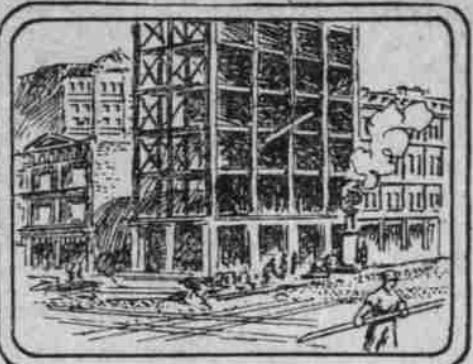


# REAL ESTATE AND BUILDING NEWS



## ARCHITECTS AND BUILDERS BUSY.

Owners Are Rushing Portland's Many New Office Blocks to Completion.

## MOVEMENT WILL CONTINUE

Reduction in Price of Materials Will Stimulate Construction, as Growth of Business Creates Demand for Additional Quarters.

Although the present rains are not the best weather for construction work, most of the large buildings are far enough

for bids about January 1. This structure will take up the full block and will be four or five stories high. It will be of reinforced concrete construction. The block is bounded by East Second, East Third, Hassalo and Multnomah streets.

The two-story brick building under way at the corner of Mississippi avenue and Snaver streets, for M. E. Thompson, is progressing. The stone front of this structure alone costs \$1700. A vault is being built inside the corner room, which is being modeled for banking purposes. It is announced that Mr. Thompson will occupy this room for some time for his abstract business. It will be the most pretentious structure in that part of the East Side.

The Concordia College building under construction in the Heidelberg tract east of Woodlawn, is rapidly approaching completion. It will cost \$10,000. It is for the Oregon and Washington division of the German Lutheran Church. The location is ideal for an educational institution, the land being high and level and overlooking the Columbia River.

Architect A. C. Ewart is preparing plans for two frame dwellings to be erected on East Thirteenth and East Alder streets. Each will be three stories high and contain six rooms. The total cost will be \$8000. The dwellings will rest on concrete foundations seven feet above the ground. A. H. York has the general contract. He expects to start excavating December 1 and complete both houses in three months.

Prompt completion of the Board of

## MANY SMALL SALES

Builders in Market for Residence Lots.

## ACREAGE ALSO SELLS WELL

Dealers Report Negotiations in Progress for Inside Property Which Will Be Closed When Money Becomes Plentiful.

Conditions in the real estate market are already beginning to assume normal proportions, although, owing to the special holidays, few large transactions are being carried through. Some sales, however, are by no means scarce. Agents report very little change in the demand for residence lots and if anything the market for this class of property improved last week. Dealers report that many people who have money available are paying cash for building lots and proceeding at once to erect homes.

Sales of inside business property, it is thought, will be in full swing as soon as the banks resume operations on the usual basis. At present many negotiations for large properties are being carried on with the idea of closing the deals as soon as the special holidays end. One agent reported Saturday that he had an outside firm seeking for a full block on which to erect a warehouse and other large transfers are in the wind.

The Haseltine building at Second and Pine streets has been offered to the city for \$140,000 for use as a jail and emergency hospital and this bid, which comes from the Metropolitan Investment Company, may be considered by the Council ways and means committee at its meeting this afternoon. The Haseltine property is declared by Chief Grinnacher to be an ideal one for the purposes of the city and as a new jail is needed without delay it seems not unlikely that the Council will make this purchase, rather than buying and erecting a building which would take several months.

Lots in Hancock Street Addition, which was put on the market last week by B. M. Lombard have met with a ready sale. The addition is in the Irvington district, being bounded by East Twenty-fourth, East Thirty-seventh, Tillamook and Broadway streets. It consists of 174 lots, one-fourth of which were contracted for before the plat was completed. Mr. Lombard reports that the demand for lots is even more active than it was a month ago, and buyers are building homes without delay. P. A. Gilmore purchased a quarter block at East Twenty-fourth and Hancock streets and the following day began hauling building material for a dwelling. F. E. Harrington also bought Saturday a lot on East Twenty-fourth between Tillamook and Hancock and will build immediately.

One of the large sales of the last week in the line of vacant city property was made by Hartman & Thompson for O. W. Taylor. The purchaser's name is withheld for the present, title to the property being taken by the Portland Trust Company. It comprises about 15 acres lying to the east of and adjoining the platted section of Rose City Park. The price paid was something over \$1000 an acre. It is understood that the purchaser will plant in city lots and improve the same at Rose City Park, with graded streets, cement sidewalks and city water.

Russell & Blyth have spent a large amount of money improving their tract near Willamette Heights, and work on this land is still in progress. The firm has gone to heavy expense in grading and cutting roads, and among other things has built a large, two-story building that divides the property. Several purchasers of lots are already preparing to erect homes, and R. E. Lamson is making especially attractive a residence site that he bought in this addition.

The beautiful 156-acre farm owned by John F. Toft has been sold to Charles L. Uper for \$10,000. The place is situated on the Willamette and was sold by Jordan & Gabade. The same firm reports the sale of 120 acres at Eagle Creek to Fred Siedow, for \$2000, and the sale of a house and lot on Hawthorne avenue to Henry Leusch for \$3000.

A lease to the upper part of the Raleigh building at Sixth and Washington streets has been purchased by J. W. Bain from G. H. Dammer. The upper floors of this building return a rental of more than \$900 a month.

C. W. Maysler is the purchaser of two lots at the northwest corner of East Tenth and Clifton streets, which were owned by Lawrence Wilson, of New York. The price was \$3500, and the sale was made by E. J. Daly and W. B. Streeter.

Lamont & Harris sold a quarter block on the northeast corner of East Thirtieth and East Couch streets to George Park for \$2000. Mr. Park will build a modern residence on this property in the Spring.

Otto, Crockett & Harkson sold the following farms last week: 40 acres to J. H. Sheets for \$2400; 20 acres to J. W. Yanile for \$2200; 60 acres to Andrew Fierly for \$2500. Mr. Otto reports numerous deals pending.

Alfred A. Baker sold the Sylvan Park farm in Washington County to F. W. Metcalf for \$10,000. This farm is considered one of the most beautiful and well improved farms in that county. Mr. Baker also reports the sale of a cottage at 905 East Thirty-fifth street to D. F. Knapp for \$3600.

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Ceramic Mosaic, Enamelled and Encaustic Tile, Wholesale and Retail  
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## Beautiful Residence Site---\$800

100 x 100 Corner

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## SINNOTT & SINNOTT

535 Chamber of Commerce.



ROTHCHILD BUILDING, AT FOURTH AND WASHINGTON STREETS, JUST COMPLETED.

along so that unfavorable weather conditions do not hinder the work. In all of the big office blocks, large gangs of men are hurrying the work as the owners are desirous to open them for tenants at the earliest possible moment. The additional quarters are badly needed and many firms are occupying rooms that are too small for their business until the new structures are available.

The fact that building material is undergoing a reduction in price will, it is believed, stimulate the construction movement. Architects are all busy and many important building projects are to be commenced next Spring, while several new ones will be under way before that time. Builders recognize that Portland's business is certain to increase rapidly and as there are practically no vacant offices, stores or residences in the city and rentals are good, men with money will not hesitate to invest in the buildings that are necessary for the city's expansion.

Plasterers are completing the work of remodeling the Hibernia building at the southwest corner of Sixth and Washington streets and the appearance of the structure has been completely changed. The specifications for the alterations were drawn by Richard Martin, Jr., and about \$20,000 has been spent on the work. The old-fashioned sloping roof of this building was removed and the walls built up so that a fifth story has been added. The exterior has been finished in cement and the interior of the upper floors has been divided into offices. A portion of the Merchants Savings & Trust Company.

Remodelling of the Hotel Perkins, which will involve an expenditure of from \$75,000 to \$100,000 began during the past week. L. Q. Sweetland and Adam Mueller, who have leased the property for a period of 15 years have not decided on all details of the alterations, but the interior of the structure will be greatly changed. The work now under way is the deepening of the basement. There will follow the enlarging of the rooms, the fitting up of a handsome grill, the refurnishing of the apartments throughout and other improvements.

Architect H. C. Dittich is preparing plans for a number of East Side homes. He is drawing specifications for a residence for W. G. Woods and another for J. Clark, to cost \$2000 each. F. Friberg is to build a home in Overlook in Albina, to cost \$3000. A house for William Herzog on Gantenbelen avenue, near Beech street, costing \$6000, is being completed. The residence of William Lind on East Sixteenth street, between Brazee and Knott, is nearly completed. The contract for erection of the home of J. Beck on East Eleventh street, near Tillamook, has been awarded to Alex Squires.

Whidden & Lewis are preparing plans for the new Homeopathic Hospital to be erected on the Breynian block, in Holladay Addition. The plans will be ready

Trade building is now assured. Guy Lombard and Joseph M. Healy who purchased the interest of Dr. E. H. Parker and paid \$40,000 for the equity of the Oregon Trust & Savings Bank, announce that they expect to complete this 11-story reinforced concrete block by April 1. When completed this building will represent an investment of \$200,000. Many of the offices have already been engaged.

The elegant home of Lewis Montgomery, costing \$15,000, on East Twelfth and East Salmon, is nearly completed. The entire lower floor is finished in quarter-sawn Eastern oak. An automobile garage has been erected on the quarter block adjoining the residence. This residence will be completed ready to be occupied by January 1, 1908.

H. Enke, of the City Steam Dye Works, will erect a new plant on Union avenue, between East Stark and East Oak. His present plant is at the corner of East Third and East Ash streets. William Vaets has the contract for the foundation for which piles will be driven. The cost of the foundation is estimated at \$2000.

The two-story concrete building for L. T. Peery & Co., at Rodney avenue and Russell street, Albina, is nearing completion. It is built entirely of concrete blocks, rough cast, and resembles natural stone. This is the first concrete block business building to be erected in Albina.

Richard Martin, Jr., is preparing plans for a residence for A. M. Butler to be erected on Felling and East Eleventh streets, to cost \$1500. H. Biefers has taken out a permit to erect a bungalow at the corner of Tillamook and East Eleventh streets, to cost \$500. It will be modern in all respects.

L. S. Daus is preparing plans for the building of the Brooklyn Republican and Improvement Club, to be erected on Powell and East Thirteenth streets. The cost will be about \$200.

Thompson & Swan, Vancouver, Wash., report the sale of a 20-acre farm to Paul Hauser for \$2200, also a four-acre tract to J. Ernst for \$2700.

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