

CITY BUILDING TO CONTINUE ACTIVE

Property Owners Prepare to Improve Holdings With Fine Skyscrapers.

BIG WORK NOW ON HAND

Plans Under Way for Structures Which Will Change Entire Appearance of Downtown District in Course of a Few Years.

Plans for new buildings continue to blossom in Portland. Despite the great activity which has ruled for the entire year, there seems to be no prospect of any abatement of this building movement. Instead of growing less or even keeping even, the records of the Building Inspector's office show that there is a continual growth in the amount of buildings.

The new buildings which are being announced are of every type and description. New apartment-houses are being planned in every part of the residence sections. New warehouses are occupying a large part of the time of the architects, and these are a reflection of the great growth of Portland as a distributing center. In the semi-business districts, a large number of buildings are being erected, with stores on the first floors and rooming-houses or hotels above.

In the downtown section, fine office buildings, theaters, business blocks and stores are under construction, and plans are being made for more and more every day. The residence portions of the city are dotted with builders creating more homes for the great influx of newcomers.

Everywhere progress is in the air and the effect of the building movement is to increase the demand for sites, with a corresponding increase in realty values. The large rentals obtained and the readiness with which the new structures are tenanted, makes it appear that there will be no immediate cessation of this wonderful creative movement which is remaking Portland from a city into the great metropolis of the Pacific Coast.

Within the next week or 10 days construction will be started on a number of fine buildings in Portland. The present site of the Baker theater is to be cleared of the old frame building which now stands there and in its stead Donald Mackay will erect an eight-story block, which he has leased to the Powers Furniture Company for a term of years.

Even now the building is being wrecked at the southeast corner of Seventh and Alder streets, where Abe Eichner and his partner will build a fine six-story office structure.

Larger buildings than these are under construction. The Selling building, at Sixth and Alder streets, will be 12 stories, is under way, while the foundation work is now practically completed for the 15-story Xenon building, at Fifth and Alder streets. Within a short time the steel frame for this great building will shoot into the air. At Burnside and Seventh streets, Burke & Haak are building a seven-story business block, which is rapidly taking form, while at Sixth and Burnside streets J. N. Teal and Allen Lewis are building a four-story building covering a quarter block.

Two fine theaters are under construction at the present time. At Eleventh and Morrison streets, the Baker theater is being hurried along toward completion. The Hells Theater, at Seventh and Taylor streets, is a structure which is now about a quarter completed and represents an expenditure of \$150,000.

Three other fine new theaters have been announced for Portland. One of these will be a three-story building at Fourteenth and Morrison streets, which has been leased by Klaw & Erlanger; another will be built at Seventh and Alder streets by the Pantages Amusement Company, and Sullivan & Connel have announced that a fine building will be erected, although as yet no definite announcement has been made. There are dozens of other fine office and business buildings to be erected in Portland in the near future. One of these, for T. B. Wilcox, is a 15-story building at Sixth and Washington streets, and another by Mr. Wilcox, 10 stories, at Fourth and Pine streets. At Fourth and Pine streets excavation has already started for a six-story building covering an entire block, for that T. B. Wilcox is planning to build a 20-story building at the corner of Fourth and Washington streets, to be 13 stories, but no definite announcement has been made. This time the property is held under a 50-year lease, which was given for building purposes.

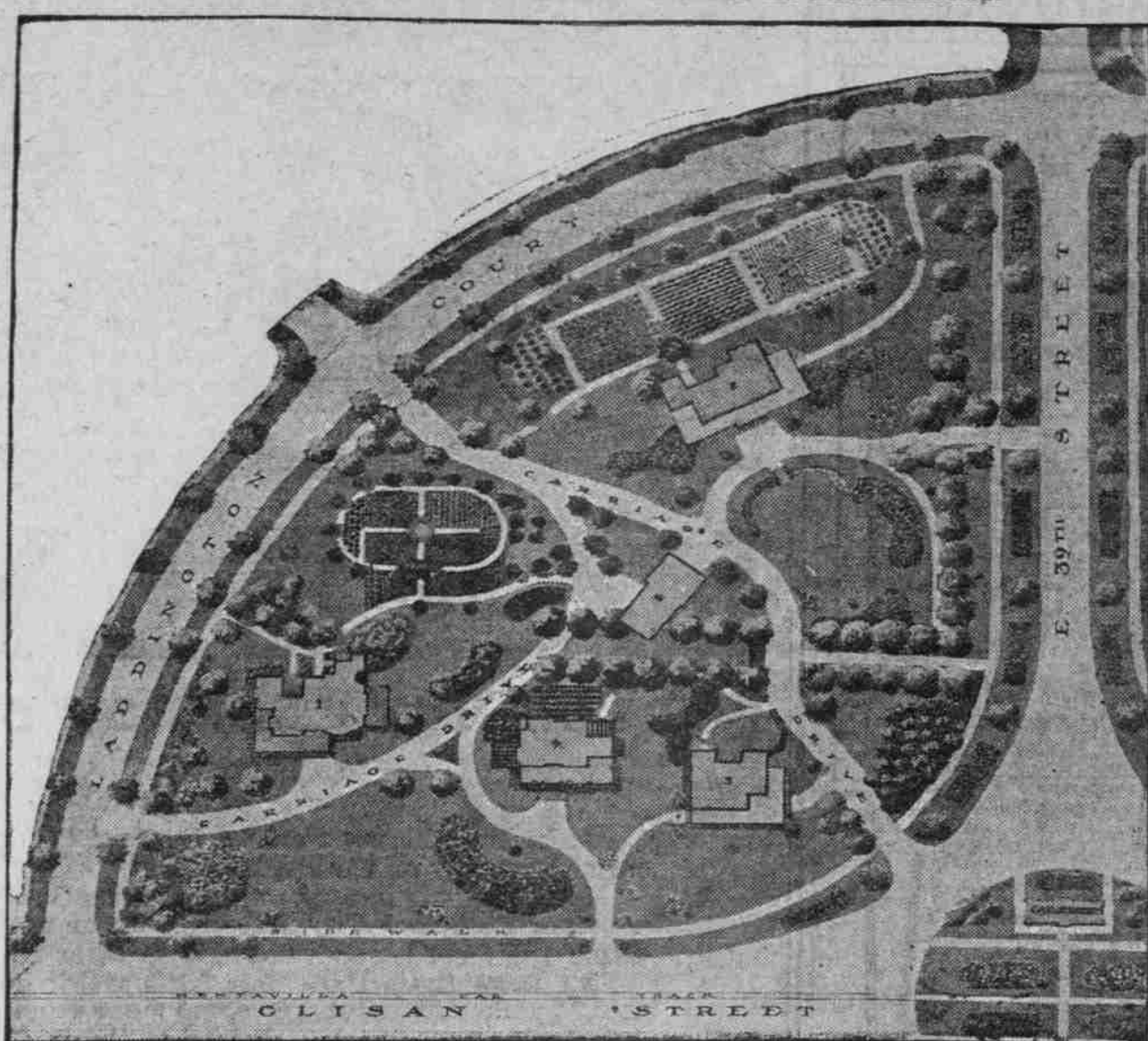
C. K. Henry is planning the erection of an eight-story building at Seventh and Salmon streets, and is also working hard on his gigantic plan for the putting up of a 30-story building in Portland. The two great department store buildings which have been announced, one by H. C. Frank, to be 10 stories, on a half block, and one by Lipman, Wolfe & Co., to be the same size, both on Fifth street, and occupying the entire west front of that street from Washington to Morrison streets, are other huge building plans which are daily coming nearer fulfillment.

New buildings are not confined alone to the West Side, although the great majority of the large buildings will continue to be kept in the old established business centers. Hundreds of substantial buildings are now being built in various parts of the East Side for store, apartment and rooming-house purposes, while the warehouse interests are beginning to seek locations in this section more and more as time goes on.

Within the last week announcement has been made of some fine buildings which are to be built in this part of Portland. Emil Schacht & Son, architects, are now preparing plans for a four-story brick warehouse to be built at the northwest corner of Eleventh and Taylor streets. This will be built by Theodore Nicolai, of Los Angeles, formerly of Portland, for the International Harvester Company, which has taken lease on the building for a term of years. It will occupy a quarter block and will be of heavy mill construction, and will cost \$50,000. Work will begin on it July 15. The tearing down of an old frame building now on the site has already been started. This building will have offices on the second floor, and the entire remainder of the building will be devoted to warehouse purposes. A portion of the second floor will be given over to display rooms, as will a part of the first floor.

Another East Side building which has been announced is a two-story brick business block and rooming-house

DESIGN FOR LAYING OUT RESIDENCE SITES AT LAURELHURST.



The above design for laying out a block for residence sites at Laurelhurst was drawn by Thomas Hawkes, landscape architect. The idea of C. K. Henry, C. W. Taylor, C. V. Cooper and Dr. H. I. Keeney, owners of the block, was to have the block laid out on a consistent plan and to place the residences and arrange the grounds so as to preserve the beauty of the site. Instead of having unsightly garages on the sidewalks, as is seen in Irvington and other fine residence districts, the owners have decided upon a community garage in the center of the block. The numbers indicate where the residences will be built, as follows: No. 1, C. K. Henry's residence; No. 2, C. W. Taylor's residence; No. 3, C. V. Cooper's residence; No. 4, Dr. H. I. Keeney's residence; No. 5, general garage.

which will be built at the northeast corner of Union avenue and Sacramento streets. Plans are being prepared by F. E. Bowman & Co. The structure will be built for Major Alfred Hasbrook, of the United States Army. It will be 60 by 125 feet and will be arranged with seven stories on the ground floor and 16 two-room apartments on the second floor. The exterior will be of light pressed brick. Concrete work on the basement has been started. The cost will be \$30,000. F. E. Bowman & Co., the architects, will also have charge of the construction of the building.

At the southeast corner of Second and Main streets there will be built a four-story brick building for stores and hotel purposes on the 40 by 100 feet owned by Mrs. Rosa White. Emil Schacht & Son, architects, are now preparing the plans. It will be of buff-colored pressed brick, with terra-cotta trimming. There will be 15 rooms to the floor and eight baths in the building. The building is of an exceptionally good type. Work will start as soon as the plans are completed, which will be in about one week.

HOMES BUILT, ALAMEDA PARK

Early Completion of Broadway Extension Will Mean Easy Access.

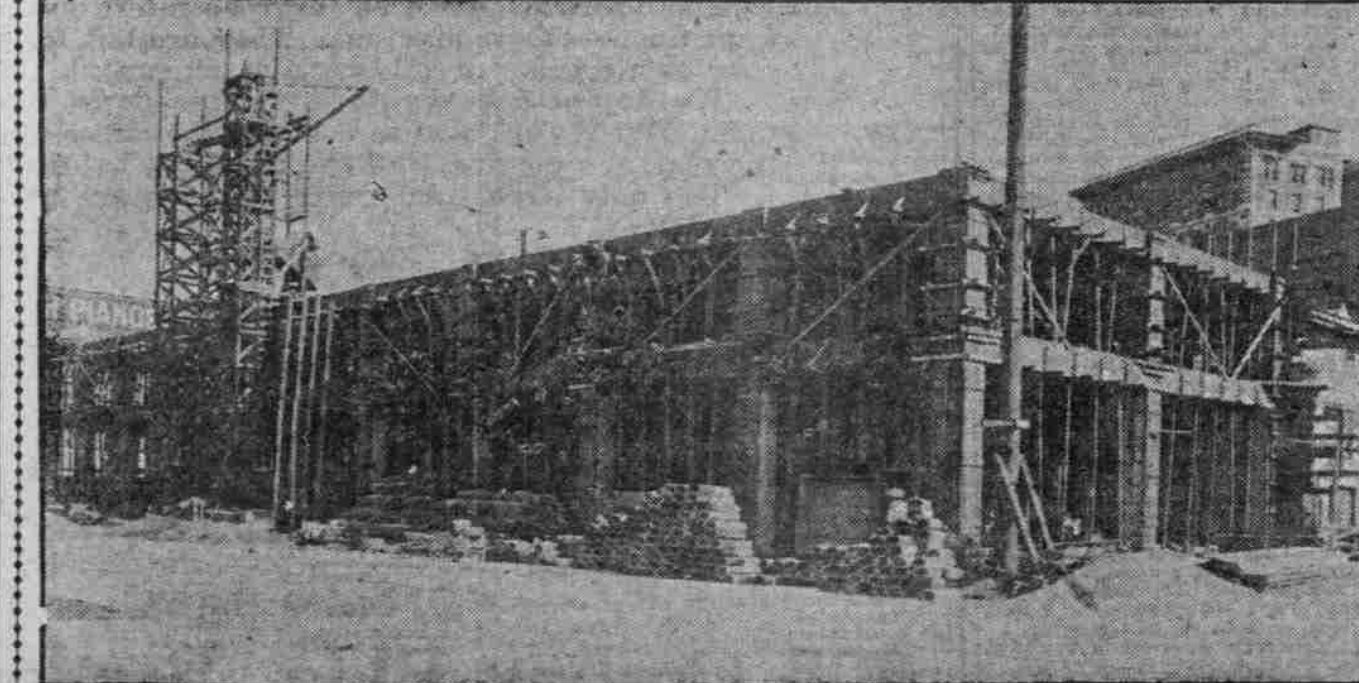
As part of the improvements being made in Alameda Park to get this addition ready completely for the home-builder, wise forethought on the part of the Alameda Land Company has provided for shade trees throughout the park. These are now being set out, and already many streets have been furnished with the saplings that in time will throw a grateful shade over the pavements and walks.

Even though all the improvements are not complete, many homes have begun to be built. Others are being planned by architects. Several houses have already been completed. Water connections have been made between every lot in the park and the water mains in the streets. Gas mains are in the streets, ready to be laid, and work will soon begin running service pipes to the lots. Telephone connections have been made to those houses that have been finished, and this is considered an indication of progress in the settlement of an addition.

Easy access to the property will soon be possible, for the Broadway carline extension from East Twenty-fourth and Fremont streets, the entrance to the park, to twenty-ninth and Mason streets, the center of the tract, is rapidly approaching completion. W. S. Barstow & Company, who are rushing this extension, promise that the work will be done by July 15.

With the tracks laid, the work on the streets can be finished with a rush. Sidewalks and curbing are now in about half the territory, and swift work by the contractors is promised in the rest of the district. Arrangements have been made, says the Alameda Land Company, to furnish an adequate sewer system in the whole park.

CONSTRUCTION OF SEVEN-STORY BUILDING THOUGHT TO MARK DOOM OF STREET-WIDENING PLAN.



BURKE-HAAS BLOCK, REINFORCED CONCRETE, BEING ERRECTED AT SEVENTH AND BURNSIDE STREETS.

WIDTH TO REMAIN

Eighty-Foot Burnside Street No Longer Talked.

BURKE-HAAS BLOCK RISES

Reinforced Concrete Structure at Corner of Seventh Up to Third Story—Will Go Seven Floors. Basement to Be Water Tight.

Work is progressing favorably on the seven-story reinforced concrete building being erected by H. B. Burke and John H. Haas on Burnside and Seventh streets. It is being erected for Lovengart & Company, and is now up to the third story. All the work on the basement has been finished, and means the accomplishment of a considerable feat.

The basement is made waterproof, but in order to make doubly sure that there will be no damage by high water, a set of pumps has been arranged in a sub-basement, which will start pumping automatically the moment water begins to come into the basement.

The work on the building is being done by Hurley, Mason & Company, contractors. The building has a frontage of 175 feet on the south side of Burnside street, and extends, with an average depth of 75 feet, to Park street. The building and ground have been leased to Lovengart & Company by Messrs Burke & Haas for a period of 10 years, on a 7 per cent net rental on a valuation of \$125,000 for the ground and actual cost of the building, which will be about the same, or from \$125,000 to \$150,000.

There will be seven stores fronting on Burnside street and two on Seventh street. The millinery establishment will be conducted by the lessee on the upper floors, which are being arranged as offices, offices and general storage rooms. A certain portion of the upper floors will be sub-leased for at least a part of the term of the principal lease.

Burnside street has been developing rapidly recently. Many plans for large buildings on the street had been made, but construction had been deferred until some definite action relative to the proposed widening of the street from 50 to 80 feet was taken.

Apparently the property owners along the street do not believe the widening plan will be carried out, as since the seven-story Burke-Haas block has been started J. N. Teal and Allen Lewis have

started to build at Sixth and Burnside, and preparations have been made for further improvements in the way of buildings along the street.

KILLINGSWORTH AVENUE BUSY

Knights of Pythias Plan Hall and Other Buildings Are Going Up.

New buildings and hard-surface improvements are projected for this year in North Albina, adjacent to Killingsworth avenue, which will cost more than \$500,000. The Knights of Pythias have organized a lodge of 30 charter members and are looking for a quarter block on Killingsworth avenue on which to erect a modern hall of reinforced concrete or brick. The building committee has been taking options on various locations on the street, and may make a selection during the ensuing year. The Women of Woodcraft will occupy the hall with the Knights of Pythias. Plans will be drawn as soon as ground has been secured for a two-story building, 100x50 feet, and the estimated cost is \$25,000.

Jaeger Bros. are preparing to erect a two-story reinforced concrete building 100x50 on Maryland and Killingsworth avenue, to cost about \$25,000. A bank, it is said, will probably be started on Killingsworth avenue. Persons are negotiating with J. H. Nolte for the erection of a two-story fireproof building on Killingsworth and Albina avenues. Studebaker Bros. may erect a garage 100x100 on their quarter block on Killingsworth avenue recently acquired.

Work on the three-story Sinnott building is progressing. This is of reinforced concrete and will cost \$50,000. The Portland Railway, Light & Power Company is erecting an addition to the carbarns on Killingsworth street 100x200 feet, estimated to cost \$40,000. Practically all the streets north of Killingsworth avenue, including Maryland, Kerby, Albina, Montana, Mississippi and others have signed up for hard-surface pavements, but these will have to wait the laying of sewers. Effort will be made to hurry the sewer work in this territory.

CANADIAN CAPITAL COMES IN

Portland Heights Property Sold for Investment, Also Other Lots.

Canadian capital was invested in Portland last week when Colonel Montgomery, of Vancouver, B. C., bought through the agency of Keasey, Humason & Jeffery four lots, Nos. 2, 4, 5 and 6, in block 39, of Grover's Addition in Portland Heights. Colonel Montgomery paid \$7500 for the property, and says he will hold it for the rise in values he feels sure is bound to come.

Adolph W. Haar bought two lots, Nos. 15 and 16, of block 268, Couch Addition, through the same agency, for \$10,000. This property is at the corner of Twentieth and Overton streets, and appeals to Mr. Haar as a location that will soon increase substantially in value. He says he will hold the lots indefinitely, and has planned no building for them.

\$30 THIRTY DOLLARS MANHATTAN

The opportunity of a lifetime to make \$30 turn into \$300. No property in the Northwest is going up in price more rapidly than beach property. The reason is simple. There is very little of it. There is a constantly increasing demand for it. Railroads are building to it. Hotel companies are building upon it. It is natural to presume that the nearest ocean beach to Portland will be the most popular. MANHATTAN is the first beach station. This has its advantages. They are too numerous to mention. The railroad is about completed. Trains are already running from Tillamook to MANHATTAN. In a few weeks they will be running through to Portland. This, then, is the best investment opportunity on the Oregon coast; the best beach resort in the Northwest. It is the place for your home, your family, your money and yourself. Prices are low now. They will soon be a great deal more.

It is important that you make your selection at once. Mail the coupon today. MANHATTAN will never be so low again.

MANHATTAN REALTY CO.,

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Send photographic literature describing MANHATTAN. Also prices and information about (Residence or Business) property. Name Address

Manhattan Realty Co.

Main 392 228 Stark Street, Portland, Or. A 2392

OFFICE OPEN EVERY EVENING UNTIL 6:30

GARAGE IS MODERN

New Packard Service Building Nears Completion.

MANY FEATURES EMBRACED

Turntable and Clubroom for Chauffeurs Among Innovations in the Handsome Structure Being Built for F. C. Riggs.

Sheds Will Be Fireproof.

George W. Boschke, chief engineer of the O. R. & N. Company, has prepared plans for a gigantic freight shed which is to be built on the east side of Front street, extending from the steel bridge to Albers' dock. It will be 70 feet wide, 1000 feet long and will have concrete foundations, brick walls and trussed steel roof.

Part of the south end of the building, 70x175 feet, will be two stories. The upper part of this will be fitted up for freight offices. This section of the building will be fitted with plumbing, wiring and heating.

The building is so constructed that two more stories may be added to it as may be needed. The exterior of the building is finished with red brick wide joints, English bond style. The building has exits on both Twenty-third street and Cornwell road.

The ground floor will be used strictly as a garage for Packard machines. Among the many innovations shown in the new building is a turntable, whereby it will not be necessary for any machine to back out of the garage. This is the first turntable installed in an automobile building in Portland. The washroom is a separate room from the rest of the garage and is arranged that the sidewalk lights may be had in the day time while electric lights are enclosed in the wall about the room for night use.

A heating plant large enough to heat a four-story building is installed in another room on the ground floor. In a separate room off the washroom is found the gasoline tanks, three in number, each with a capacity of 500 gallons. These are buried deeply in the ground, so that any danger from fire is averted. These tanks are filled from the Cornwell-street side.

Another feature of the new building is the arrangement of the columns. But a single column is to be found in the machine shop on the second floor, while in the garage on the ground floor the columns are so arranged that they take up but very little space and are arranged along the sides of the garage room while the center of the room is free of obstruction. The new garage will easily accommodate 40 or 50 cars.

The second floor of the new building will be used as the office, salesroom and machine shop. A modern show window will make the stock of new cars seen from Cornwell street side of the building.

Mr. Riggs has his private office adjoining the office and store room. The entrance to the office will be from the Cornwell-street side of the new Packard building.

One of the strictly new features of

the new building is the installation of a chauffeur's club on the second floor. Mr. Riggs will have installed in this department a billiard table, library, coaches and all that goes to make things comfortable for his drivers. First class literature and periodicals will also be included in the chauffeur's department. Access to this room can only be had from the garage. The dimensions of this room are 24x24 feet.

The new building was designed by Knight & Root, architects, of Portland, but the plans were conceived by Frank C. Riggs, the owner. Not only will Mr. Riggs handle the Packard cars exclusively as formerly, but he will also handle the Baker and Ransburg electric automobiles. A special department of the new Packard Service building will be devoted to the electric cars. J. W. Van Matre, formerly of the firm of Van Matre & Lancy, will be in the employ of Mr. Riggs as special electric vehicle man. Mr. Riggs formerly had the agency of these electric cars but was unable to handle them in the old building because of the lack of floor space.

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and a steam-heating plant for the offices. The building will be equipped with the latest steel roller doors, metal window sash and will be divided into several sections, each with its own fire walls. It will be as nearly fireproof as it is possible for a building of this nature to be. When this is completed the old freight sheds will be abandoned.

COLLEGE NOT ALWAYS HELP

University Head Tells When Course May Be Detrimental.

ANN ARBOR, Mich., July 9.—President H. B. Hutchinson, of the University of Michigan, in addressing the Summer students yesterday, told them that in general a college course was worth while, but enumerated certain circumstances under which he considered it not worth while.

"The man who studies the announcement of his college course solely for the purpose of discovering snags and adjusting his life to them, is weakened mentally by his college experience," he said. "He drifts also into habits that undermine and eventually destroy any manliness and force of character with which he may have been by nature endowed."

The speaker maintained that the college course, if worth while, should be an extensive one, demanding the exercise of the students' best power, but he said:

"A college course is not worth while in this age of activity and original thinking, in this age of great achievements, and great opportunities, if it makes of a man a mere slave to the learning of others."

It's a By-Word Now People everywhere are asking about

FARGO

WHERE IS IT? WHAT IS IT?

Fargo is the name of the new town at Fargo Orchards, about 20 miles from Portland on Oregon Electric Ry. Fargo Orchards is a beautiful 600-acre tract of apple land all in the highest state of cultivation, now being developed into one great orchard and sold in 5 and 10-acre tracts. Its great beauty is not alone attracting attention, but it is without doubt the most promising proposition for future profits or beautiful orchard homes anywhere so close to the city. Here's a great opportunity, its yours. Now, today. Every day you wait takes just that much off the five years it requires to make a ten-acre tract worth a fortune and one that will bring you an income every year of your life of \$3000 to \$10,000. These are facts you cannot dispute. Can you then afford to pass it up? Easy payments. No interest.

Fargo Orchards Co., 83 Fifth St.

Pacific Iron Works

O. E. HEINTZ, MANAGER

CASTINGS OF ALL KINDS STEEL BUILDINGS AND BRIDGES

IN STOCK—3 to 24-inch beams; 3 to 15-inch channels; 1x1 to 8x8-inch angles; all sizes unequal angles.

East End Burnside-Street Bridge, Portland, Oregon.