

NEW DWELLINGS LEAD IN PERMITS

Increase in Population of Portland Evidenced by Building Operations.

START ATTACK ON SHACKS

Proposal That Unightly and Tamble-Down Buildings Be Cleared Out From Business Districts. Transfer Figures Inaccurate.

From examination of figures given in another column, showing the building operations in Portland since the first of the year, there is found a condition in the growth of Portland that will surprise those who have been paying little attention to what is going on about them.

The erection of something like 3000 new residences in five months presents interesting features beside the mere extension of the city, for even if each new house does not mean an additional family moving into the city, a conservative estimate would put at least one-half the number of houses as having been built by newcomers. Five thousand increase in population is thus indicated by this building record, which, of course, leaves out of calculation those who have come and found residence in apartments and hotels.

One of the most gratifying features of the statistics, to those who watch the growth of Portland with pride, is the remarkable manner in which the number of building permits for new residences keeps up. In past years after a continued era of building operations of four or five months there was a falling off for a while. This year there is no indication this is to happen the present Summer. Reports from the architects' offices prove that enough commissions are being executed to keep builders busy for months to come. Dealers in building material report as good demand for lumber, brick, cement, hardware, paint and so on along the line, as there was early in the season.

Interior Keeps Pace.

This condition in building operations is not confined to Portland in Oregon, for information comes from almost every district of the state that more houses are being erected than in any previous year. Among the larger cities of the state—Baker City, Salem, Pendleton, Eugene, Corvallis, for example—important buildings are being erected and numbers of dwellings as well.

Among realty men the past week was one of comparative inactivity. There was about the normal business done in moderately priced lots, making the recorded transfers come pretty near the record of recent weeks. The dealers who confine their business to downtown business sites, however, had little to report, though each one seen during the week made the same prediction—next Fall will bring a lively market as certainly as that time shall come. The reasons given for this belief are that a large number of inquiries continue to come in from outside sources and that crops of all kinds promise to be as plentiful as those of last year. That foreshows vast amounts of surplus money in the state which will seek the most favorable and safest investment—offered—meaning Portland realty.

Visitors to Portland from other large cities of the country frequently remark on two things that attract their attention here. One is the small number of "to let" signs found in a tour of the city, and the other, the absence of "squalor districts" so frequently found in the big towns of the East and Middle West. As a matter of fact, there are few to-let cards to be found on buildings in Portland, and, for the Building Inspector would not tolerate the existence of such a district, which would be a constant fire menace, if nothing worse.

Widen Scope of Committee.

While the purpose of the recently organized Civic Improvement Committee, acting under appointment by the Realty Board, is to suggest reform methods in vogue concerning the construction and maintenance of parks, streets and boulevards, a proposal was made by a member of the board last week that the scope of the committee's influence be extended. The suggestion was that the committee take up the matter of improving the appearance of the city through having the city authorities order the removal of unsightly, dilapidated shacks in the business districts of the city. There are several prominent corners and base lots with small worthless buildings remaining alongside of imposing structures which are a positive disgrace to the city. It is contended that these should receive the attention of the Building Inspector or the fire committee of the Executive Board, and probably, in some cases, the Health Officer.

"If it were possible to have these three departments act conjointly in ridding the city of these eyesores," added the realty man, "we could have the city make a much more favorable impression on visitors. In case the owners of these lots are at present not in a position to build creditable structures on the sites, for the love of heaven let them tear away these old shacks and plant grass or roses until they are ready to build."

Fortunately there are only a few such places in Portland, but it is a fact they are in localities that make their existence appear obtrusive.

Transfer Record Inaccurate.

The week's transfers averaged about \$40,000 a day, but the number of deeds recorded with nominal considerations again reached large proportions. Unless some plan is devised to overcome this unfair practice, Portland's official records will fail to furnish accurately the amount of realty business transacted.

Next week bids will be opened and examined by the officials of the Union Meat Company and Engineer Lombard, of the Swift construction department. In case local contractors bid for the piling and foundation work within the estimate prepared by the company, it is the intention of the officials to award the contracts as soon as it can be done and work started when the stage of water in the river will permit. The plant of the Sulzberger & Schwarzschild Company in South Portland is rapidly being made ready for occupancy. Extensive alterations of the Zimmerman plant are being made for the new owners and special attention is being paid to make the reconstructed buildings sanitary and up to date in all particulars.

Newest effects in Garden Ties, \$3.50 and \$4.50. At Rosenthal's, Seventh and Washington

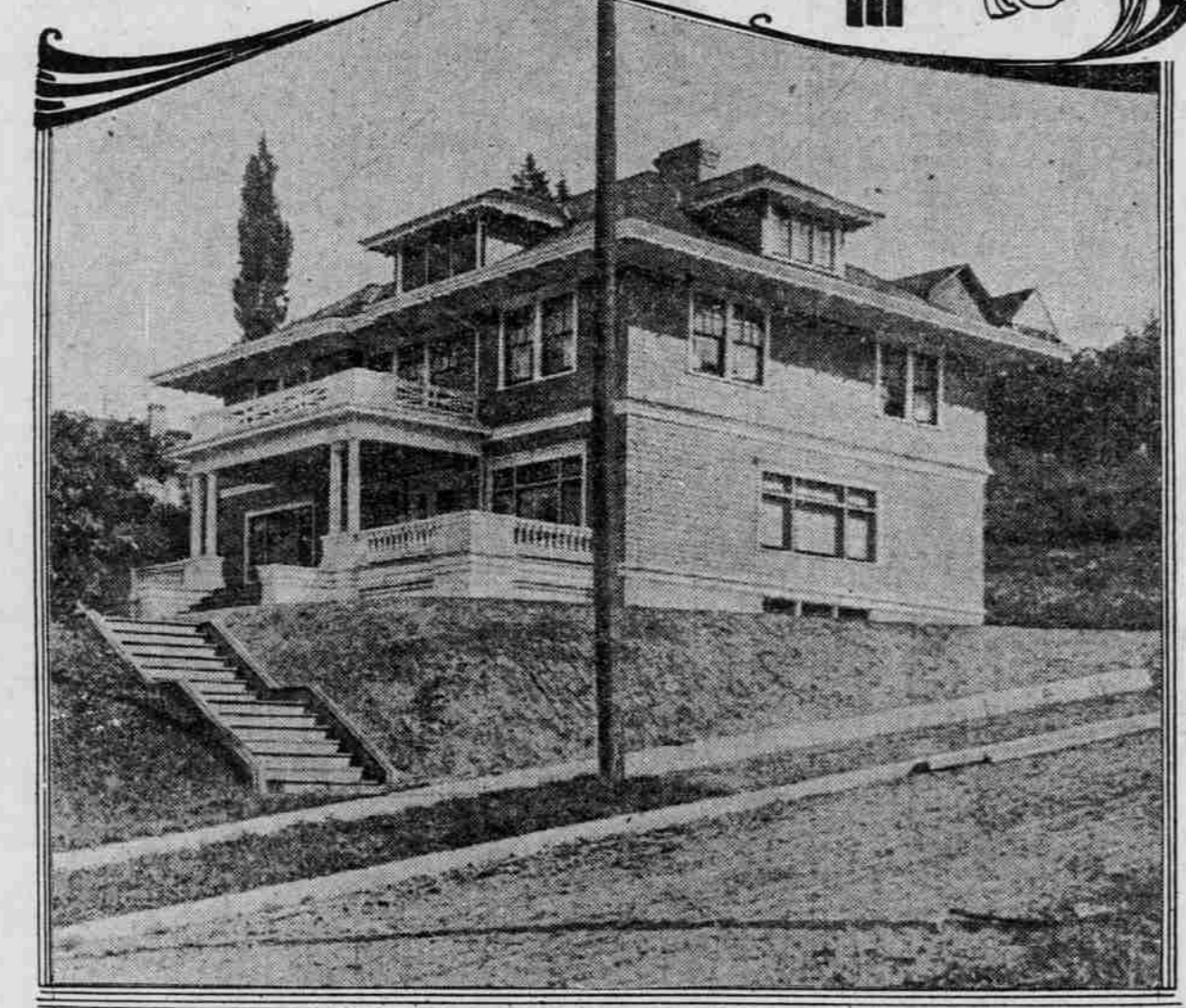
TYPES OF RESIDENCES THAT MAKE PORTLAND CELEBRATED AS CITY OF HOMES



RESIDENCE OF FRANK M. SAUNDERS
901 HANCOCK NEAR 29 ST.



RESIDENCE OF L. THERKELSON
581 JACKSON



RESIDENCE OF H. D. RAMSDELL
548 17TH ST. PORTLAND HEIGHTS



RESIDENCE OF W. H. GOLDING
603 SPOKANE AVE., JELLYWOOD

NEW 6-STORY BRICK

Pacific Paper Company Will Build at Fourth and Ankeny.

START WORK IN AUGUST

Tenants of Frame Buildings Ordered to Vacate—One-Story Building for Fifth and Ankeny. Other Projects.

The Pacific Paper Company will build a six-story brick warehouse, 100 by 130 feet, at the northwest corner of Fourth and Ankeny streets. This company has been owner of the site for several years and yesterday commissioned MacNaughton, Raymond & Lawrence to prepare plans for the building that is to occupy the quarter block. The tenants now in the old frame buildings were notified some time ago that they would be ordered to vacate on short notice, and they have been ordered to vacate by the last of July, as plans will be ready by that time and excavation begun as soon as the old buildings can be razed.

The new warehouse is to have concrete foundations, and be of the slow-burning, mill-construction type of architecture, similar to the building erected by the Corbett estate at the next corner on Fifth street, now occupied by Neustader Bros. An approximate estimate of the cost of the new building is between \$60,000 and \$70,000.

Two or three of the frame houses now on the block have histories reaching back for from 20 to 33 years. One erected by the Corbett estate at the next corner on Fifth street, now occupied by Neustader Bros. An approximate estimate of the cost of the new building is between \$60,000 and \$70,000.

LOCAL CONTRACTORS ARE BUSY

Portland in Better Shape in Building Line Than East.

George C. Mason, of the concrete construction firm of Mason-Harley Co., returned a few days ago from a trip to the Middle West. He spent several days in St. Paul, Minn., and while there received the information that not one large business structure is in process of erection, and he heard of none that was being considered for early construction.

Mr. Mason said yesterday that between the Missouri River and the Pacific he found no city in which evidences of building progress compared with Portland at the present time. He said contractors in Portland have enough work on hand right now to keep them busy

Thompson, Captain John Ainsworth and Dr. Wilson. The widow of Captain Thompson, soon after his death, was reported to have announced her intention to build on the block a large building as a monument to the memory of her husband. The property across Ankeny street directly opposite the corner now to be improved by the paper company, on which a livery stable is located, is owned by a syndicate, and several times within the last few months rumors have been current that a big building is to be erected on that site.

The Pacific Paper Company also owns the corner on the northeast of Fifth and Ankeny, and yesterday Hugh McGuire, president of the company, said it is the intention of his company to erect at once a brick one-story building on that part of the half block, cut up in stores, in order to receive some revenue from the ground, which at present is nonproductive. He declared a handsome offer for the site a day or two ago, believing no better investment can be made than to hold it for a time.

TO PAVE HAWTHORNE AVENUE

Extensive Paving Work Is Proposed on East Side Street.

The announcement is made that the improvement of Hawthorne avenue between East Third and East Fortieth streets with asphalt pavement will be made this year. J. N. Davis, a property-owner of Hawthorne avenue, says that the petition for this pavement had been signed some time ago, but had been held up because the street railway company was opposed to the improvement, but he said that now it would probably go through.

It will be one of the most extensive street improvement contracts yet undertaken. Hawthorne avenue has been built up for almost its entire distance with attractive residences and at East Thirtieth street a business center has developed. It connects with the Section line road and many of the important highways of the county. The cost of this pavement will run up to about \$100,000.

PORTLAND IN BETTER SHAPE IN BUILDING LINE THAN EAST.

George C. Mason, of the concrete construction firm of Mason-Harley Co., returned a few days ago from a trip to the Middle West. He spent several days in St. Paul, Minn., and while there received the information that not one large business structure is in process of erection, and he heard of none that was being considered for early construction.

Mr. Mason said yesterday that between the Missouri River and the Pacific he found no city in which evidences of building progress compared with Portland at the present time. He said contractors in Portland have enough work on hand right now to keep them busy



NEW HOME OF W. R. LITZENBERG
29TH AND HANCOCK

into the Fall and that plans for a number of big warehouses and other important buildings were about ready, and that bids would be put in on them in the next few weeks.

Portland stores have reputations in Eastern cities as well as at home. Mr. Mason says. He inquired in several stores in St. Paul for a certain article he wished to buy, but after making a tour of the principal stores he had to give up the search, as the article was not to be found. At the last place visited he remarked to the young woman clerk: "I would have no trouble in finding what I want if I was in Portland; we have much better stores out there than you have here."

"Oh, I know you have; I've often heard of the fine stores in Portland." And then the young woman asked about the size and kind of business done by three or four whose names she had at her tongue's

M. J. WALSH CO.
Salesrooms, 311 Stark Street.
Designers and Makers of Fine Lighting Fixtures

Catalogues containing the latest exclusive designs sent free to builders on request. A full line of electrical and gas supplies always on hand. Electrical and gas work of all kinds promptly attended to. Ring up on either phone.

gestions before the push clubs of the East Side his views have been generally indorsed.

The East Side is much interested in the matter of improving streets by districts and also in giving the City Council the power to improve a street where needed, under certain restrictions, even if some obstructionists be inclined to hold up the improvement. Union avenue south from Belmont street illustrates what obstructionists may do in the way of holding up the paving of a street. The movement to revise the charter to remove these obstacles will have strong support by the East Side push clubs. Among them a wish is expressed that the Supreme Court set aside all the amendments affecting the charter, voted at the election of 1907, so that a new charter may be drafted.

White Canvas Pump \$2.50, Rosenthal's.
Rejuvin aids digestion. At all saloons.

JACKSON & DEERING
Phone Main 345 246 STARK STREET

For \$7000, we offer the above thoroughly modern, new 8-room dwelling, with grounds 65x100, located No. 741 Broadway; one of the best, in midst of select homes, and must be sold at once. Cash wanted, but make proposition.

DAVIS & DRENNEN
406-408 East Burnside Street.

Gas and Electric Lighting Fixtures

Sold direct from manufacturer to the consumer—the highest quality at the lowest prices. Do not fail to get our prices.

Fixtures Built to Suit the Home

B. E. DAVIS Phone B 2151, East 591. H. T. DRENNEN

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 1/2 x 1 1/2 to 8 x 8-Inch Angles

East End Burnside-Street Bridge. Portland, Oregon