



MODERN APARTMENT HOUSES

RISE IN PORTLAND TO MEET POPULAR DEMAND



By W. L. Morgan.
On January, 1904, at the southeast corner of Sixteenth and Jefferson streets, was commenced the first apartment-house built in Portland. It was a small, modest frame building of 10 three-room and three two-room apartments, making 13 in all. This building was completed in May following and the writer who was the builder and owner, by numbers of excellently written advertisements extolling the good points of the building, tried for some weeks to lease it at a rental of \$125 a month, but could find no one who would take it. Being convinced he was right, and that it was what the people wanted, he then furnished it himself and put competent parties in charge and it was opened June 21, 1904, and during the first week, though just at the season when so many leave town for the summer, every apartment except one was rented—and that one soon after—bringing in a gross income of \$356 a month.

being done he had numbers of people who told him he was certainly overdoing the thing and would not be able to rent them, but they were all immediately rented on completion. From then on the building of apartment-houses has continued, usually with more conveniences and better buildings, until at the present time no one contemplates anything less than pressed brick buildings, with everything that goes to make housekeeping easy for the occupant as well as home-like and convenient. One thing about Portland apartment-houses that is distinctly local, at least the writer has been unable to find in any other city in the country he has visited, and he always makes it his business in traveling to look over the new apartments of other cities—is the hydraulic or electric dumb waiter running from the basement to the kitchen, which in connection with a house telephone system, enables the janitor to handle the entire building from the basement without having tradespeople in the upper halls or the necessity of back stairways. These innovations he worked out in his first building, and has used them ever since, and probably all other builders in Portland have adopted them.

PORTLAND'S BUILDING RECORD FOR 1908 AND 1909 COMPARED.

Nearly every month of the year just closed has shown a decided gain in building expenditure over the corresponding month of 1908. The gain for the entire year is \$3,057,404, a most satisfactory showing. The past year is the first in the history of the city during which the building expenditure has averaged more than \$1,000,000 a month. The movement, however, has been heavy for several years, and 1910 promises to bring even greater activity. The total value of permits by months for the past two years, as shown by the official records, follows:

Month	1908	1909
January	\$25,545	\$431,415
February	1,322,540	1,225,195
March	851,845	855,385
April	930,410	1,651,195
May	1,244,845	1,245,400
June	841,065	865,300
July	1,023,250	911,670
August	772,395	919,110
Sept.	872,255	1,283,300
October	1,023,250	1,023,250
Nov.	944,595	835,430
Dec.	960,075	1,618,000
Totals	\$10,505,150	\$13,562,555

*December, 1909, estimated.

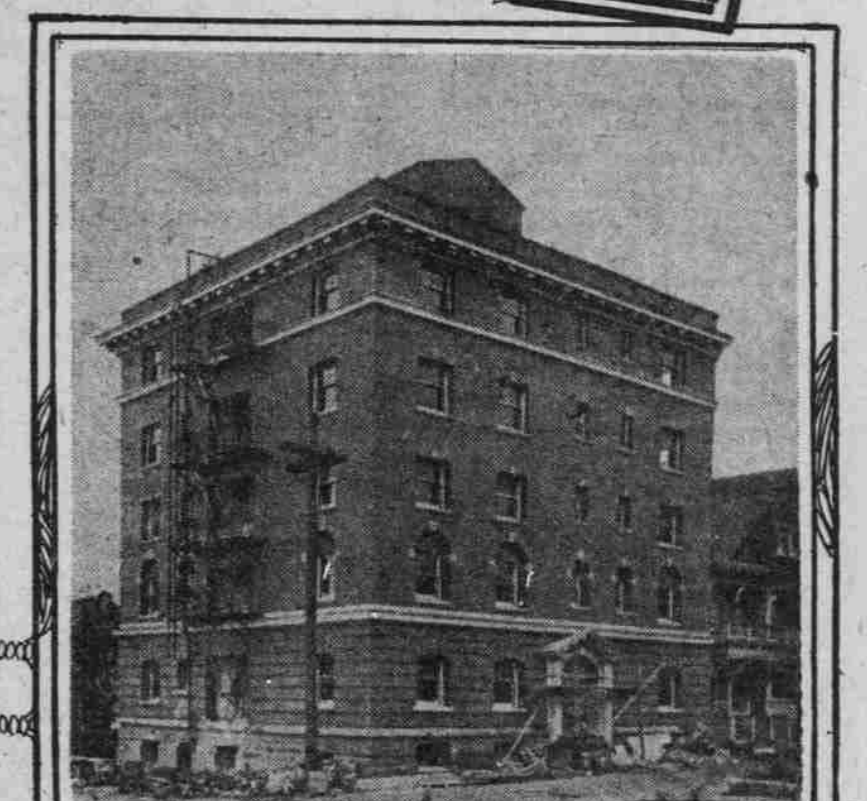
One thing in connection with the apartment-house is the children question. The writer is convinced that usually, the apartment-house is not suitable for children. He knows that opinions differ on the subject, but first



SUNNYSIDE APARTMENTS UNDER CONSTRUCTION LUCRETIA ST. NEAR WASHINGTON ST.



WHEELDON, BARK AND INZLOW, JUST COMPLETED.



ANDERSON AND KERR KING & DAVIS STS.

soon sold out the furnishings at a very handsome profit and leased the building as he at first desired. A peculiar circumstance connected with this building is that the landlady who had the lease, about a year ago sent for the writer, wanted him to build her another one just like it, as she said she had other tenants on her waiting list to fill another one.

Encouraged by the success of this building the writer formed a corporation in September of that year and purchased the quarter block at the northwest corner of North Third and Everett streets, and built two much more pretentious buildings, containing some 22 apartments. While these were

of all he does not believe that any parent should attempt to rear a child—

especially a boy—in apartments. It cramps their life and fails to develop

in them that which is best for their future lives. However, there was such

a demand for them and as the tenants ordinarily would not stand for children

in the buildings, that about two years ago he decided to build an apartment-

house for families with children, and accordingly selected a site in the best family section of the city and built thereon a building just suited for children, with large front and back porches together with considerable yard space. Considerable comment was made on this by the press of the city, and it was advertised as a building for families with children, but not a tenant could be secured of that class. All who had children would be glad to rent if no others were allowed, but would not go in if others were to be accorded the same privilege. So it had to be rented to families without children.

What the future of the apartment-house is is hard to say. Many continue to ask the question: "Is it not overdone?" My answer to that is, "Not if Portland continues to grow as it has, and house servants remain as scarce." Many women can keep house with ease and comfort in an apartment who cannot keep up a house on account of the servant problem. Besides, it is so nice to have steam heat, hot water and other conveniences at all hours, by simply pressing a button or turning a faucet.

Some of the largest and finest of a New Portland apartment-houses are shown on this page. Several other costly buildings of this class have been erected during the past year, and others are planned for 1910. So far the apartment-house movement has been confined almost entirely to the West Side, the advantage being the proximity to the business section. It is probable however, that in time apartments will spring up in the more central sections of the East Side.

BUILDING ACTIVITY IN PORTLAND DURING 1909 HAS BEEN PHENOMENAL

Many Large Office Blocks Have Been Erected and All Have Been Fully Occupied as Soon as Completed.

By Ivan Humason.
THE building during the past year has demonstrated clearly than anything else the change in Portland's growth from a city of ordinary class to that of the highest grade. Other conditions may indicate, but nothing shows the real strength of a city as much as its new buildings. Portland has passed through the cheap and substantial era of wood and brick, and now all the important structures are of concrete, steel or concrete and steel.

Probably the greatest proof of Portland's growth has been in the way of office buildings. Not many years ago three or four such buildings were all that we could boast of, and from time to time others were erected, until it seemed impossible that all could be occupied. The demand, however, equalled the supply, and this year alone a conservative estimate places the number of new office rooms at 1200, and they all seem to be as much occupied as were the few a short while ago. A peculiar feature in this connection is the fact that the rate in the new modern buildings is about 25 per cent higher than in the old structures.

and concrete, eight stories high, costing \$460,000, and the Y. W. C. A. building, marking an epoch in that class of work. The Sisters erected a five-story brick and reinforced concrete annex to St. Vincent's Hospital. Eight large warehouses were constructed this year, all of them being either concrete or brick. Several new churches have been built during the year, either of brick or stone, and notable among these is the white stone church of the First Church of Christ, Scientist. The new Arlington Club building, which is now in course of construction, and various garages and barns, costing from \$20,000 to \$50,000 each, go to swell Portland's marvelous building for the last year. Taking it all in all and reviewing the past, we have every reason to feel proud of the growth of our city and of a necessity the growth of our buildings. The line of demarcation between the old and the new is very pronounced, and in time, as the old buildings are torn away to make room for the new, we shall have a City Beautiful.

CEMENT PLANT WILL RISE

Forty-Acre Site Near Oswego, Purchased for New Industry.

THROUGH a combination of Portland and Utah capitalists, an entirely new industry is to be added to Oregon's long list of commercial activities within the present year. This industry is the manufacture of Portland cement, and the proposed plant is to be established on the west bank of the Willamette River, at Oswego, eight miles above Portland.

for a site of 40 acres, and preparation of the ground for the erection of buildings has been under way for several weeks. It is declared that construction of the buildings is to go on without delay until the plant is completed, the time set for this being December 1 next. The fact that the buildings themselves will cover 11 acres shows something of the magnitude of the factory. The outlay to start this new industry is to be more than \$500,000. When

TAXABLE PROPERTY GAINS RAPIDLY IN VALUE.

Multnomah County's taxable property has increased in value more than \$107,000,000 since 1902, according to the official assessment figures. This gain, however, is larger than it otherwise would be had not the basis of the assessment been changed in 1905. Nevertheless, the actual gain in value has been very great, each year showing an increase, and that for 1909 over 1908 being \$15,202,150. The greater part of the advance is accounted for by actual rise in property values, although County Assessor Sigler is placing higher valuations on various franchises than ever before. The total assessment figures by years from 1902 to 1909 follow:

Year	Assessment
1902	\$4,146,900
1903	\$5,078,900
1904	\$6,429,000
1905	\$14,860,000

PORTLAND DEPARTMENT STORES WILL SOON HAVE IMMENSE NEW BUILDINGS

Structure Now Under Way, Covering Entire Block, With Two Others Soon to Be Constructed, Will Have Total Floor Space of 857,500 Square Feet.

THERE are few cities in the West which will be able to boast of three department stores as large as those in Portland after the plans for the improvement of the three great stores in this city are carried out. The Olds, Wortman & King structure, now under way and nearing completion; the Lipman, Wolfe & Co. new building, announced a few weeks ago, and the Meier & Frank new addition, announced elsewhere in The Oregonian today, will give three stores to this city, every one of which will have greater floor space than any one store in San Francisco.

The wonderful growth of Portland can be shown in no better way than in the demand for great stores. When the Olds, Wortman & King company started building on the entire block bounded by Morrison, Alder, Tenth and West Park streets there were many in Portland who believed the location was beyond the recognized boundaries of the retail district of the city. Now, with the five-story structure, containing 240,000 square feet of floor space, nearing completion, other stores are already moving into the same general neighborhood business blocks for other purposes are being built in the same locality and the general westward movement indicates that the big store, which is heading the pioneer movement in a westward direction will by no means be away from the business district of the city.

added when the demands for business become such as to require additional space. The announcement, made a few weeks ago, that the Lipman, Wolfe & Co. store would move to the present location of Olds, Wortman & King and would erect an eight to 12-story structure on the west side of Fifth street, between Washington and Alder streets, came after much deliberation on the part of the proprietors of the store as to the best location. The owners of the property, the O'Shea Bros., the Corbett estate and William O'Donnell, are to build a great structure on this half-block, which will be leased to the big department store for a period of 20 years. The building will cost about \$700,000, exclusive of the fittings, which will be installed at an additional cost of between \$150,000 and \$250,000. The plans call for a handsome fireproof structure, which will be one of the most modern and up-to-date buildings in the city. It cannot be started until the Olds, Wortman & King building is completed and that firm has moved and until the leases on the corner of Fifth and Alder, held by another store, have expired.

It has not as yet been finally decided whether to make the store an eight-story building or higher. There is a possibility that the present plans may be enlarged so as to give 12 stories, which would give a total floor space of 260,000 square feet. The third department store which will be greatly enlarged is the Meier & Frank Company store at Fifth, Sixth, Morrison and Alder streets. This store, which is the largest on the Pacific Coast, with a total floor space already of 257,500 square feet, will be added to by the demolition of the present five-story building on the half-block fronting on Fifth street and the erection in its place of a big ten-story building, to conform with the ten-story annex

on the 100x125 feet at the Sixth and Alder corner. This will give a total floor space of 357,500 square feet, including all ten stories and the basement. The cost of the big half-block ten-story addition is estimated at about \$1,500,000, and this, added to the \$600,000 expended for the present ten-story annex to the building, will represent an outlay of more capital than has been put in any other building in Portland. The general architecture of the building will be made to conform with that of the handsome ten-story annex, which has already been completed.

With these three stores completed, Portland will be able to boast of finer and greater department stores than any other city in the West, and the total floor space in the new buildings of 857,500 square feet will be more than that of all the stores in Portland today handling business of the class of these stores. In accord with the general development of the big retail section of Portland is the semi-official announcement that a 15-story structure will be erected on the northwest corner of Fifth and Washington, directly opposite the new Lipman-Wolfe building. This structure is to be on the Mead Estate property, and the lower floors will likely be occupied by some high-class retail establishment, and the upper floors used for general office purposes. The building will cover a quarter block now occupied by one and two-story cheaply constructed buildings. The sky-scraper section is also to have in addition the John B. Yeon building, a 15-story structure, for which a permit has already been issued. This building will rise at Fifth and Alder streets, one block from the Mead Estate property. The completed plans call for a maximum expenditure of \$600,000, but are subject to revision, and it is believed the contract price will be between \$50,000 and \$75,000.