

# HOME-BUILDING FEATURES OF THE WEEK

Renters Are Now Constructing Residences Into Which to Move.

There were few important sales of business property during the past week, most of the transactions being of building sites in the residence district. For this kind of property there seems to be a constantly increasing demand. In every section this demand is being felt, and sales are constantly being made both of high-priced lots and those in the sections farther out, which are sought by people of modest means.

A large portion of the sales of residence lots indicate an increased population, but not all. There seems to be just at present in Portland an unusually large number of people who have been paying rent for years but are now buying lots and erecting homes of their own. Of course this is what practically every family which rents intends to do some time, and the fact that so many are now in a position to buy is significant of the general prosperity of the city.

### Own Homes Instead of Renting.

The large number of homes which have been erected during the past month has resulted in quite a number of vacant houses, especially on the East Side, and as a consequence a moderate depreciation in rents in that section. Prices, however, have not gone down, and those who own houses at present rent them, show no desire to sell. It seems certain that the slight decrease in rents will be more than offset in the Spring, when many new residents are expected to come to Portland.

There are more high-price homes to be built in Portland during the coming Summer than have been constructed in any other season in the past, and it is expected that the past Summer will be the most active time among builders that the city has ever known. Probably the most expensive home which will be built in this city now planned for the beautiful tract just purchased by the Misses Failing near the City Park. The site alone cost \$42,000 and comprises 14 lots. Four of these lots were purchased during the past week for \$20,000. Beautiful homes to cost large amounts of money are also being planned by Thomas Kerr, Mrs. Hirsch, Mrs. Frohman and many others who might be mentioned.

Dr. Henry Coe is planning to erect one of these magnificent residences at the



RES. A. C. PIKE WASHINGTON & KING STS



RES. F. L. ZIMMERMAN 735 MULTNOMAH ST.



RES. R. B. LAMSON, 349 N. 32<sup>ND</sup> ST.



RES. H. NICOLAI, 19<sup>TH</sup> AND HANCOCK STS.

northwest corner of Twenty-fifth and Lovejoy streets. He bought a quarter-block site during the past week of the Almsworth estate, paying \$7500. The sale was made by William B. Streeter. In Doan's Addition in the vicinity of Twenty-fourth and York streets, several fine dwellings are to be erected. C. M. Cartwright has just bought six lots, and

I. G. Hughes two lots, at a cost of \$8600. Grindley, near the agency. The leasing of the Dekum and Washington buildings during the week by the United Cigar Store Company attracted much attention among realty men. The fact that Mr. Sweeney, the owner, will draw a clear profit of 11 per cent upon his investment for the next ten years

gives some idea of the fertile field that Portland property presents to men of wealth. The annual rental in this case will be \$90,000, and the cost of the buildings to Mr. Sweeney was \$250,000. That the tobacco firm is willing to pay this heavy rental, meet the incidental expenses and in addition spend some \$70,000 in improvements, shows what the capitalists of the

firm, who are clear-headed, practical business men, think of this city as a business field. **Meier & Frank's Big Deal.** Another deal which will be received with great interest is the sale of the Maxwell property to the Meier & Frank Company, announced in another column of this issue. Although the price is withheld, it is understood to be in the neighborhood of \$250,000 a front foot, perhaps the highest figure ever for Sixth-street property. The effect of the erection of the eight-story building by the firm will tend to cause an additional rise in Sixth-street property, which has already been stimulated by the Wells Fargo building and a number of other circumstances during the past year. Within a block of the site where Meier & Frank are to build, the Failing estate is preparing to erect a four-story brick

to be used by the Honeyman Hardware Company. This building will cover the quarter block at the southeast corner of Fifth and Alder streets and will be used by the hardware firm in addition to its present building at Fourth and Alder, which is inadequate to meet their needs. **Will Transform Alder Street.** A great transformation is to take place in this part of Alder street, as the quarter

block upon which E. J. B. Yeon is to build a ten-story building is directly across the street from the Failing property. Mr. Yeon has recently returned from a trip to San Francisco, where he went to inspect the business buildings and gather data for his own structure. He will begin building operations immediately upon the expiration of the lease now held by tenants of the frame buildings now upon his corner.

Builders are pushing work upon all of the down-town blocks now under way. In spite of the unfavorable weather of the past week, good progress was made upon the Wells-Fargo building, the Tull & Gibbs building, the Fildner building, the Lazarus & Van Fyridgh building, and those which are nearing completion, such as the Brooke-Gleay building at Second and Stark. Reports which have been circulated to the effect that M. A. Gunst has postponed the building of his seven-story apartment house at Eleventh and Washington streets are only true to the extent that he will wait for settled weather before commencing work. He recently visited Portland, and after consulting with his architect, Emil Schacht, decided that it would be advantageous to wait until Spring before starting excavation, as the basement is to be 25 feet deep and work upon it would be impeded by rain. Minor Lewis has purchased from J. Perrine, of Los Angeles, the property at the northeast corner of Tenth and Couch streets. The property is 10x25, and sold for \$15,000. Mr. Perrine bought the corner for \$12,000 a short time ago. The new owner will make improvements. It is interesting to notice that the official records of building as recorded in Portland compare very favorably with those of other cities in all parts of the country. According to the American Contractor, there were 12 cities in the United States where the permits for December, 1905, showed an increase of 100 per cent or over above the permits for December, 1904. Portland comes under this class, building permits here amounting to \$15,965 in December, 1904, and \$32,075 in December, 1905. The other cities were Chicago, Cincinnati, Detroit, Duluth, Hartford, Indianapolis, Kansas City, New Orleans, Omaha, Rochester, Wilmington and Wilkes-Barre. Full reports from the Pacific Coast cities had not been received when the table was made out. The table shows that there was a marked increase in the figures for nearly all of the leading cities of the country. The only places showing a less acre Atlanta, Baltimore, Chattanooga, Danvers, Des Moines, Harrisburg, Milwaukee, Memphis, Philadelphia, Syracuse and Trenton.

Table with 2 columns: City, Permits for Week. Lists cities like Chicago, Cincinnati, etc. with permit values.

Table with 2 columns: Date, Transfers for Week, Permits for Week. Lists dates and corresponding permit values.

## Current Events of Portland Society

(Continued From Page 27)

noon train for Puget Sound, and will make their home in Seattle, where the groom is engaged in business.

**Grimes-Stringer.** At St. Matthew's Episcopal Church, First and Caruthers streets, on Friday, the 12th instant, at noon, J. B. Grimes, of Olds, Wortman & King, was married to Miss Florence E. Stringer. The ceremony was performed by Rev. W. M. Breck, rector of St. Matthew's. The bride, who was given away by her father, was attended by her sister, Mrs. T. C. Bodler. The groom was attended by Captain Winfred Copeland, of the steamer Mascot. Only the immediate family and a few friends were present, but a wide circle, by whom both the young people are highly esteemed, unite in wishing them all the domestic happiness that can fill long lives. Mr. and Mrs. Grimes left for a bridal trip to the Puget Sound cities. They will be at home to their friends after January 25.

**Roy-White.** A very pretty afternoon wedding occurred on Thursday at the residence of Mrs. L. G. Bracy, 81 East Thirtieth street North, when her cousin, Miss Bertha White, became the bride of Theodore Roy, Rev. Mr. Black officiating. Miss Nellie Culpan presided at the piano. The bride was becomingly attired in cream crepe de Paris, and carried white carnations. The bridesmaid, Miss Susie Riemann, wore flowered organdy and carried pink carnations. The groom was attended by his brother, Antoine Roy. A number of friends and relatives were present, and many beautiful gifts were received. Mr. and Mrs. Roy left on the boat the same evening for a trip to California. They will be home after February 1 at 81 East Thirtieth street North.

**Brackenbury-Wells.** Married, at the residence of Mrs. Laura Wells, in Forest Grove, January 9, at high noon, Rev. A. C. Brackenbury and Mrs. Laura Wells. The ceremony was performed by Rev. D. A. Waters, of Portland. Rev. Mr. Brackenbury is the pastor of the Methodist Episcopal Church in Dallas. The bride is the youngest daughter of the late Dr. and Mrs. William Geisler, and was born and educated at Forest Grove, being a graduate of Pacific University Conservatory of Music. The "Lobloggin" wedding march was played, an elaborate luncheon was served and many beautiful and useful presents were received. The decorations were of Oregon grape, ivy, fern and white carnations.

**Ellis-Hettinger.** A pretty home wedding took place last Tuesday evening, January 9, at the residence of Mr. and Mrs. R. C.

Kinney, 232 East Third street North, when their daughter, Miss Goldie R. Hettinger, was united in marriage to Mr. Joseph T. Ellis, Rev. J. Burdette Short officiating. Mr. Ellis is one of the well-known young railroad men of the city, is a graduate of the law department of the University of Oregon and was admitted to the bar in 1905. The bride lived formerly in San Francisco, Cal., where she has many friends in the Hebrew society. Mr. and Mrs. Ellis will reside in Portland and will be at home to their friends at 232 East Third street North.

**Miller-Smith.** A quiet wedding was solemnized January 6, at the residence of Mr. and Mrs. N. Smith, 216 Savier street, in which their daughter, Minnie A. was united in marriage to Charles E. Miller, by Rev. H. T. Atkinson. Those present were: Mr. and Mrs. L. N. Jacobsen, Mr. and Mrs. H. I. Sound, Mr. and Mrs. W. Thomas, Miss Katie Smith, Francis St. Clair, Thomas Smith and H. C. Ellis. Light refreshments were served. Mr. and Mrs. Miller will be at home to their friends at 194 Seventh street, after January 15.

**Jacobsen-Harris.** A very pretty home wedding took place at the residence of Mr. and Mrs. P. F. Jacobsen, on Wednesday evening, January 10, at 8:30 o'clock, when Miss Ada Harris and Fred Jacobsen were united in marriage by the Rev. W. A. M. Breck, of St. Matthew's Church. Only the immediate relatives were present at the ceremony. Mr. and Mrs. Jacobsen left for a month's sojourn in California. They will reside in Seattle on their return.

**Sinnott-Murphy.** On Monday morning, January 8, Miss Mary I. Murphy and William P. Sinnott were married. The services were held in St. Patrick's Church, Nineteenth and Savier streets. Rev. Father E. P. Murphy officiated. On account of a recent death in the groom's family, only immediate members of both families were present. Mr. and Mrs. Sinnott will be at home to friends at 365 Ross street, corner Dixon, after February 1.

**Barnes-Roberts.** Miss Nina Roberts, of Aberdeen, was married, on December 29, at the home of her parents, Mr. and Mrs. G. W. Roberts, of Market street, Aberdeen, to Frederick Barnes, of Charlevoix, Mich. The ceremony was performed by the Rev. E. R. Pritchard, of the Presbyterian Church. The bride was attended by Miss Jessie Herman, and the groom by George Gunasalus, of Charlevoix, Mich.

**Christensen-Hincer.** On Wednesday morning, at the home of

the bride's parents, Mr. and Mrs. Len Hincer, at Tillamook City, Or., Mr. Fred W. Christensen and Miss Kathryn Hincer were married. Justice of the Peace Carl Haberlach performed the ceremony, after which the happy couple left for the home of the groom's parents at Orestown, in this county.

**Sound-Smith.** On December 22, 1905, Henry I. Sound was united in marriage to Miss Christina I. Smith, the Rev. A. LeRoy officiating. Supper was served at the bride's home. Those present were Mr. and Mrs. N. Smith, Miss Minnie Smith, Miss Kate Smith, Charles Miller, Thomas Smith, Francis St. Clair, Gus Lesch and Nick Anderson.

**McCullough-Schoemaker.** January 6, at 271 College street, the residence of the officiating clergyman, Rev. Henry A. Bardon, at 8 o'clock, Mr. Hugh A. McCullough, of Milwaukee, and Miss Ella Mae Schoemaker, of Portland, were united in marriage. Mr. and Mrs. McCullough will reside at Milwaukee.

**Downing-George.** Miss Eunice Downing and Percy George were married Wednesday, January 10, at the residence of the bride's brother, E. W. Downing, at Risley Station. Mr. and Mrs. George will be at home January 20, at 569 Garfield avenue, Midway.

**Mulloy-Hathorn.** Eli Mulloy, of Morrow, and Miss Ethel Hathorn, of this city, were married January 9, at the home of John Long, 675 1/2 Hood street, in the presence of a few relatives and intimate friends. Dr. J. Whitcomb Brounger, pastor of the White Temple, performed the ceremony.

**Johnson-Benson.** In the pastor's reception-room at the White Temple, Ezra O. Johnson and Miss Genevieve Benson were married January 11, Dr. J. Whitcomb Brounger officiating.

**Logan-Curtis.** Married by Clarence True Wilson, D. D., on January 11, at the parsonage of Grace Church, David Logan and Miss Rose E. Curtis.

**ANNOUNCEMENTS.** The regular monthly tea at the Patton Home will take place on Tuesday. An interesting programme has been prepared, and as this will be the first social affair of 1906 at the home, a large attendance of friends is expected.

this city of the engagement of Miss Edith Teresa Flynn, daughter of Captain and Mrs. John Flynn, of Queen Anne Hill, Seattle, Wash., to Ludwig J. Heilenthal. Miss Flynn will be remembered in Portland, where she was the guest of Miss Elizabeth Hoben two years ago. The wedding will take place in February.

Mr. and Mrs. Frank Nau have moved to the Portland Hotel, where they will be for about a month. At the end of that time they are to take the Edwin Cassette residence, 291 Overton street, during the absence of the owners in Europe.

Mr. and Mrs. A. D. Marshall have moved to their new home, 113 Thurman street, Willamette Heights.

**COMING EVENTS.** The annual reception of the Behne-Walker Business College to its graduates, students and friends will take place on Friday evening, January 19. The entertainment programme before the general reception will be rendered by Mrs. Mae Belle Names, dramatic reader, and Mr. William Wallace Graham, violinist. Mr. Arthur N. De Vore and Miss Marie Soule will act as accompanists. The following programme will be rendered:

- Vocal solo—"Love in Springtime"..... Arditto
- Reading—"Barlet Race" from "Her"..... Les Wallace
- Violin solo..... Morozowski
- (a) Serenata..... Op. 18, No. 3
- (b) Premier Chagrin..... Op. 18, No. 3
- Reading—"The Judgment Day"..... Elizabeth Stuart Phelps Ward
- Vocal solo..... "Lullaby" from "Jocelyn"..... Gostard
- (b) "The Swallow"..... Del'Assis
- Reading—"Aux Italiens"..... Owen Meredith
- Violin solo..... "Zigeunerweisen"..... Op. 16, Fabisio Sarasate

Miss Gage, state secretary of the Y. W. C. A., is to have charge of the Sunday afternoon "at home" of the association today. She has decided to read Turkish programme, and Turkish refreshments will be served. Miss Helen Copeland will have charge of the music. Miss McCord's drop-in bible class meets today at 3:30 o'clock.

The annual meeting of the association takes place tomorrow evening, when the following programme will be rendered: "Our Association." Mrs. Honeyman, president of the board; "The Woman's Age." Miss Gage; "Social Needs of the Business Girl." Miss Sarah Case; "Her Physical Needs." Dr. Jessie McGavin; "Her Spiritual Needs." Miss Mattie Weiss; "Training for Girls: Its Value to Employer and Employee." Miss Reinhardt; "What the Y. W. C. A. Can Do for the Industrial Girl." Mrs. Ross; "The Business Girl and the Building Campaign." Miss Margaret Plumming; "Our Outlook." Miss Macerle.

One of the richest treats that has been offered to the fraternal public this Winter is in store for those who attend the entertainment of Myrtle Union, No. 71, Order of Washington. The entertainment will be held on Thursday evening, January 18, at Ringler's Hall, Sixth and Alder streets. The attraction for this event is the musical team known as the Pomatier Sisters, who have been heard in Portland before. The entertainment will consist of vocal and instrumental music, and will occupy the entire evening. At the conclusion of the entertainment the floor will be cleared and dancing indulged in until a late hour. Music will be furnished by a six-piece orchestra provided by the Pomatier Sisters' orchestra.

Members of the Portland Women's Club will hold their first annual banquet in the rooms of the Commercial Club on Thursday evening, January 18, at 7 o'clock. There will be about 100 toasts, and among the speakers will be Mrs. Abigail Scott Duniway, Mrs. Sara A. Evans, Dr. Esther Pohl, Mrs. Robert Lutke and Mrs. H. M. Ogden. It is expected that Mayor Lane will be present and make a short address. Members of the club who desire plates for themselves or their friends are requested to send their names to Mrs. G. M. Gilnes, chairman of the calendar committee.

Annual meeting of the Council of Jewish Women will be held at the Neighborhood House, on First street, near Hall, today (Sunday), at 4 P. M. An interesting programme will be given, with Dr. Stephen S. Wise, Dr. W. Wilmer and Mr. D. Solis Cohen as speakers. Mrs. Walter Reed will be the soloist, her selection being "My Ain Folk," by Lora Lemon. Mrs. Thomas will be the accompanist. Miss Sophie Wolfe, the elocutionist, will recite "An Object of Love," by Mary E. Wilkins.

The members of Company B, Third Infantry, O. N. G., wish to announce to their many friends that they have decided to add four more dancing parties to this Winter's series, the first to be given on this coming Friday night, January 19. Invitations are now out.

The Wisteria Club of St. Francis will give its fifth whist social of the season in its hall on East Twelfth and East Pine streets, next Thursday evening. Card-playing will start at 8 o'clock, and dancing will follow. A pleasant evening is promised.

The Narcissus Club will give its closing party on next Tuesday evening, January 16, in Artisan Temple, in Portsmouth. Everett's orchestra will furnish a programme of new music, and a delightful time is anticipated.

Oregon Council, Royal Arcanum, has issued invitations for a progressive whist

and dancing party to be given at Auditorium Hall, on Tuesday evening, January 16. Dancing will begin at 10 o'clock, after two hours of cardplaying. The invitations are very handsome. Dr. Barrett, the secretary, announces that the annual plans to make this social event a very enjoyable affair.

Miss Louise Forsyth will give a dramatic recital of Shakespeare's "As You Like It" on Tuesday evening, January 20, for the benefit of the St. Helen's Hall building fund.

**SOCIETY PERSONALS.** Mrs. R. F. Weaver left Tuesday for a month's sojourn in Ohio and other Eastern points.

Dr. J. Bloch and wife left last week for California, where they will spend the Winter months.

Dr. and Mrs. Buck have returned from Southern California, after an absence of five weeks.

After spending the holidays in Portland, Mr. and Mrs. Blaney Martelle and baby have gone to Spokane, where they will spend a few weeks.

Among the many Oregonians leaving for California last week were Mrs. C. Lewis Mead and Mrs. Lizzie C. Wells.

Mr. and Mrs. Robert S. Farrell left last night on the excursion for a two-weeks' visit in Southern California.

Mrs. W. L. Bradshaw, of The Dalles, is in the city visiting relatives and friends. She will return home early this week.

Miss Madge Houston, sister of Mrs. J. Couch Flinders, has returned to Seattle to take up her studies at the State University there.

Mr. and Mrs. C. A. McCargar, Mrs. T. W. Noroby and Master Tommy left Saturday for a six weeks' trip to Southern California. Before returning they will visit in Napa.

William F. Woodward, of the firm of Woodward, Clarke & Co., accompanied by his wife, left last evening over the Southern Pacific for an extended trip to Southern California and Old Mexico.

Miss Gaskell and Miss Morine were visitors of Miss Esch early in the week. Miss Martha Bartel, from Newton, Kan., registered on Wednesday for an indefinite stay.

Miss Julia Cooperthwaite left last night for a temporary residence with friends at Irvington.

Miss Frances Brogan, who has been here for some time, left last night for Vancouver-Wash., where she will reside with friends.

Miss Georgia McKinnon and Miss Sivilla Broilgar, of Cascade Locks, came on Monday, and will make their home here while attending a business college.

**Beck's Closing Out Sale.** In order to utilize all our room for our shirtwaist line soon to arrive, we have decided to discontinue handling ladies' underwear. Infants' wear, elderdomen's waists, etc., all of which must be closed out at once at greatly reduced prices. Don't delay making your purchases. Beck's, 272 Washington street.

Mrs. S. V. Culp, of San Francisco, will be at Mrs. G. E. Holman's studio, beginning Monday, January 15. Lessons in china painting. Decorated china on exhibition in Room 8, Lewis building, Phone Main 1137.

Invitations, announcements, cards, programmes, menus, etc., tastefully printed at Herman Eckhardt's, 125 Seventh street, Phone 75.

**Second Fire in Newcastle House.** A second fire within 24 hours occurred at the Newcastle House, Third and Harrison streets, early yesterday morning, but little damage was done and the excitement of the previous day was not repeated. It is thought by some that the flames ate their way Friday morning into the walls and smoldered until yesterday morning. Fire Chief Campbell has pronounced the building unsafe, and has ordered the owner to make some alterations.

Hood's Sarsaparilla ensures good digestion and strength to the vital organs. Insist upon Hood's.