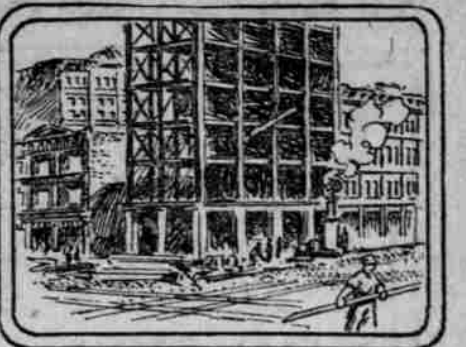


REAL ESTATE AND BUILDING NEWS



GROWTH OF CITY IS UNINTERRUPTED

Fine Winter Weather Allows Building to Proceed on All Sides.

DWELLINGS QUICKLY TAKEN

Suburban Tracts Filling Up With Little Homes for Working People Who Tire of Paying Rent in the Crowded Districts.

The new Masonic Temple, on the corner of East Burnside and East Eighth streets, is considered one of the most attractive structures of the sort in East Portland.

of extensive alterations in the Harris Hotel at Walla Walla.

W. L. Morgan is completing plans for the hotel building to be erected at Fourth and Alder streets, for the Hotel Investment Company. The hotel is to be of eight stories, steel frame and pressed brick exterior.

W. B. Wiggins has accepted plans made by H. J. Hefty for a Swiss chalet to be built at East Twenty-second and East Clackamas streets. The dwelling is estimated to cost \$2000 and is to be ready about May 15.

Hartman & Thompson has accepted the plans drawn for new bank fixtures to be installed in the firm's banking room in the Chamber of Commerce building.

D. R. Dunning is completing a garage on East Oak street, near East Third, at a cost of \$2000. It is 25x100 feet and is built of brick.

The stable for Otto, Wortman & King, on East Everett and East Eighth streets, is now finished. It is 100x100 and three stories, and of brick construction.

Max Leberg is to build for Otto Wiebel a two-story store to cost \$2000 on Sandy road, between East Twenty-eighth and East Twenty-ninth streets.

Work is progressing on the alterations of the old Masonic hall building, at Third and Alder streets, for Gill & Co., who will occupy the entire building hereafter.

The Woman's Club, of Olympia, has de-

MANY GOOD SALES MADE LAST WEEK

Activity in City Realty Reported Among Real Estate Men.

FARM LANDS IN DEMAND

Recent Large Transactions Give a Stimulus to the Market and Prospect for Continued Brisk Trade is Very Bright.

In last week's transfers the following sales appear: Three lots in Nash's addition purchased by E. E. Espey from Joseph H. Nash-

We Repeat—The Fan System

Is the only method of insuring perfect ventilation in any place, at any or all times, independent of wind, weather or other conditions. If fresh air is wanted in any particular place it must be forced there—not allowed to "go." We have had the experience, we have the facilities and we will give you the satisfaction you desire. No "guesswork" or "probability" about it.

The W. G. McPHERSON Co.
HEATING AND VENTILATING ENGINEERS

328 Glisan Street Near Sixth

ODD FIXTURES

Of Good Design Sold at Reduced Prices.

BARRETT'S

408-10-12 Morrison Street

Phone E. 591 **DAVIS & DRENNEN** Phone B 2151

Gas and Electric Fixtures

We are located at 408-408 E. Burnside, bet. Grand Avenue and E. Sixth, with a new and complete, up-to-date line of Gas and Electric Fixtures. Call and get our prices, and you will readily see that you can save money by buying from a firm that is located in the low-rent district. Bring in your plans and have your fixtures built to suit your house.

The Electric Wiring and Fixtures in the Gayosa Building were installed by the

MORRISON ELECTRIC COMPANY

S. C. JAGGAR, J. E. MAXON

ELECTRICAL CONTRACTORS

FIXTURES, WIRING, SUPPLIES

Phones: East 3128; B 1625. 21 East Morrison Street.

THE ADAMANT COMPANY

Manufacturers of **HARD WALL PLASTERS**

Our Celebrated "Crown" Brand Hair Fibred Cement Plaster Used Throughout in Plastering the Gayosa Building.

FACTORY: Foot Fifteenth St., Pacific Phone, M 2169. OFFICE: 433 Worcester Bldg., Pacific Phone Main 718, Home A 1215.

In Clackamas County, to B. M. Dyer for \$300, and ten acres owned by J. O. McMahon, near Gladstone, Clackamas County, to E. A. Ketchum for \$1000.

After several months' consideration, the lease of the McGinn corner, at Seventh and Washington, at a yearly rental of \$40,000, was made last week. This lease places a new record of valuations on downtown business sites and dealers generally regard the transaction as one of the most encouraging indications of an active market from now on that has come to light in months. An assured 5 per cent income is certain to attract the attention of moneyed men, both locally and from the outside.

Moore & Frost Company report the following sales: W. H. Ross and W. E. Roberts to Chris Tapfer, 1 1/2 acres at Milwaukie Heights, consideration, \$7500; Moore Brothers to Frank A. Sweney, 12.09 acres at Midway, consideration, \$12,000; and Chris Tapfer residence, 673 Union avenue, consideration, \$5000.

B. M. Dyer, of Portland has bought the 40-acre farm of J. M. Brauer at Oregon City for \$3400. The sale was made through the agency of Otto & Harkson. The same firm sold ten acres at Gladstone Station for \$1500.

One firm of real estate dealers reports that it has on its books inquiries for local realty aggregating a total of \$300,000. The same firm says in its circular letter that an active demand exists for apple lands.

The Dammier company purchased last week 12 acres of land from Mrs. E. A. Widener at Gresham for \$3000. Mr. Dammier intends to erect a ten-room country home on the place and to set out English walnut trees on part of the land.

A NEW DEPARTURE. The cost of interments has been greatly reduced by the Holman Undertaking Company. Heretofore it has been the custom of funeral directors to make charges for all incidentals connected with a funeral. The Edward Holman Undertaking Company, the leading funeral directors of Portland, have departed from that custom. When called to furnish a casket by us we make no extra charges for embalming, hearse to cemetery, outside box or any services that may be required of us, except clothing, casket and carriage, thus effecting a saving of \$25 to \$75 on each funeral.

THE EDWARD HOLMAN UNDERTAKING CO., 220 Third st., cor. Salmon.

Plan Large Fruit Meeting. Otto & Harkson report sales of W. C. Miller's 72-acre farm, near Escalada, Or., Clackamas County, to G. D. Nichol for \$5000; 40 acres owned by J. M. Brauer, two and one-half miles east of Gladstone,

WAVERLEIGH

The place for your home. Others are building now. Why don't you? See the most Desirable and the most Attractive Residence Section of the City

Jno. P. Sharkey
122 1/2 SIXTH STREET
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 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 5573
Ceramic, Mosaic, Enameled and Encaustic Tile—Wholesale and Retail.
JAMES E. HARKER, Prop.
Warehouse—355 Burnside, near Park Street. Branch Office and Salesroom, 451 Empire Building, Seattle, Wash.

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.

PHOENIX IRON WORKS

ENGINEERS.
Office and Works, Hawthorne Avenue and East Third Street. Phone East 20. PORTLAND, OREGON.

THE ROSS CO.

We are in the Gayosa building, the building which is on this page today. Near Coater East Stack, 87 Grand Avenue.

GARDNER & KENDALL HEATING CO.

HEATING AND VENTILATING ENGINEERS
Telephone Main 801. 14-16 Front Street, Portland, Or.

J. C. BAYER

The Cornices on the Gayosa Building Supplied by
Cornices, Roofing, Skylights, Metal Shingles, Ventilators, Etc.
Phone Main 467. 263-267 Second St.

Others Pay Rent We Collect Rent

Furniture Prices Differ Accordingly

Special prices on all Beds this week.

Observe the picture of our new building on this page. Few large business houses own their own building—those who do must reckon interest on the investment.

WE OCCUPY ONE-HALF, COLLECT RENT ON THE BALANCE

More than interest on the whole cost. With such a foundation, with a saving of \$1000.00 a month in rent, how much cheaper do you suppose we can sell FURNITURE? Well, just investigate before furnishing your home and answer the question yourself.

Morgan-Atchley Furniture Company

Grand Avenue and East Stark
Phone East 2929

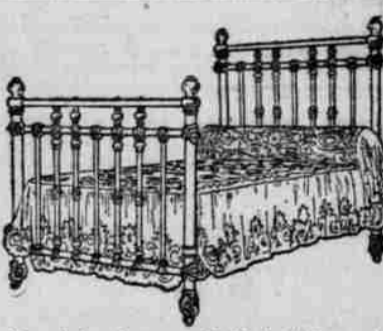
Special this week..... \$10.00



Oak Dresser, special this week..... \$13.50



Quartered oak, sp't this week. \$20.00

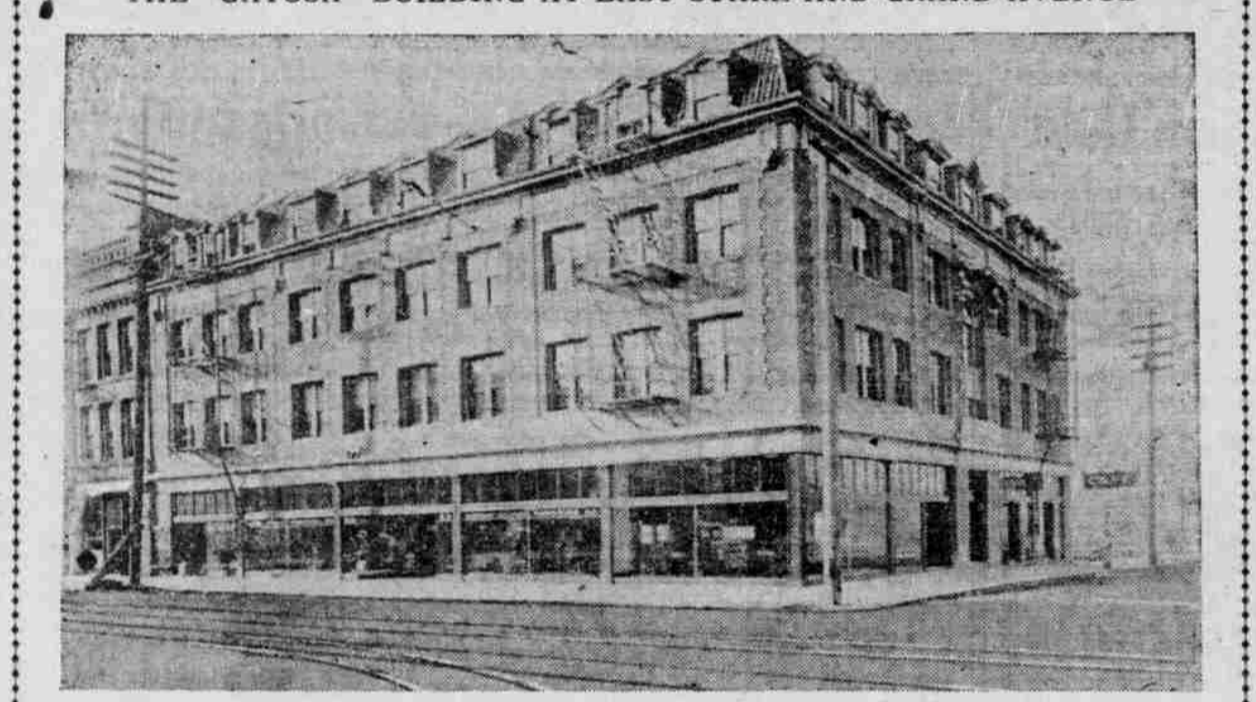


Special prices on all Beds this week.



Special this week..... \$10.00

THE "GAYOSA" BUILDING AT EAST STARK AND GRAND AVENUE



THIS BUILDING WAS BUILT BY W. L. MORGAN AND IS OCCUPIED BY THE MORGAN-ATCHLEY FURNITURE COMPANY, THE ROSS HARDWARE COMPANY, A MODERN CAFE AND A BARBER SHOP.

It covers 65x100 and is three stories. White pressed brick was used in the front of the building, which makes the building almost pure white. The finishing of the structure has been in keeping with the general character of the structure. The lodgeroom is a banquet hall 62x22, and above, on the third floor, are several rooms for use of the order. The Masonic lodges that had been meeting for years in the Burkhardt hall are occupying the new fraternal building. It cost \$25,000.

Several high-class dwellings are either under way or are projected for Resse City Park. Goodrich & Goodrich have about completed plans for a bungalow of seven rooms to cost \$6000 for Mrs. Needham. The Schlegel bungalow, costing \$2500, has been occupied for some time. A number of new cottages and other houses are in process of erection. W. P. Strandberg's cottage is being wired for electric lighting.

Safety deposit vaults are to be built in the new Chamber of Commerce building, at Fifth and Oak streets, by a company which has temporary offices in the Dekum building. Dr. C. E. Walker is announced as the president of the new company and J. E. McOmber secretary. It is said another company is forming to put vaults in the Board of Trade building also.

Terra cotta facings are being set in place on the new Board of Trade building and work all over the building is being rushed. Since the owners decided to return to the original intention to make an office building of the structure, nothing has been allowed to stand in the way of completing the building as rapidly as possible.

Plans for the pulp and paper mill plant, at Oregon City, are being prepared and will be ready in a few days. The articles of incorporation call for a capitalization of \$500,000. The new mill is to be located on the east side of the Willamette, making the third mill at the falls.

A "gas producer" plant is being constructed at St. John, which is a new institution in power production methods. Any kind of fuel may be used in the furnace, including compressed sewage. The plant is being put in for the Harris Ice Machine Company.

The 18-room mansion for Mrs. J. A. Veness, at Twentieth and Johnson streets is to rest on concrete foundations, the first story to be dressed stone and the upper stories faced with shingles. The cost is estimated at \$35,000.

New style revolving doors have been installed in the main entrance of the United States National Bank, in the Almsworth building, at Third and Oak streets. The building is also being repainted throughout.

The contract has been awarded for the concrete basement walls for the warehouse of the Columbia Milling Company, at East Market street, between East First and East Second. The building stood on piers originally, and the new walls will enclose the basement for future use.

Hennes, Hendricks & Tobey expect to have the Detention Home, near Monmouth, entirely completed by February 1. The same firm of architects has charge

of building a \$4000 clubhouse. The club already owns a suitable site.

The First National Bank, of Joseph, Or., intends to erect a new stone banking house the coming season.

Plans have been accepted for the new Albina Presbyterian Church building. The estimated cost is \$15,000.

W. C. Knighton is preparing plans for the Roseblatt hotel building at Tenth and Alder.

EAST SIDE WILL ASSIST

Push Clubs Show Interest in Rose Festival.

Joint action on the part of the two most powerful East Side city improvement organizations will be inaugurated this week for the purpose of boosting the Rose Festival. The East Side Business Men's League has already undertaken to arouse interest in the plan to route one of the big street pageants through the main streets on the other side of the river, and tomorrow night addresses in the interest of the festival will be held next June will be made by several speakers, including Mayor Lane, before the regular meeting of the United East Side Push Clubs. The latter organization embraces some 20 district improvement clubs, representing all sections of the East Side, and it is expected that steps will be taken to cooperate with the Business Men's League in the Festival Project.

Two important objects are to be accomplished if the Festival is to be able to give the East Side districts a chance to witness the real big features of the celebration. A number of the leading streets must be put in such shape that the pageants can pass through them comfortably, and a certain amount of illuminating of business thoroughfares must be arranged for in order to give proper environment. It is almost certain that the whole East Side, through its push clubs, will join hands in this preliminary work, and will also do its share in working out the proposed plans for the majestic marine carnival that is to be held in the local harbor, and which will be of as much interest to the East as to the West Side.

A general committee composed of delegates from both the big sponsoring organizations of the East Side will probably be selected to confer with the Festival Association with a view of doing its full share toward making the week's festivities a grand success.

The Festival will also ask material assistance of the East Side in the way of providing floral decorations and exhibits for the two days' rose exposition which will also be held during Festival week in the Agricultural building at the World's Fair grounds.

Carnival in Walla Walla.

WALLA WALLA, Wash., Jan. 26.—(Special).—The annual Marceberg fraternal carnival will open in this city tomorrow evening and continue for one week. The crowning of Queen Hess will be one of the features of the first evening, preceded by a street parade.

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 gums, loosens the gums, silences pain, colic and diarrhoea.