

ST. JOHN HAS BOOM

Vacant Houses Few, Many Laborers Room in Portland.

BIG PLANTS GET MORE MEN

Street Improvements Stop as Wet Season Approaches—More Sewers Planned—Way to Ferry Slip to Be Paved.

With the approach of wet weather conditions in St. John are showing a decided upward tendency. Every available block or building has been leased and furnished and bears the sign "Rooms for Rent," but persons in search of rooms

erected by Charles E. Runyon. The feature of the erection of this building is that it is to be located at the northeast corner of Sixth and Madison streets, in a district where there are now no skyscrapers. The owner, however, believes this will be in the heart of the city by the time the leases for the first part of the building to be constructed expire. The building will be built at present as a three-story structure and will occupy a space 100x100 feet in size. Plans are being prepared by Hurley, Mason & Co. A lease for four years has been granted to the White Steamer Automobile Company and to the Portland Taxicab Company. The White Steamer Company will occupy the two upper floors and stockrooms on the ground floor. Salesrooms and livery rooms on the two upper floors. In the basement will be the Portland Taxicab Company, which will also occupy a part of the first floor. Heavy freight elevators will be installed connecting the basement and upper floors with the general entrance on the first floor. Plans for the building include columns, foundations and footings for a ten-story building. These facts are clearly brought out before the Building Inspector, that they may be passed on now, with no need for any question arising as to the strength of the building when the additions proposed are made a few years hence. The present cost of the structure will be about \$35,000, although it is stated the structure could be put up on the present plans for \$25,000, without the

MODERN FLAT BUILDING IS NOW UNDER CONSTRUCTION



—Ernst Kroner, Architect.

ARTISTIC APARTMENTS FOR S. HOLM AT CHERRY AND WHEELER
Construction is under way for an artistic two-flat building for S. Holm. It will be of frame construction and will stand at the corner of Cherry and Wheeler streets. Plans were prepared by Architect Ernst Kroner. The flat building is 28x50 feet in size, two stories high and contains two flats of five rooms each. The flats have separate entrances and each has a separate cellar and separate heating plant. Each apartment has a dining-room, living-room, two bedrooms, kitchen, pass pantry and bath, while the second-floor flat has an alcove over what is the entrance hall on the floor below.

are everywhere confronted with cards reading "Rooms all taken." Many are forced to room in Portland who would otherwise reside in St. John.

This filling-up process has been noticed for the last two months, and is in keeping with a general rise in property values, a demand for real estate and houses to rent. It is hard to secure a modern house at any price, and there are very few empty houses of any description to be had. Indications point to renewed prosperity in all lines of business.

All the industries along the waterfront are busy and putting on more help every day. The St. John Lumber Company has so enlarged and improved its mill that it now has an output of 140,000 feet every 10 hours as against 10,000 a year ago. The Pacific Stove & Range Company has its plant in working order, and can now turn out six steel ranges, 10 cook stoves and 25 heaters a day. This plant is the champion home institution as 14 of the 15 men employed live in St. John; eight are married and four have purchased homes there. All are new to St. John, having been brought there by the company.

Next to the stove works as a strictly home institution, is the Modern Machine Works, with its large plant, newly erected after being destroyed by fire. Murphy & Bennett, the proprietors, and several of their employes, own their own homes, and every man employed by this institution, Mr. Murphy says, lives in St. John. The payroll of this place is \$25 to \$50 a day, and that of the Stove Company \$50 a day. Eighty per cent of the payroll of these two places is spent with St. John merchants. Street improvement work has practically ceased for the year, only a few contracts remaining uncompleted, and no new work will be let until next Spring. One of the most important street improvements finished this year, although one of the shortest and least expensive, was the regrading of two blocks on Pittsburg street, extending from Gray street to the ferry slip. This gives a practical means of access to the ferry for loaded wagons, and a direct route for heavy loads up the hill by way of Edison street, where last year the roads were impassable.

There is a decided sentiment shown in favor of more sewers and less street improvement for next year, and it is probable that the sewer and drainage question will cut a big figure in next year's city election. The charter gives the Council practically unlimited powers in the building of sewers, and it can borrow any amount of them and assess the cost to the property which, in the opinion of the members and the City Engineer, is benefited.

Another proposed improvement is the paving of Jersey street, from Richmond to Fessenden, with hard-surface material. Jersey street will soon show a great improvement at night, and 10 1000-candlepower gas lights have been ordered by property owners and business men, and the electric company has installed a 100-candlepower light in front of its new office in the new Stine block, just being completed.

Another important help to the merchants is the installation of a local freight service, thus making it possible to ship goods from the East to St. John at the same rate as to Portland. In addition it gives shippers a much cheaper rate from Portland to St. John than heretofore enjoyed. It has been ascertained that there is an average of 500 tons of local freight in and out of St. John each month, in addition to 500 cars a month in carlots. From June 1 to October 1, 2400 carlots of freight were billed from the St. John office, and in addition the Portland & Suburban Express Company handled an average of 180 cars a month. The establishment of the new rate will necessitate the enlargement of the office force of the O. R. & N. by at least two men. It also means a telegraph office will be installed there.

The railroad track is being ballasted, raised and placed in first-class condition, and that portion of it lying on Bradford street is to be plankled even with the top of the rails, thus giving a first-class street.

An application is soon to be made for a franchise for a 3000-foot siding running from Philadelphia street down the river. With all these improvements planned it will not be difficult to secure an up-to-date depot.

New Building Planned.

Plans have been filed with the City Building Inspector for a building which is eventually to be a ten-story structure,

SWINTON

GIANTS OF INDUSTRY ARE MAKING THE PENINSULA GREAT

Twelve short months ago only one industry marked the beginning of the greatest manufacturing center of the Pacific Slope—the Peninsula. Today 11 mighty concerns are rearing their structures skyward—employing armies of men—disemboweling the earth and smearing the sky along the Columbia Slough with the visible product of many roaring furnaces. Hiccoughing engines, scurrying specks of humanity, timbers thrust high in the air—all denote the arrival of Peninsula greatness.

12 MONTHS AGO—Union Meat Co. (Swift's). TODAY—Union Meat Co. (Swift's), Union Stockyards, Monarch Lumber Co., National Wood Pipe Co., Minneapolis Engine Co., Peninsula Safe & Lock Co. (Diebold's), Schwarzchild & Sulzberger, Pacific Car Co., Pacific Tank Co., Pacific Gas Traction Co., The John S. Beal Mfg. Co.

What's the answer? SWINTON is the only logical answer at \$275 and up. You lose if you allow Sunday to pass without seeing this great property. Take "L" car at Second and Washington—ask for transfer. Car passes through the tract.

COLUMBIA TRUST COMPANY BOARD OF TRADE BUILDING

SANATORIUM IS PLANNED

NORTH POWDER PLANT WILL SOON BE BUILT.

Great Buildings to Be Erected at Cost of \$250,000 for Carlsbad Hot Springs.

Contracts will be let in a week or so for the Carlsbad Hot Springs Sanatorium at North Powder, Or., for which plans are now being prepared by Bennes, Hendricks & Thompson, architects, and which is to be built and ready for occupancy by next August at a cost of \$250,000. The sanatorium consists of three buildings, with a total frontage of about 620 feet.

The exterior walls will be of pressed brick with foundations of stone and concrete. All the floor slabs are to be of reinforced concrete. The finished floors will be of cement except in the baths, where tile will be used. The use of wood as a finish for doors and windows will be avoided where possible and through-out the entire building the construction will be sanitary in the extreme. Hygienic germ-proof lockers will be installed and the idea of sanitation will be carried out everywhere.

The main building will be 330x175 feet, with 104 main rooms and numerous other smaller rooms. All the buildings will be three stories high. The two smaller buildings adjoining the main building will contain about 75 rooms each and will be 175x125 feet in size.

Careful attention has been given by the architects to the heating, ventilation and sanitation of these buildings. Special care was taken to avoid a complicated system of passageways so as to give exits of easy access in case of fire. The building is to be of fireproof construction, being of steel, concrete and brick materials. The question of sunlight has been carefully considered and the arrangement is such as to give sun rays direct to almost every room at some time or other during the day. The building will be heated and ventilated by a hot air fan system which keeps the outside air continually moving through the rooms at an even temperature.

The Carlsbad Hot Springs are located two miles east of North Powder, Or. The natural setting of the springs is ideal, being situated in a sheltered cove of the beautiful Powder Valley. Mountains may be seen in all directions, giving a decidedly beautiful panorama. The two rivers running through the

Powder Valley furnish fishing of the best kind and the mountains afford hunting. The water in the springs, of which there are 18 in number, is said to be similar to the Vichy water of France and is said to have the same wonderful medicinal effects.

The officers of the company are: President, G. A. Hoffman; vice-president, H. A. Webber; secretary and treasurer, J. F. Monte. The directors are the officers and O. P. Spaulding and Oliver Gallup.

Leader Among Pythians Dead. NASHVILLE, Oct. 30.—Dr. L. C. White, one of the most widely-known men in the South and for 23 years supreme keeper of records and seals of the Supreme Lodge, Knights of Pythias, died at his home in this city today, aged 65 years.

BEUSONIC HEIGHTS Little Farms

four and one-half miles from the river straight out Washington street on the West Side. One-half of the entire tract has been sold since October 15. Price advances 10 per cent, taking effect Tuesday, 2 P. M., November 2. The same United Railways line that passes Portland Heights No. 2 is to run through the center of Beusonic Heights. The criterion of the shrewdest business men in the city is that Beusonic Heights little farms will be worth a thousand dollars a farm as soon as the new electric railroad reaches it. Environment perfect. Elevation 800 feet; level and slightly; soil perfect, with trout lake and a public park. Sold on easy terms.

Price \$500—\$50 Down and \$12 to \$15 Per Month

UNITED TRUST COMPANY
Main 9416, A 3188 917 Board of Trade

EVERDING HOME READY

PRETTY NOB HILL DWELLING IS FINISHED.

Northrup-Street Residence Is Built Along Picturesque Lines of Architecture.

The residence of H. R. Everding, a local commission merchant located on Northrup street, between Twenty-fifth and Twenty-sixth streets, has been completed and has now been occupied by Mr. Everding. This home is built on the picturesque style of architecture and was designed by Emil Schacht & Son, architects. It is a modern eight-room dwelling which cost \$7500. On the first floor in the front, is a large living room, 30x18 feet in size. Opening from this is a small den and a large dining-room, with kitchen, butler's etc., in the rear. All the main rooms of the first floor are finished in fir, with hardwood floors, beamed ceilings and open fireplaces. On the second floor are three bedrooms and a sewing-room finished in white enamel and a bath, tiled on both floor and walls. The residence is a type of the pretty homes which are being built in the Nob Hill district this Fall.

Manuel to See England. LISHON, Oct. 29.—King Manuel will leave for England on November 7.

ARTISTIC HOME ON NOB HILL IS OCCUPIED BY BUILDER



DWELLING OF H. R. EVERDING ON NORTHRUP STREET, NEAR TWENTY-FIFTH.

WATCH BEAVERTON-REEDVILLE ACREAGE

The most rapid community development in the vicinity of Portland. Office at townsite of Wheeler, on the tract; agent in charge; a general merchandise store now building. Our acreage fronts for three miles on both sides of the Fourth-Street Railway, and only 40 minutes' ride from Fourth and Stark streets. This road to be equipped with gasoline motors or electrified the first of the year. What will be the effect of this improvement on the values on our acreage?

A five-acre tract here, purchased on our very liberal terms will increase in value very rapidly.

Buy now in such sized tract as you desire at \$100 to \$300 per acre, payable in easy installments.

Give us your address, so that our representative may call and present our properties.

THE SHAW-FEAR COMPANY
245 1/2 Stark Street

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406 AND 408 EAST BURNSIDE

We carry a complete line of gas, electric and combination fixtures in stock; also make special designs and estimates. Call at our sales-room or phone B 2151, or East 116, and we will call on you. Store open evenings by appointment.

B. E. DAVIS. H. T. DRENNEN.

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