

# CAMPAIGN HOLDS UP REALTY DEALS

### Several Options Signed Up to Tide Over Until After Election.

## STRUCTURES UNDER WAY

### Work Is Rushed on Big Buildings Already Started and Excavations Made for Several Others to Be Erected.

During the week just ended realty men were so much taken up in discussing politics that little time was left for much else. There is an almost unanimous opinion that if Mr. Taft is elected to the Presidency the local market will continue steady and strong. There is nothing said by any of the principal dealers that would indicate that Taft's election is to bring about a great advance in values, only that business will keep along on the lines experienced for the past few months, the market showing strength and values gradually getting better as the city increases in size.

"There is one fact worthy of note," said a Republican realty man yesterday, "and that is I have not heard a single man make the claim that if Mr. Bryan is elected the Portland realty market will be in better shape than it is now."

Apart from politics, several dealers reported a fairly good amount of business and referred to the daily record of transfers to prove that sales go on right along, election or no election. Few large deals are being negotiated for immediate closing, but several dealers report conditional options made to hold after election, and all say there will be a renewal of activity in the market for the balance of the year, believing, as they do, that no change from present conditions is to come.

### Building Operations Continue.

In building operations there is every indication that nothing short of a calamity can put a stop to them. With 12 large buildings in course of construction and excavations under way for several others, there will be plenty of work to keep contracting firms busy during the winter and well along into the spring, at least.

Excavation has been made for the building to be erected by E. G. Crawford, of Vancouver, on the west half of the ground north of the Marshall-Wells building, at Fifth and Ankeny streets. Cook & Co. have about finished the excavation for the Lewis estate building to be erected at the northeast corner of Fourth and Oak.

Foundations and first floor of concrete of the Lombard building, at Fifth and Stark, are about finished. This work has attracted much attention on account of its heavy character and evident strength, carrying out the announcement made by Mr. Lombard some weeks ago that he would put in foundations heavy enough to carry additional stories to that proposed at present.

During the week the sub-basement concrete and cement floor of the Meier & Frank Company building have been laid and the outer retaining walls finished. No work of this character has been seen in Portland since the Wells-Yergo foundations went in.

Progress With Large Structures.

Good progress is being made on the building of the Pacific Paper Company and likewise on the Rosenblatt Hotel and Y. M. C. A. The paper company's building has reached the third floor. Fancy tile ornamentation on the Rosenblatt building is being placed in position above the first story to where outside brick work stopped pending the arrival of the tiles, and with a continuation of fine weather the tile-layers will soon catch up with the other work. Further construction on the Y. M. C. A. building is going forward as rapidly as that already in place sets properly, the second story and walls and piers now being finished.

Reinforced concrete construction seems to be in greater favor than ever in Portland, and another important building to be of this material is the Wilcox building at Seventh and Stark, to be occupied by the Imperial Hotel. The Northwest Electric Works assembling machinery at this site for a start on construction in the immediate future, and another large building is that of the Crane Company on Irving street.

Brick Still in Favor.

Brick construction by no means has been abandoned, for brickmasons are experiencing no trouble in obtaining all the work they want. A majority of the larger buildings under way are of brick, and from what is reported in building circles, brick is destined to remain in favor for years to come. A representative of a firm of Seattle announced at the last meeting of the Realty Board that it is the intention of his concern to establish a plant near this city as soon as suitable clay in the neighborhood is located. This concern is engaged in the manufacture of vitrified brick for street paving, as well as building brick.

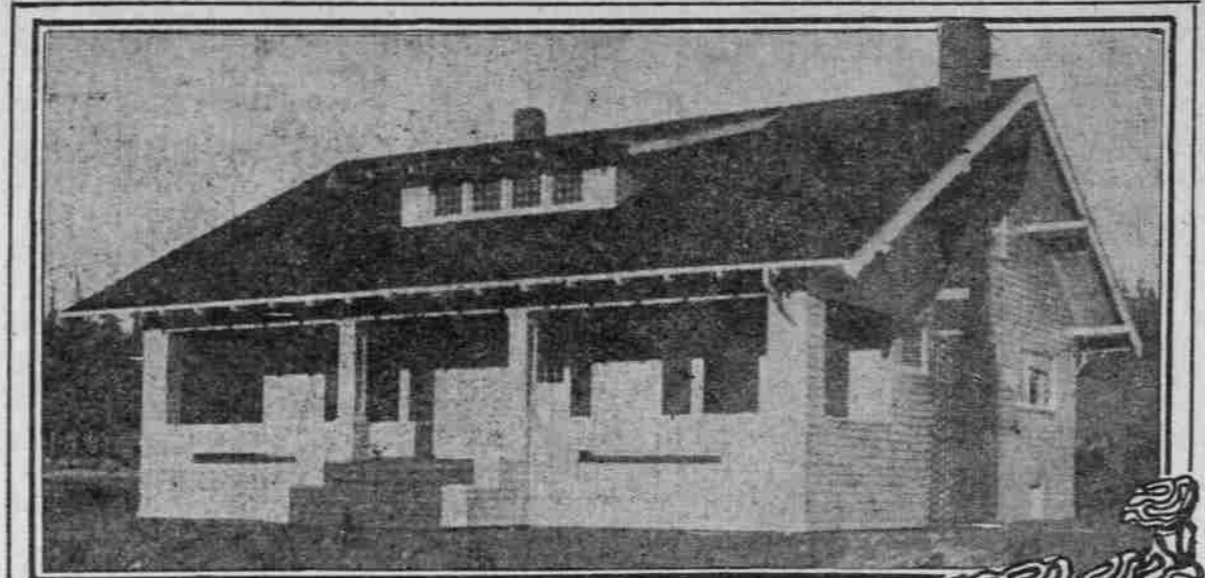
The record of building permits for the month to date has already exceeded that of the entire month in 1907, with six business days yet to come. Attention is directed by those who make frequent trips through the residence districts to the increasing number of fine residences that have been erected in the last few months. These are evidences of a fact often referred to in the newspapers and in the literature of commercial bodies, that of the large number of people of large means who arrive here to make their homes. Portland men of wealth as well have fallen into line and take pride in building attractive residences.

### Builds Dwellings of Moderate Cost.

The greater number of permits issued for the past year or two, however, are for dwellings of the great middle class so-called, and the city is rapidly becoming known as one where the families of men of moderate means live in homes owned by themselves. In September, for instance, there were 23 dwellings built at a cost of \$468,000, and of these the greater number were built at an average cost of about \$1800. This month will make a showing of similar significance.

Dealers handling suburban lands report business as well up to the record of the past few weeks. In all platted tracts sales are being made with surprising regularity, and from reports received there would appear to be little choice between the several districts of the city. Sales are reported frequently in the new subdivisions of the city, extending to and including St. John. Quite an extensive portion of the lands bordering the Slough and along the city and newly graded railroad extensions is being held by investors in anticipation of that quarter of the Peninsula be-

# Buildings Like These Rising on Every Hand



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coming manufacturing sites in the coming few years.

### HOLD FOR FUTURE DEMANDS

Acreage Along O. & W. Line to Be Manufacturing Sites.

The sale of 7 1/2 acres of the 100 acres held by the Columbia Arms Investment Company, near Smith's crossing, down the Peninsula, for \$30,000, was negotiated by R. G. Brand, who is an extensive dealer in property in that part of the city. Mr. Brand said yesterday that it is the intention of the purchaser, M. L. Holbrook, to cut up the tract into building lots, which will be put on the market as soon as the tract can be surveyed and platted. He

also said that the investment company, in which he is a stockholder, intends to hold the remainder of the original 100 acres to offer to manufacturing concerns.

### PERMITS GO OVER LAST YEAR

October Total Already Shows Increase Over "Panic" Month.

With the addition of building permits issued last week, numbering 85, carrying estimated cost of \$242,420, the footings for the month to date amount to 303 permits, and estimated cost of new buildings of \$715,490. This amount is nearly \$200,000 more than the total for the month of October, 1907, when the cost of buildings for

which permits were issued amounted to \$554,735.

It is improbable that the month's total will reach that of September, when it was \$972,355, but there is still a week's operations to add, which may make a material addition to this month.

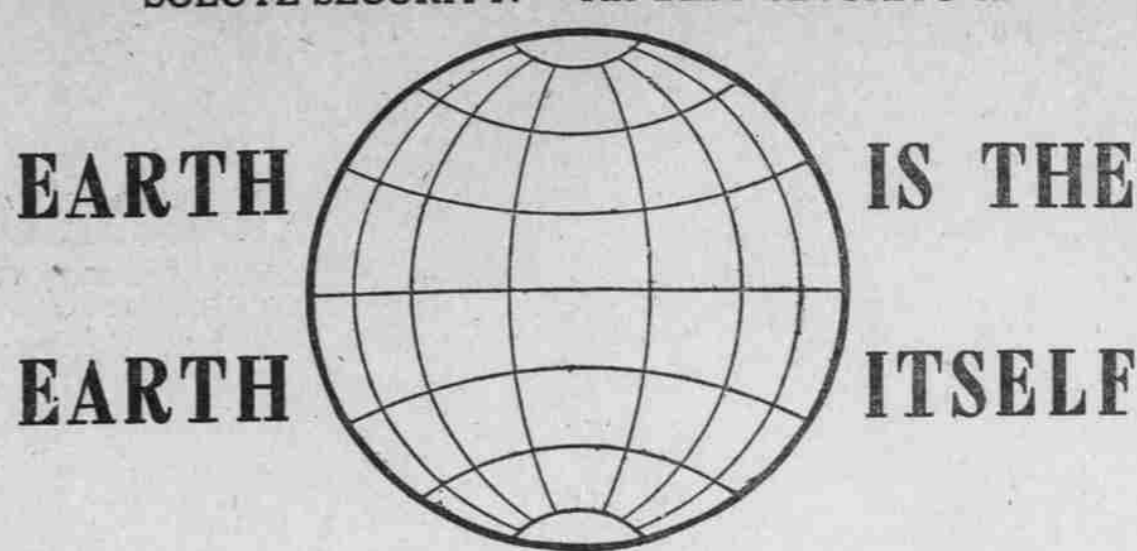
### Catholics Erect Many Buildings.

Portland Catholics are completing a series of schoolhouses and other buildings. On Sunday St. Andrew's church and school at Highland will be dedicated by Archbishop Christie and Monsignor James Rauw, V. G. It cost \$15,000 and is similar in design to the building recently completed by the Redeemerist Fathers at Piedmont and also by the Jesuits at Creston on the Powell Valley road. The school and chapel of St. Stephen parish on East Taylor and Forty-fifth



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streets, costing \$15,000, is nearing completion and will be dedicated next month. A three-acre tract has been purchased by the Archbishop near Montavilla and the tract will be used for a church and school some time in future. The college building of the Catholic Christian Brothers on Grand avenue will be dedicated November 29.

### Lodge Building Nears Completion.

The plastering in the new Oddfellows building for Orient Lodge, at East Sixth and Alder streets, is being finished up. The interior of the structure will be ready for the decorations by November 1. This portion of the work is in the hands of a special committee. The color scheme will be artistic. Woodwork, rostrum, altar and other parts will be in ivory white. In the mural decorations deep greens, tans and champagne hues will enter.

Contracts for the furniture have been let and distributed among several firms in the city. About \$2000 will be expended on the decorations and furniture.

### Plans for Water Office.

Plans are being prepared for a water office to be erected at East Seventh and Washington streets, to cost about \$18,000. At this point the Water Committee secured a lot some time ago. The building will be two-stories 50x100. At some future time another building will be built on the lot owned by the city on Russell street, near Williams avenue.

### Building Sells for \$12,500.

E. J. Daly reports the sale of a two-story brick on Williams avenue, between Sellwood and Stanton streets. Size of lot, 46x95. The building was erected two years ago, and contains two stores and two five-room flats. Consideration, \$12,500.

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