stories in height. The floors not needed for the clubrooms will be used for office and business purposes.

Another building of similar character is that to be erected by the Board of Trade Building Association. This project was only recently announced, but the structure is to be under way in a very short time. A quarter-block for a site was acquired two months ago on a 30-year lease purchase. It is at the southeast corner of Fourth and Oak streets, immediately adjoining the big Chamber of Commerce building.

The Board of Trade at first planned to build 10 stories, but has now added one more floor in the plans. It practically has been decided to build of reinforced concrete. The two upper floors will be used as quarters of the Board of Trade, which is now in the Chamber of Commerce building. The first floor will be given over to stores and the remainder will be devoted to office purposes. The building, it is estimated, will cost \$300,000. D. C. Lewis is the architect.

J. B. Yeon is preparing to erect a 10-story building at the northeast corner of Fifth and Alder streets on property which he purchased a year ago. It will cover an entire quarter-block and will be one of the finest of the downtown office structures. Mr. Yeon would have built as soon as he acquired the property had the ground not been held under leases which will not expire until next Summer. When the leases expire work will at once commence. Specifications already have been prepared. The building will cost nearly \$500,000.

Fifth street, near the site of the proposed Yeon building, shows perhaps the greatest improvement of any single section of the city. Just across the street, at the southeast corner of the intersection with Alder, the six-story Falling Building is now nearing completion. It is a steel frame structure and is designed to carry four additional stories which, doubtless, will soon be added. When completed this building will be occupied by the Honeyman Hardware Company and the J. M. Asherson Company among the other firms. The latter company has

purchased the lot adjoining on the south, which it is now improving with a three-story building, which it will also occupy.

A block further south, at the southeast corner of Fifth and Morrison streets, the Corbett estate is erecting a handsome steel-frame office building which is to be 10 stories in height. It is a strictly "Class A" structure and will be one of the most costly of the new buildings under way. It is understood that when this building is completed the ground floor will be occupied by the Security Savings & Trust Company. The upper floors will be divided into office suites.

Adjoining the Yeon building on the north is the L. Q. Swetland building, covering a single lot and just being completed. It is seven stories high and, although not strictly a "Class A" building, is one of unusually attractive appearance. It was designed by Emil Senacht, as was also the building on the lot adjoining on the east, which was erected by D. E. Buchanan. This latter building is six stories in height. Though this stretch of two blocks, with five large buildings under way and one other assured, is perhaps the scene of the most activity in construction, it is far from being the only one. In fact, there is hardly a block in the central business district not already well improved which is not to have one or more new buildings, now under way or soon to be commenced.

A ten-story brick will soon be erected by the Beck estate at Seventh and Oak streets. The plans for this building are being prepared by D. L. Williams, and are nearly complete. The Beck estate has been waiting for the opening of Oak street before beginning operations.

Among the buildings completed during the past few months, or now under way, and worthy of special mention, are the Tull & Gibbs building, seven stories, erected by Charles Sweeney, and covering three lots at Seventh and Morrison streets; the Tull building, five stories, Tenth and Morrison; the Couch building, eight stories, on Fourth, between Washington and Stark; the Brooke-Giesy building, five stories, Second and Stark; the Flidner building, five stories, Tenth and Washington; the Geiser building, six stories, Park, between Morrison and Alder; Mason-Ehrman building, five stories, Fifth and Everett. There are altogether a score of substantial brick blocks, varying from three to 15 stories in height, now under way.

For alterations and repairs the past year in the downtown business district has been exceptional. So great have been the changes along Morrison and Washington streets especially as to wholly alter the appearance of these, the leading business thoroughfares. In many business houses modern plateglass fronts have been installed and other betterments have been effected. This movement has not been confined to a few streets, as the improvements have been going on along several of the less important thoroughfares, and in a few districts property owners have perfected organizations with this object in view.

Great as the building movement has been in the business district, it has been surpassed, if anything, in the residence sections of the city. In every direction fine dwellings have been springing up almost over night, and neighborhoods which a year ago were practically vacant are now well improved. No other proof of Portland's rapid growth would be needed than a tour of the city, which would show the hundreds of new homes on every hand. Most of the new dwellings have been erected for homes, and not to rent. Those which have been built as investments, however, have found ready tenants, and the very small number of vacant houses in Portland at present is surprising.

On the West Side, the greater part of the building has been on Portland and Willamette Heights. The unsurpassed view which is to be obtained from this high ground has attracted those who desire scenic homesites, and some of the finest dwellings have been built on these heights. Portland Heights was opened for residence building only a few years ago by the construction of an electric line, and already this district has become one of the most popular in the city. During the coming year this activity will probably extend to Council Crest, which has been given streetcar connection and laid out in lots during the past year. The sale of lots on the Crest has been large, and it is certain that a heavy building movement will be inaugurated there during the coming Spring.

In the select residence district of the West Side, there has also been considerable building. In this section all dwellings erected have been very attractive, and in most cases have cost over \$5000. The most costly residence built during the year was that of Mrs. Sol Hirsch, now nearing completion on Washington street, between St. Clair and Ford. Mrs. H. W. Coe is having a \$25,000 home built at Twenty-fifth and Lovejoy streets, and one for Sol Rosenthal, at Park avenue and Ford streets, is to cost \$15,000. Work on many other expensive homes has recently been commenced, and a large number of such homes have been planned to be built during the coming Spring.

Among the fine residences announced for the coming year is one to be erected by A. L. Mills, president of the First National Bank. It will be completed next Summer at a cost of \$80,000. The plans for this home were drawn by Boston architects. As has been the case for several years, the greatest residence building during 1906 was on the East Side. Situated in the select residence districts of the West Side are becoming more and more limited, and, as a consequence, people are seeking homes across the river. For the erection of moderate means, too, the East Side presents the advantage of desirable lots at a moderate price.

The activity in building has been confined to no definite portion of the East Side, but has extended east from the river along all the carlines and up and down the Willamette. In Irvington, Mount Tabor, Sunnyside, and the larger suburbs may fine dwellings have been erected, while in the newer sections the new homes are less costly but more numerous.

With all the building in Portland, however, both residence and business, the movement has not been beyond the demand. Every business structure erected has been occupied immediately while none of the older structures have been vacated. As a matter of fact there are not buildings enough for the present needs. The population and business of the city is increasing more rapidly than the buildings are multiplying. Moreover increased business has brought about an advance in rents all over the city during the past year.

Because of the great increase in business and population it is probable that the building activity of 1907 will exceed that of 1906, just as that of the past year exceeded that of 1905. There never was a time in the history of Portland when so many building projects were announced or when local architects were so busy setting out specifications. From all indications, the present movement will proceed until every frame structure has disappeared from the business district, and structures of brick and stone line streets which now lie outside of the business section.