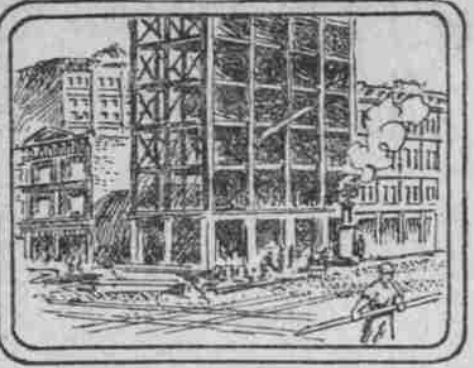




REAL ESTATE AND BUILDING NEWS



MANY BUILDINGS FOR COMING YEAR

Estimate of \$12,000,000 is Made for New Projects in Portland.

ARCHITECTS MAKE PLANS

Several Large Structures Are Approaching Completion, and Some Will Be Occupied March 1 and Others During Month.

The office of the Building Inspector estimates that this year there will be \$12,000,000 put into building operations in Portland. The estimate is based

cement will be made at home for local use and export as well.

Among the firms that will furnish carpets, furniture, draperies, etc., for the Commercial Club's new quarters are the following: Olds, Wortman & King, Meier & Frank Co., Tull & Gibbs, J. G. Mack & Co., I. Gevirtz & Sons, Ira F. Powers, William Gadsby & Sons, Jennings & Sons, Art Furniture Manufacturing Company, M. J. Walsh & Co., and West Coast Engineering Company.

Goodrich & Goodrich have made plans for a building at University Park for P. M. Piltor. The first floor is designed for stores and the second for offices and halls for lodges.

The Henry-Mallory building, at the terminal of the Salem electric road, is rapidly approaching completion at First street between Columbia and Jefferson streets.

Bennet, Hendricks & Tobey are preparing plans for a residence to be erected at Lovejoy street, near Twenty-fifth, for Walter A. Holt, of the United States National Bank.

Bids will be received in about 30 days for buildings of the Swift plant on the peninsula, according to a statement coming from the Union Meat Company last week.

Plans have been prepared recently for several dwellings by Hockenberry & Co., and others are under way. One

GOOD MARKET FOR BUILDING SITES

Acres in Vicinity of Portland Is Being Taken for Townsites.

ACTIVITY IN NORTH END

Realty Deals of More Than Usual Importance Pending and Week May Bring Unwanted Movement in Inside Properties.

Vanduyne & Walton last week reported the sale of the old Perkins tract on Washington street between Twenty-first and Twenty-second to M. W. Hunt and

HIGH-CLASS FIXTURES AND WIRING

The Fixtures and Wiring in the Lewis Montgomery Residence were Installed by

Morrison Electric Co.

Electrical Contractors
S. C. JAGGAR J. E. MAXON
291 East Morrison St. Phones—B 1625, East 3128

Mr. Builder

You will save money, time and worry by having the
M. J. WALSH CO.
install your Electric Light Wiring, Tile Flooring, Gas and Electric Chandeliers

They also carry a complete line of mantels, grates andirons, fenders and spars guards, and do all kinds of fireplace tiling and repairing.

311 STARK STREET, Between 5th and 6th Both Phones

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

Gas and Electric Fixtures

We Are Located at 406-408 E. Burnside, Bet. Grand Ave. 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.

PACIFIC IRON WORKS

O. E. Heintz, Manager. Phone East 57, Home B 1157.
CASTINGS OF ALL KINDS, STEEL BUILDINGS AND BRIDGES

IN STOCK—3 to 24-Inch Beams. 4 to 15-Inch Channels. 1 1/2x1 1/2 to 8x8-Inch Angles
East End Burnside-Street Bridge, Portland, Oregon.

WAVERLEIGH

Is the place where the houses are being built. Get in early and make money. Lots \$450 and up; \$25.00 down, \$10.00 per month.

Jno. P. Sharkey Company
122 1/2 SIXTH STREET PHONE A 2537—MAIN 550

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Manufacturers of
HARD WALL PLASTERS
The Celebrated "Crown" Brand Hair Fibred Cement Plaster.
FACTORY: Foot Fifteenth St., Pacific Phone, 31 2100.
OFFICE: 433 Worcester Bldg.; Pacific Phone Main 718, Home A 1218.

J. C. BAYER

CORNICES, ROOFING, SKYLIGHTS, METAL SHINGLES, VENTILATORS, ETC.
Phone Main 467. 263-267 Second St.

CITY IRON WORKS

Structural and sheetiron workers, blacksmiths, boiler-makers; fire-escapes, sidewalk, joors and hose casings a specialty.
Tel. Main 7155. 303 Front St., Corner Columbia, Portland, Oregon.

PHOENIX IRON WORKS

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

PORTLAND EAST SIDE RESIDENCE



RESIDENCE JUST COMPLETED FOR LEWIS MONTGOMERY, EAST SALMON AND TWENTIETH STREETS. COST \$25,000. THERE IS A PERGOLA AND A GARAGE.

upon the record made the two first months of the year, and upon known plans for big buildings to be erected during the year. Among these are the annex to the Oregon Hotel, to cost approximately \$100,000; the Y. M. C. A. hotel at Fourth and Alder by the Hotel Investment Company, between \$200,000 and \$300,000; Rosenblatt's Hotel at Tenth and Alder, about \$150,000; the Swift packing plant; two and probably three schoolhouses, and the projected buildings on the Pittock and Penrose blocks, which will run to about \$1,000,000, according to rather well-founded rumors. There is some probability that a permit may be taken out toward the end of the year for the McGinn building also, though the lease said the other day that it would probably be next year before anything would be done toward making the contemplated improvement. At the same time, Mr. Jennings is putting in what is known as a "building clause" in the short-term leases he is making to tenants.

Work on buildings nearing completion has been carried on all Winter, with the result that several of the more important structures will be ready for occupancy within a few weeks. The Board of Trade building at Oak and Fourth is being plastered, and this 11-story structure will be occupied early in the coming Summer, according to the expectations of the owners, Healy and Lombard. The Commercial Club building is practically all rented, and offices on the first floor are already occupied. The Portland, Spokane & Seattle Railroad Company has taken the third floor for its general offices, the Board of Trade is to occupy the corner room, and the club will take the two upper floors, which are now being rapidly finished for its use.

The Medical building at Park and Alder streets is rapidly approaching completion, and will be thrown open for its tenants in a short time. The Beek building, at Seventh and Oak, is having doors and windows put in, and will be ready for tenants in about six weeks or two months. The last story of the Gerlinger building, at Second and Alder, has been laid and work started on the roof. The Burkhardt lot adjoining is still unoccupied except by debris from the old buildings which were torn down some months ago under orders from the Building Inspector. Suit brought by the former Chinese occupants for damages is in court, and nothing will be done by the owners until that suit is settled, at which time they expect to begin building, according to W. A. Cadwell, who represents the owners.

The demand for cement, which is growing enormously on account of the vast amount of construction work in this country, has caused prospectors to explore for deposits. Several deposits of rock have been experimented with from Oregon hills, and proper sand has already been found, so that in the course of a few months it would be no surprising thing to learn that

is for a residence for Mrs. C. D. Brunst, of 19 rooms on Willamette Heights. Another is a six-room house for Dr. J. B. Keefer, at the junction of Williams avenue and East Seventh street.

Plans for the first floor of the Dammeier building, on Fourth street, is in place and work on the brick outer walls is progressing favorably.

ZONE IS BEING EXTENDED

NEW BUILDINGS ALL OVER THE EAST SIDE.

Large Number of New Structures Rise Throughout Residence Districts Across the River.

That the building zone on the East Side is not confined to any particular locality may be seen from the permits issued, and from a visit to the suburbs. Work has been started on the foundation of the home of Rev. J. P. Ghormley, near East Twentieth and Salmon streets. It will cost \$3500. On the east side of the residence will stand the \$35,000 edifice to be erected by the Central Christian Church, of which Rev. Mr. Ghormley is pastor. The excavations for the foundation of this building have been finished. It will occupy a quarter block. Dr. W. A. Roberts will erect a two-story dwelling costing \$3000, on East Thirty-seventh and East Washington streets. Mrs. R. C. Stowe will erect a dwelling at Woodlawn on East Thirteenth street at a cost of \$2700. C. A. Bide will erect a one-story dwelling at the corner of East Fourteenth and Hancock streets, at a cost of \$5000. John Harrington will erect three \$4000 dwellings on East Fifteenth and East Oak streets. W. R. Stokes & Co., contractors, will put up the buildings. The total contract is for \$12,000. W. H. Beauvois will erect a two-story frame dwelling on East Yamhill and East Twelfth streets for \$2000. P. A. Gilmore has let the contract for a home in Irvington to cost \$4000.

Architect Jacobberger has finished the sketch of a two-story brick building \$2000 to cover the lot at the corner of East Seventh and East Alder streets, to be occupied by the East Portland office of the City Water Works. At the next meeting of the Water Committee the erection of this building may be authorized. The first story will be used as an office and the second as a shop for repairs and extensions in that portion of the city. The city bought this lot for \$4500.

Work on the foundation of the laundry for the Yale Laundry Company, on the corner of East Tenth and Alder streets, is progressing. The building will be of brick construction and will occupy the two lots on the east side of East Tenth street. The permit calls for a building costing \$80,000.

F. L. Shull for \$50,000. It is reported to be the intention of the new owners to extend King street through the tract and subdivide the place into ten lots. Some of the lots have already been disposed of at good round figures.

Monroe Goldstein bought last week 6x100 feet on Lovejoy street, 100 feet west of Twenty-third, from J. J. Hawes. The lots are unimproved. Mr. Goldstein says he contemplates the erection of six five-to-six room flats on the property of two and perhaps three stories in height. The ground will permit of spacious yards. The evidence of new townships are. Already some of the sites have placards offering an advance on the purchase price, which for the present is withheld.

More than usual activity is reported in lots in Holladay's addition, reaching on over into the Irvington sections. More building is projected in that part of the great East Side than ever before. Prices for building lots in that district hold up well and if the demand keeps growing the lots are pretty certain to advance in valuation before the year is ended, according to the agencies handling the sales.

There continues to be an active movement in acreage in the vicinity of Portland. Every day's records of transfers of real estate contain the description of one or more of these transactions. From a few acres for gardening purposes to large tracts for new townships. South of the Mount Tabor district several sites are either now platted and lots offered or about to be put up into suitable tracts.

Members of the excursion to Salem last week on the occasion of the celebration of the opening of the new electric line, say that in various places along the line evidence of new townships are seen. Already some of the sites have placards announcing lots for sale and at other places signboards announce that property is offered for the same purpose.

Lands in the vicinity of the new stockyards and packing plant are being looked upon with much favor by investors. The recently platted tract south and east of Piedmont and adjoining Woodlawn, handled by Brong and Steele, is attracting attention, and the older plots farther south are again being favorably considered by prospective buyers.

Thompson & Swan, Vancouver, Wash., report the following sales made in Clark County last week: Forty acres owned by S. W. Thompson to Ida Levin, for \$1500; 11 acres from J. J. Drast to James T. Brown, \$1500; 11 acres from James T. Brown to A. L. Wilkins, \$1500; 5 acres from A. Philbrick to J. Wanke, \$1100.

The most important transfer recorded last week related to the sale of the Dr. R. C. Coffey sanitarium on Twentieth street between Glean and Hoyt to George F. Thompson, trustee, representing Archbishop Christie. The consideration as recorded is \$80,000.

The present week is likely to see the transfer of some valuable downtown business sites, several brokers reporting deals about closed and that buyers and sellers are coming together much nearer than for some time past in their ideas of values.

Quite an active movement was on last week for upper Washington street lots in

OUR steam-heating plants are installed right. We don't leave out valves where they should be put in. We don't use a small pipe where there should be one of sufficient capacity. We don't install a job and let the owner kick after we've got our money.

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THE W. G. MCPHERSON CO.

Heating Engineers. 328 Glisan Street.

You Can Not Afford to Buy Gas or Electric

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BARRETT'S

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You can mar the beauty of the most expensive and handsome home by not having the fixtures in harmony with the surroundings. Everything in fixtures at Barrett's.

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Phones: Main 122, A 4154.

THE J. McCRAKEN COMPANY

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UTAH LAND PLASTER
Lime, Cement, Plaster, Fire Bricks, Fire Clays, Hardwall Plasters, Plastering Hair and Fiber.
231-235 Pine Street. Phone Main 270. Portland, Or.

TIMBER LOCATOR'S VIEWS

THINKS LAND-GRANT SETTLERS MAY WIN.

Will Lose Only Their Filing Fees in Event Courts Decide in Favor of Railroad.

George W. Douglass, a timber locator of this city, believes that persons filing on lands embraced in the Oregon & California (Southern Pacific) land grant will have a prior right to their selections, should the proposed suit to compel the railroad corporation to comply with the terms of the grant be decided in favor of the Government. Mr. Douglass contends that applicants for these lands are acting clearly under the terms of the grant, which have been violated by the railroad, and he argues that at best all these intending settlers can lose, even should the suit be decided against the Government, would be their filing fees. He says:

The terms of the Southern Pacific Railroad grant, by act of Congress, explicitly provide that the lands must be "sold to actual settlers in quarter sections only to one person and at a price not exceeding \$2.50 per acre." Many citizens have applied for this land under the terms of the grant, but the railroad, realizing the enormous value of their holdings, refuses at this time to comply with the law.

Now if these applicants do apply in good faith to purchase a quarter-section of this land and the railroad in bad faith refuses

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BLUE LAWS ARE FAVORED

Good Government League of St. John Adopts Platform.

The Good Government League of St. John has adopted the following platform: We favor the strict enforcement of all city ordinances in letter and spirit, without fear or favor.

We favor Sunday closing of all bowling alleys, pool rooms, skating rinks, dance halls and saloons. We favor retrenchment in expenses and a reduction of salaries, and believe they should be as follows: Mayor, \$50 a year; Councilmen, \$30 a year; City Recorder, \$1000 a year; City Attorney, \$600 a year; his present salary being \$1000.

We favor voting bonds for the purpose of buying waterfront and erecting a dock. We favor petitioning the Legislature to permit the county to operate a free ferry at St. John.

We favor a light street grade for the outlying districts to conform to the grade of the land, in order to keep the cost of street improvements within the legal limits.

The platform is signed by F. L. Young, S. C. Cook and E. C. Hurlburt, committee, who drafted it. March 3 J. I. Fletcher, president of the league, will address the people of St. John on "Good Government," and is expected to outline what will be the policy and objects of the Good Government League.

Confers With Mulai Haffid.

PARIS, Feb. 22.—A special dispatch from Tangier to the Petite Republique says that Herr Nier, the German Consular Agent at Morocco City, has visited Mulai Haffid's camp in Moorish territory and had several long consultations with the pretender.