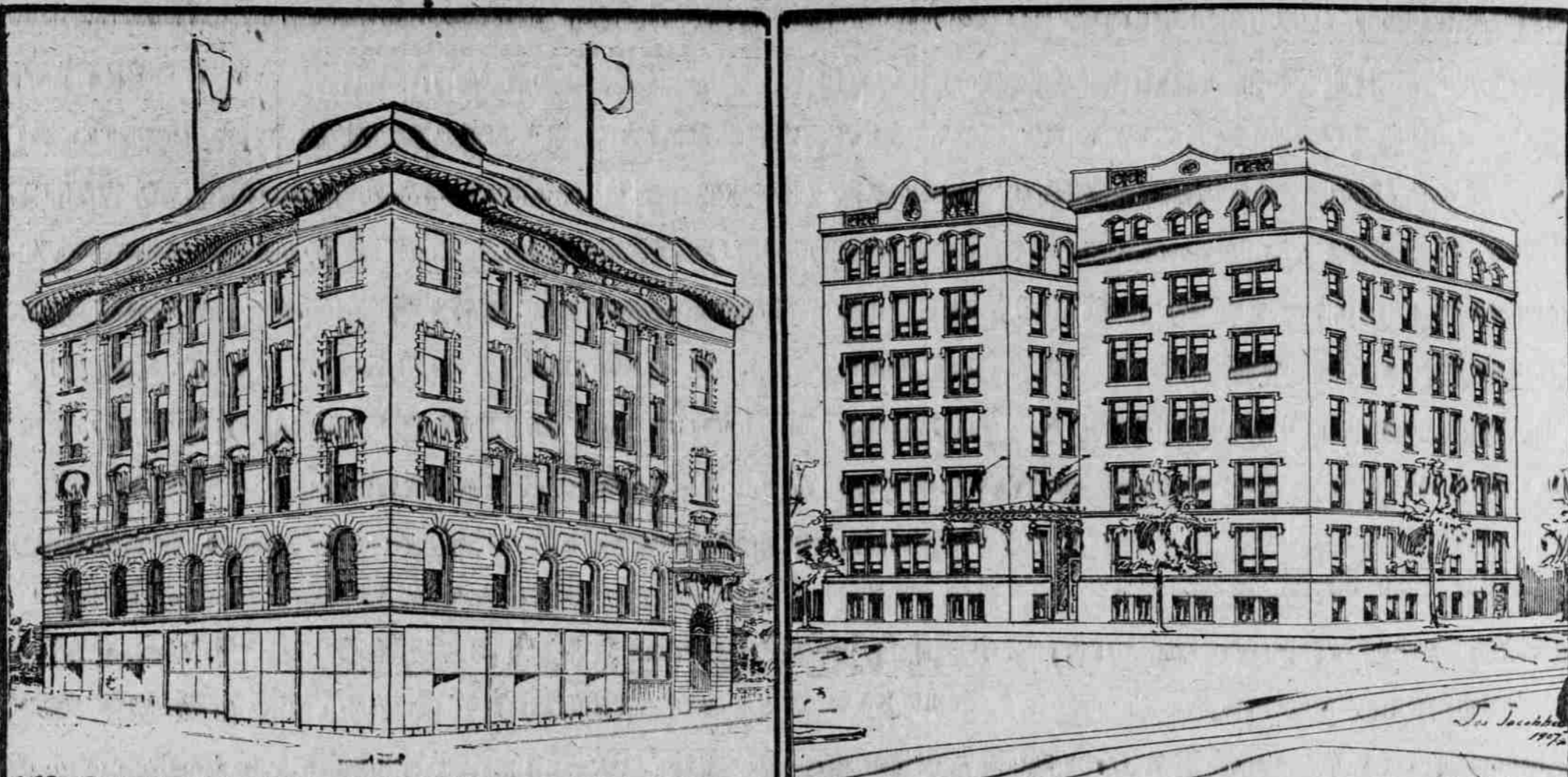


THREE NEW STRUCTURES THAT WILL REFLECT CREDIT ON THE CITY



MASONIC TEMPLE WEST PARK AND ALDER

R. B. LAMSON HOTEL 11TH AND STARK

FLEISCHNER MAYER AND CO'S WAREHOUSE 1ST AND COUCH



NO ABATEMENT IN BUILDING

MANY PERMITS ISSUED SINCE FIRST OF MONTH

New Year Opens With Every Indication of Continued Activity in Construction.

That there is to be no abatement in the building movement in Portland during 1907 is clearly indicated by the large number of permits taken out during the first few business days since the first of the year.

Among the permits already issued in January are a half-dozen or more for large and costly buildings which the projectors previously began and those to be launched during the next month or two it is evident that more buildings will be soon under way than at any time during the very busy year of 1906.

During the past week permits were taken out by Joseph Simon for two large warehouses. One of these is to be located at the southeast corner of Thirteenth and Hoyt streets, and the other at the southwest corner of Third and Hoyt streets.

The warehouse to be built by Mr. Simon at Thirteenth and Gisan streets will be four stories in height with a large basement. It will cover a quarter-block and cost \$35,000. Excavation is already under way. It is expected that the building will be completed and ready for occupancy in the immediate vicinity of the new warehouse several other structures are under way and soon to be begun.

At the northeast corner of Thirteenth and Hoyt streets, Travel, Heggie & Co. are now completing a large building for warehouse purposes. It covers a quarter-block and is one of the most substantial structures in this new warehouse district.

At the southwest corner of the same streets William Gadsby is constructing a large warehouse. It is believed that a warehouse will also soon be under way at Eleventh and Gisan streets.

A quarter-block at this place was recently sold by C. K. Henry, and although the name of the purchaser is not announced, it is understood that the property is to be improved.

Samuel Simon is associated with Joseph Simon in the building of the warehouse which is to be erected at Third and Gisan streets. It will cover a portion of the property occupied by the Willamette Iron & Steel Works, which is removing its entire plant to the larger site which it purchased some time ago. This building will cover half a block and be four stories in height with a basement.

When completed it will be occupied by the Haselwood Cream Company which will move from the present location on Fifth street, which it has outgrown. The construction of this building will be pushed as the company desires to be in its new quarters before the heavy Spring and Summer trade.

This warehouse will cost \$40,000. A permit was also issued during the past week for the erection of a new office building at the northeast corner of Park and Alder streets by E. A. Baldwin and P. O. Dowling. It will cover a quarter-block and be six stories in height. This structure is to be of light-colored pressed brick and will be one of the most attractive office buildings in the city.

The walls will be constructed with sufficient strength to be carried to ten stories. Only the excavation permit for this building was issued, involving \$2000. Mr. Baldwin reports that he has found great demand for offices, many applications being received as soon as announcement of the building was made.

The lower floor of the building will be used for stores and the entire five upper floors divided into office suites. Many of the offices have been taken by physicians and it is probable that the greater part of the building will be given over to the use of members of the medical profession.

A permit for the construction of the Mitchell, Lewis & Staver warehouse on the corner of Third and Gisan streets was issued during the past ten days. This will be one of the finest structures of its kind in the city, covering the entire half-block on East Second street between East Morrison and Belmont. It will be four stories in height, and the estimated cost given in the permit is \$90,000.

of, and the Chinese again result have, de-graded into a lot of 'slaves.' He said that but few of the women who were members had children, and that they were for the most part old maids. He said the women with families had shown a disposition to attend, but stopped going to the meetings when the old maids began to dictate.

After a considerable discussion of manual training schools, it was decided to postpone the question until the next meeting, which will be held the third Saturday of next month. Judge Frazer expressed himself as believing that there should be public manual training schools for children after they graduated from the grammar grades.

Attaches Engine for Wages. BAKERSFIELD, Cal., Jan. 12.—Because the Santa Fe would not pay his wages to Colin G. M. G. Wattie, a truckman, began suit against the company and has attached one of the big compound freight engines. Wattie was paid yesterday and when he was given his pay, \$412, in check form, he refused it, demanding a coin instead. He commenced suit immediately.

Talk to Socialists. "Fundamentals of Socialism" is the subject of an address to be given this evening at Socialist Hall, 309 Davis street, by E. H. H. Holman.

Permits for Week. January 7, 1907, \$2,275; January 8, 36,400; January 9, 2,850; January 10, 9,500; January 11, 2,850; January 12, 2,850; Total, \$57,325.

Enlarge Its Plant. A drydock and shipbuilding plant is a project which has just been taken up at St. Johns. Preliminary arrangements for the inauguration of such an enterprise are being made by the St. Johns Shipbuilding Company of which J. E. Kelly is manager. Both St. Johns and Portland capitalists are interested in the project.

Train Boys for Soldiers. William Deveny Fears Americans Will Become Race of "Sissies." If Americans are not to become a race of "slaves," the boys should be given a military training, such as they obtain at military academies, according to William Deveny, who declared himself at a meeting of the Juvenile Improvement Association, held in Judge Frazer's courtroom last night.

New Residence of Mrs. A. E. King, 607 Clackamas St., Irvington.

of, and the Chinese again result have, de-graded into a lot of 'slaves.' He said that but few of the women who were members had children, and that they were for the most part old maids. He said the women with families had shown a disposition to attend, but stopped going to the meetings when the old maids began to dictate.

After a considerable discussion of manual training schools, it was decided to postpone the question until the next meeting, which will be held the third Saturday of next month. Judge Frazer expressed himself as believing that there should be public manual training schools for children after they graduated from the grammar grades.

Attaches Engine for Wages. BAKERSFIELD, Cal., Jan. 12.—Because the Santa Fe would not pay his wages to Colin G. M. G. Wattie, a truckman, began suit against the company and has attached one of the big compound freight engines. Wattie was paid yesterday and when he was given his pay, \$412, in check form, he refused it, demanding a coin instead. He commenced suit immediately.

Talk to Socialists. "Fundamentals of Socialism" is the subject of an address to be given this evening at Socialist Hall, 309 Davis street, by E. H. H. Holman.

Permits for Week. January 7, 1907, \$2,275; January 8, 36,400; January 9, 2,850; January 10, 9,500; January 11, 2,850; January 12, 2,850; Total, \$57,325.

Enlarge Its Plant. A drydock and shipbuilding plant is a project which has just been taken up at St. Johns. Preliminary arrangements for the inauguration of such an enterprise are being made by the St. Johns Shipbuilding Company of which J. E. Kelly is manager. Both St. Johns and Portland capitalists are interested in the project.

Train Boys for Soldiers. William Deveny Fears Americans Will Become Race of "Sissies." If Americans are not to become a race of "slaves," the boys should be given a military training, such as they obtain at military academies, according to William Deveny, who declared himself at a meeting of the Juvenile Improvement Association, held in Judge Frazer's courtroom last night.

New Residence of W. F. Tobey, Fortieth and East Taylor Sts.

of, and the Chinese again result have, de-graded into a lot of 'slaves.' He said that but few of the women who were members had children, and that they were for the most part old maids. He said the women with families had shown a disposition to attend, but stopped going to the meetings when the old maids began to dictate.

After a considerable discussion of manual training schools, it was decided to postpone the question until the next meeting, which will be held the third Saturday of next month. Judge Frazer expressed himself as believing that there should be public manual training schools for children after they graduated from the grammar grades.

Attaches Engine for Wages. BAKERSFIELD, Cal., Jan. 12.—Because the Santa Fe would not pay his wages to Colin G. M. G. Wattie, a truckman, began suit against the company and has attached one of the big compound freight engines. Wattie was paid yesterday and when he was given his pay, \$412, in check form, he refused it, demanding a coin instead. He commenced suit immediately.

Talk to Socialists. "Fundamentals of Socialism" is the subject of an address to be given this evening at Socialist Hall, 309 Davis street, by E. H. H. Holman.

Permits for Week. January 7, 1907, \$2,275; January 8, 36,400; January 9, 2,850; January 10, 9,500; January 11, 2,850; January 12, 2,850; Total, \$57,325.

Enlarge Its Plant. A drydock and shipbuilding plant is a project which has just been taken up at St. Johns. Preliminary arrangements for the inauguration of such an enterprise are being made by the St. Johns Shipbuilding Company of which J. E. Kelly is manager. Both St. Johns and Portland capitalists are interested in the project.

Train Boys for Soldiers. William Deveny Fears Americans Will Become Race of "Sissies." If Americans are not to become a race of "slaves," the boys should be given a military training, such as they obtain at military academies, according to William Deveny, who declared himself at a meeting of the Juvenile Improvement Association, held in Judge Frazer's courtroom last night.

New Residence of W. F. Tobey, Fortieth and East Taylor Sts.

THREE TYPES REPRESENTED

NEW PORTLAND BUILDINGS OF MODEL DESIGN.

Lamson Hotel, Fleischer-Mayer Warehouse and Masonic Temple Show Progress of the City.

The Lamson Hotel, Fleischer-Mayer Warehouse and Masonic Temple, shown on this page, are typical of the three classes of buildings they represent, now going up in Portland. Each is planned along modern and substantial lines and bring out well three distinct types of construction under way in this city.

Announcement of the family hotel to be erected by R. B. Lamson was made during the past week. It will occupy a quarter block at the southwest corner of Eleventh and Stark streets and will cost approximately \$150,000. The building will contain between 150 and 200 rooms and will be strictly up-to-date in all of its appointments.

The Masonic Temple is located at the southwest corner of West Park and Yamhill streets and work is now progressing rapidly. The original plans were drawn by the finest of Portland's fraternal buildings. The entire structure, with the exception of the lower floor, will be used for the purpose of a banquet hall and all other apartments desirable in a structure of its character.

The prospective of the Masonic Temple herewith reproduced was prepared by the architect, Richard Martin, Jr., and is the most complete in detail of any picture yet published as a number of changes have been made since the original plans were drawn. The temple will cost about \$125,000.

The warehouse under construction for Fleischer, Mayer & Co. is located at the northwest corner of First and Couch streets. It covers a site 55x160 and is five stories in height with a commodious basement. It would have occupied an entire quarter block had not a 15-foot strip been left as an alley between it and the factory owned by the same firm.

The walls of this warehouse are now up to the second story. It is expected that the building will be ready for occupancy before the end of March. The plans were drawn by Edgar M. Lazarus.

St. Johns Real Estate Sales. The record real estate was reached yesterday at St. Johns, when a single lot facing Jersey street, 50x113, was sold for \$19,983. This is the highest price ever received for a single lot in the city.

Considering the distance of the lot from the Portland Commercial Hotel, C. T. Lillard, of Prinnville, Or., and W. H. Hogan, of Albany, Or., yesterday paid St. Johns a visit and purchased a lot 20x100 situated near the corner of Jersey street for which they paid \$4500. They also bought some residence property in the outskirts.

Registers for Week. January 7, 1907, \$32,088; January 8, 58,596; January 9, 75,234; January 10, 114,023; January 11, 34,828; Total, \$424,927.

EAST SIDE SALES SHATTER RECORDS

Real Property Is Now in Demand More Active Than a Year Ago.

BUYERS HAVE CONFIDENCE.

Single Lot With Small Building on Grand Avenue Brings \$40,000.

Property in Central East Portland during the past week continued in active demand, and more confidence was displayed than during the opening week of 1906. One of the most important sales made was that of a corner lot on East Alder street and Grand avenue, covered by a two-story brick and occupied by W. H. Markell's store, comprising one lot, 20x100. It brought \$40,000. The purchaser's name is not made public.

From all viewpoints this sale sets a high tide mark for property values on Grand avenue. It is estimated that the value of property between Hawthorne avenue and East Burnside will soon reach \$1000 per front foot, and even pass that mark shortly.

Sales to the Mount Hood Electric Railway Company on East Stark street aggregating \$50,000 are reported to have been made during the week. Something over a block and a half passed peacefully into the hands of the electric company this week on the corner in this neighborhood adjacent to East Stark street.

The Crystal Ice & Storage Company purchased lots 5, 6, 7 and 8 of block 124, the very location of the old factory, adjacent to its ice plant on East Sixth and Salmon streets. The purchase was made for the purpose of erecting a natural ice storage house, the walls of which are to be changed will be used for that purpose.

A. G. Russhelt has made a sale of his quarter block on the southwest corner of Hawthorne and Grand avenues to a Seattle firm for \$20,000. He sold six lots of the block for \$2500 each, and \$125,000, retaining the corner quarter, which he has just sold for \$26,000.

Developing Business Center. The movement to develop a new business center on Grand avenue, East Morrison street, Union avenue and East Burnside street has influenced real estate values in this neighborhood. It is expected that the proposed corner house on Grand avenue and East Salmon street will be built. While plans have not been prepared, the lot is 100x200 feet and two stories high, of brick or reinforced concrete construction.

Property owners and real estate men are doing more to develop a business center than anything else at this time. All the push clubs on the East Side have increased the number of members. It is expected to raise the money, amounting to about \$50,000 in one day. The all-East Side carline, for which provision was made in the city charter, will assist in developing a business center in Central East Portland.

Within the next few months it is expected that a big filling contract for the whole of the city will be awarded to the warehouse district, between Union avenue and the Willamette River, will be let to the Pacific Bridge Company, probably at a cost of \$1,000,000.

Seattle parties, who looked into the conditions, made a higher bid, but even the bid of \$1,000,000 was not accepted. The Pacific Bridge Company has the only equipment, and in addition will build an ample dredge for working from the river.

The lot on East Morrison street added more than 75 per cent to the value of the property, blocks that were held at \$20,000 and \$25,000 now being held at \$35,000 and \$40,000.

St. Johns Real Estate Sales. The record real estate was reached yesterday at St. Johns, when a single lot facing Jersey street, 50x113, was sold for \$19,983. This is the highest price ever received for a single lot in the city.

Considering the distance of the lot from the Portland Commercial Hotel, C. T. Lillard, of Prinnville, Or., and W. H. Hogan, of Albany, Or., yesterday paid St. Johns a visit and purchased a lot 20x100 situated near the corner of Jersey street for which they paid \$4500. They also bought some residence property in the outskirts.

Registers for Week. January 7, 1907, \$32,088; January 8, 58,596; January 9, 75,234; January 10, 114,023; January 11, 34,828; Total, \$424,927.

LEGISLATURE TO DEFINE STATUS

Real Estate Brokers Will Ask Passage of Suitable Measure.

NO LEGAL STANDING NOW

Intend Also to Request Establishment of Scale of Charges for Guidance of Courts in suits Over Commissions.

A movement is on foot among the real estate men of Portland to have the Legislature at its coming session pass a bill which shall define the legal status of a real estate broker. The bill will also fix a legal scale of commissions to govern in cases where payment must be enforced by the courts. The matter will be taken up by the Portland Realty Board at its meeting Tuesday afternoon at 4 o'clock.

At present there is no law in Oregon relative to the commission. A broker can collect through the courts, and this is regarded by brokers as a defect in the code which should be remedied in cases where suit has been brought for the collection of commissions. Judges have merely followed former court decisions in fixing awards. It is thought by the dealers that a legal rate should be established.

It is proposed to fix the legal commission at 2 1/2 per cent, the recognized standard in Portland and the one allowed through precedent in the courts. The bill will also define a realtor as one who is regularly engaging in the business of buying and selling real property on commission and maintaining an office for that purpose. This will be done to protect dealers of recognized standing and to safeguard the public.

The provisions of the proposed bill have been discussed by members of the board, but the measure has not yet been drafted. It is probable that the committee will be appointed at the meeting Tuesday to draft the bill, after which it will be introduced by the board. There is also talk of the board sending to Salem a petition to work for the passage of the bill.

Few Big Sales Are Closed. While few large sales of property have been closed, the past week has been a busy one in the real estate market. Many projects have been set on foot, which promise to develop during the next few days.

The beginning of the year is always quiet so far as the closing of sales is concerned, but the inquiry and demand for property which are in evidence at present promise a rush of business during the next few months.

The largest transaction reported during the week was the sale of the Golden West Hotel at the northwest corner of Seventh and Everett streets, which was purchased by Daniel Kunkin from James McNicholas for \$18,000. The property was bought by Mr. McNicholas a few weeks ago for \$12,500. The building is a five-story brick, which sales were made by Holman, Grussel & Hagley.

A half-interest in the lot adjoining the Haselwood Cream Company's building on Fifth street has been purchased by Russell & Blyth and Warren E. Thomas from Morris Kahn, of Philadelphia. The purchase price for the half-interest property for the half-interest \$37,500 was paid, netting Mr. Kahn 100 per cent on an investment he made a year ago. Russell & Blyth have sold to Kahn, Monday a residence on 11th and Franklin streets, Willamette Heights, for \$5000, and a lot on Franklin street, Willamette Heights, to E. W. Kistner. Grindstaff & Schalk have sold today a property, 55x100, on the north side of Madison street between First and Second. It was bought from E. W. Wilson for \$16,000. The lot was purchased the lot four months ago through the same agency for \$16,500. The only improvements on the property are frame buildings of small value.

There has been exceptional activity in this portion of the city for some time. Property south of Washington street, along First and Second, is selling readily, and the sale prices there it ever before commanded. The beginning of construction on the Portland-Salmon electric line is believed to be responsible for much of the activity on the West Side near the river.

Sale on Fifteenth Street. Grindstaff & Schalk have also sold for Andrew Driver a quarter-block at Fifteenth and Peabody streets. It was purchased by Mr. Driver for \$10,000. It is understood that the property will be improved. The same agency has also sold to T. P. Simmons for J. J. Rose a lot on Broadway street, near East Wilson, for \$5000; also to L. R. Fairchild for A. R. Kerrigan a lot at East Fifteenth and East Madison streets for \$2000.

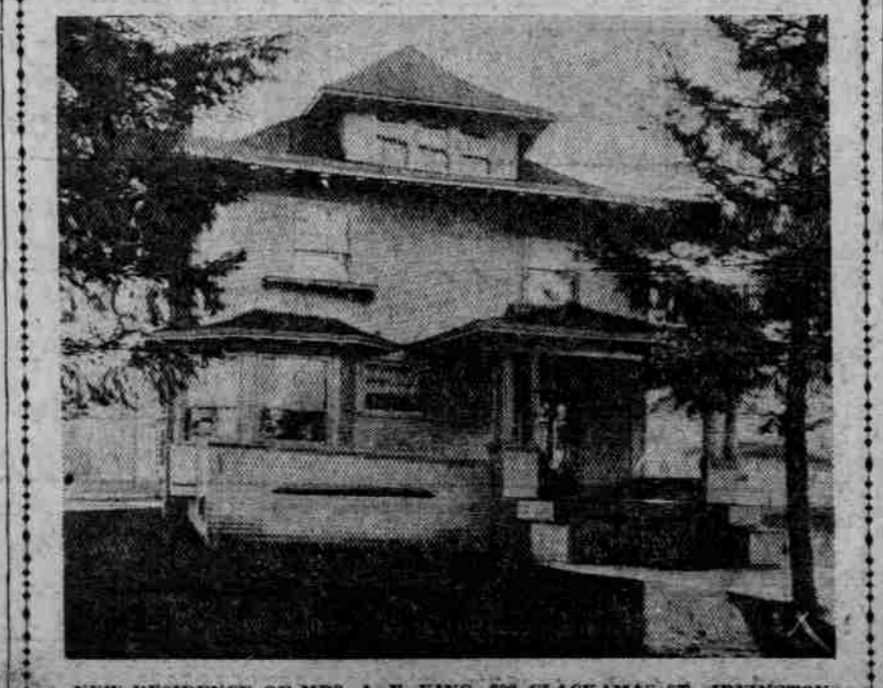
The history of the lot on the southwest corner of Fifteenth and Sawyer streets was sold during the week for \$18,000. It was owned by Matarky & Steigert, and the sale was made by Brooke & Kiernan. The name of the purchaser has not yet been announced.

E. L. Thompson has sold to C. Wertheimer a lot at the southeast corner of Twenty-second and Lovejoy streets. The price was \$3750. A fine dwelling will be erected on the property.

Among the buildings announced during the past week is a homeopathic hospital to be erected upon the East Side. Construction will commence in the Spring. The building will cost approximately \$50,000. The site will be the Brayman block, bounded by East Second, East Third, Haselwood and Molinomat streets. The money for the hospital comes from the estate of H. W. Corbett. This tract, containing four acres, was recently sold for \$20,000. The association has spent \$20,000 for the site.

The Strawbridge estate has ordered the vacation of the building at the northeast corner of Second and Yamhill streets. It will be demolished commencing March 1, and occupied by I. Gevurtz & Sons, the present tenants of the adjoining quarter-block. Plate-glass fronts and other improvements will cost about \$25,000.

Louis Gerlinger has decided to improve the southwest corner of Second and Alder streets in the near future. There is at present an old brick structure on the corner occupied by Chinese. It will be demolished and a substantial brick and steel block built in its place. Mr. Gerlinger has not yet made definite plans for the buildings, but expects to do so in the near future.



NEW RESIDENCE OF MRS. A. E. KING, 607 CLACKAMAS ST., IRVINGTON.



NEW RESIDENCE OF W. F. TOBEY, FORTIETH AND EAST TAYLOR STS.