# STRONG TONE IS REALTY FEATURE

Indications Are That Unusual Activity in Portland is at Hand.

BIG SALES HELP MARKET

Plans for Building Operations Include Eight Large Structures to Cost \$3,000,000-Big Expansion Is Duc.

Evidence of a strong realty tone, Evidence of a strong realty tone, which characterized the local situation the first eight months of the year, was an important feature of last week. The air seemed to be surcharged with a healthy feeling. Dealers manifested extreme optimism and builders expressed treme optimism and builders expressed satisfaction over the apparent return of the bustling days of a few months

igo.
It is generally agreed that money is freer now than 10 days ago. Investors have shown a disposition to entertain proposals which failed to interest them a few weeks since. Taking all things into account, Portland is at the beginning of a remarkable building and industrial expansion.

### Two Large Sales Closed.

Besides numerous small sales, the realty market was enlivened in the week by two Important deals. One was the purchase by the Realty Associates of Fortland of the W. L. Morgan block at the southwest corner of Grand ave-nue and East Sark street for \$100,000. The other transaction was the sale of the Kuratli 80-acre tract on the Barnes Road to C. C. Rushing of Walnut Springs, Texas, for \$60,000. In proposed building operations, plans

under way for an immense busi-of which Portland will have a ness, of which Fornand will have a right to be proud. Estimates based on plans for the immediate construction of buildings in the down-town district alone invoive an expenditure of about \$2,000,000, not including plans for the uilding of apartment-houses, dwellings and the improvement of new resi

tricts.
the important buildings that

Ipman & Wolfe building.

feler & Frank anner.

ortland Hotel anner.

owengart building

yndicate building .....\$3,000,000

Railroad to Spend \$1,000,000.

In addition to the general building programme, the Southern Pacific has announced that it will expend \$1,000,000 a the city in the immediate future. Improvements planned by the railroad company include the building of a roundhouse on the West Side of the river and the construction of a roundhouse, repair shops and other buildings on the East Side. The company owns a 48-acre tract on the East Side, which is considered in the East Side. is considered large enough to accom-modate the new work contemplated. It is expected that with the new round-house and shops completed, employment will be given to 500 men.

### Hotel to Be Remodeled.

Announcement is made that plans are under way for completely remodeling and adding to the Hotel Portland, which will aggregate an expenditure of \$500,000. It has been decided to convert the entire frontage of the first floor into rooms for store purposes. The change will give attractive locations on Morrison street. Seventh street and Yambili street. It is planned to construct an addition in the court, frouting on Sixth street, and when this is completed, ample office rooms and lobby will be provided and in addition, several rooms for stores will be made to face on Sixth street.

To what extent additional alterations ement is made that plans are

what extent additional alterations To what extent additional alterations will be made will be determined at a meeting of the directors of the hotel December 15. It is understood that annexes several atories high are under consideration. One of the annexes would occupy the space where the court is located on Sixth atrect and the other would be built where the grill is located on the Seventh-circet side.

### New Bridge Creates Activity.

With the completion of the Haw-thorne bridge, the district around Sec-ond and Madison and Third and Madi-son streets may be expected to take on great building activity. The first an-nouncement to be made as affecting that locality is the decision of Mrz. Isam White to construct a four-story brick hotel at the corner of Second and Madison streets.

The exterior will be constructed of pressed brick and the interior will be of mill construction. Terra cotta will be used in the trimmings. The building will be 46 by 160 feet and will cost \$40,000. Emil Schacht & Son are the architects.

architects.

The shacks which occupy the property will be torn down immediately and it is expected that work on the excavation for the new structure will be started before the end of the week. A deal of more than ordinary importance was closed last Thursday when the Reality Associates of Portland purchased the W. L. Morgan block at the southwest corner of Grand avenue and East Stark street for \$100.000. The property was secured as an investment. With this purchase, the Reality Associates now own several income-bearing properties in Portland, representing a

property was secured as an investment. With this purchase, the Reality Associates new own several income-bearing properties in Portland, representing a total investment of nearly \$700,000.

By deciding to sell 28 1-2 acres on the higher part of its grounds, the Waverly Golf Association has taken the first important step towards building a new clubhouse. The tract to be sold will be platted and contoured and will be known as Golf Park. Members of the association will be given preference in the purchase of the building sites and it is understood that several reservations have been made already. The proceeds from the sale of the building sites will be used for building the new clubhouse and park. Plans for the proposed improvements have been submitted to the association by Thomas Hawkes, architect. It is estimated that about \$150,000 will be expended in the proposed improvements. proposed improvements.

The new brick building for the Log Cabiu Bakery Company, located at Fre-mont street and Vancouver avenue, has been completed and the concern is now occupying the premises. The plant, to-gether with a brick stable, cost \$20,000. H. C. Dittich prepared the plans for the buildings.

W. B. Streeter and B. Glidner, owners of Wall Street Addition, on the Penin-sula, report the sale of 17 lots last week. The prices range from \$475 to \$700.

. . . architect firm has opened offices in the Spalding building under

name of Hawkes, Birnbach & the name of Hawkes, Birnbach & Mayer. Thomas Hawkes, the senior member of the firm, is a landscape artist, having recently designed Golf Park and Holman Park. Mr. Birnbach and Mr. Mayer both received their architectural training in Europe and have been engaged in the work several years. . . .

The building with six five-room flats, built for Mrs. John Hays at the south-east corner of Twenty-second and East Ankeny streets, has just been completed at a cost of \$12,000. Bridges & Webber designed the structure.

One of the important deals of last week was the purchase by C. C. Rushing, of Walnut Springs, Tex. of the Kuratil 50-acre tract on the Barnes Road for \$60,000. The deal was made by the National Reality & Trust Company. Mr. Rushing announces that he will subdivide the property and put it on the market in the Spring. Other sales reported by the National Reality & Trust Company are: E. L. Hynson to R. E. Blake, five-room house in Belle Crest Addition, \$2500; G. W. Priest to M. A. Pratt, recently of Oakland, seven-room house on Forty-second street near Brazee street, \$4500; E. L. Hynson to E. F. Barbour, five-room house on Sixty-sixth street, Belle Crest Addition, \$2500.

The west half of lot 2 in block %; 50 feet south of the southeast corner of Twentieth and Laurel streets, Portland

One of the thoroughly modern apart-ment-houses that has been completed re-cently is the Cumberland located at West Park and Columbia streets. The structure contains four stories and is built of pressed brick, with stone trimmings. The pressed brick, with stone trimmings. The vestibule fronting on West Park street is finished in Italian marble. The apartment contains 2 suites of two and three rooms each. Among the features are automatic elevator service, automatic dumb waiters and disappearing beds. An unusual feature is that all of the two-room apartments will be completely furnished. The building and ground cost \$55,000, and was built for Fred Breske. P. F. Olson has secured a ten-year lease on the property. The building was planned by MacNaughton & Raymond.

The two-etory building owned by W. H. Wehrung, at Hillsboro, is to be remodeled at a cost of \$500. The exterior will be finished with stucco work, while the in-terior of the first floor will be finished in manogany. The first floor will be used by the United States National Bank of Hillsboro. D. C. Lewis, of Portland, is

Plans are being drawn by W. J. Krats & Co. for a \$6000 dwelling for Stewart J. Harder, which will be located on the Talbot road, on Portland Heights. The house will be constructed of concrete blocks and will contain nine rooms, with a full basement. The floors will be of oak and the remainder of the interior will be mission and rub finish.

SUMPTER DISTRICT IMPROVES Practical Management of Properties Needed, Says P. R. Bishop.

The mining cituation in Eastern Oregon is improving gradually, and operators are following more conservative and business-like methods than formerly, says P. R. Bishop, a pioneer of Baker County, who visited Portland

Associated with Mr. Bishop in the associated with Mr. Hishop in the ownership of the Climax property, in the Cracker Creek district, is G. W. Brace, a mining man of San Francisco. The property has been worked intermittently by Mr. Hishop for the last 12 years, and it is said to have the earmarks of a large producer.
"Our property is not for sale at any."

"Our property is not for sale at any price," said Mr. Bishop, "as we have it at a stage of development where we expect to produce big results. The continuation of the vein of the Columcontinuation of the vein of the Columbia mine passes through our property. This is proof enough that we have a good piece of property. We have just opened up an ore body 40 feet wide which averages \$\$ a ton. We have driven a tunnel about 700 feet long and are in at \$\$ depth of about \$500 feet. The development work to date has cost about \$\$\$35,000. Among our neighboring properties are the E. & E., Columbia, Golconda and North Pole, all of which are high standard. With systematic the structures on the East Side, its white towers reaching more than 200 feet above the street. It is a Gothic building, everything conforming to that the east end are 226 feet above the side-walk. These towers are surmounted by crosses resting on Gothic pedestals. The crosses are covered with pure gold leaf and can be seen from all portions of the city in the sunlight and at night when illuminated by electricity. A set of bells will be installed in one of are high standard. With systematic and practical operation of such prop-erties as these, the mining district in

the John Deere Plow Company on East Morrison and East Second streets is nearing completion, after three months' work. About 5000 piles were driven in the half-block which this eight-story

building will occupy. The piles were driven in clusters on the inside and close together for the walls.

The foundation will be a solid concrete mass covering the entire 100x200 feet matted by a net-work of reinforcing steel rods-laid closely together and resting on the piles below. The forcing steel rods laid closely together and resting on the piles below. The net-work of reinforcing steel rods has been placed. It will hold the entire concrete mass together. The concrete floor from three to four feet thick, is being laid, forming the blanket foundation, and will be completed in a few days. It is estimated that the building will cost \$250,000. It will be completed next Spring. completed next Spring.

### Lewis Building Progresses.

At the southwest corner of Williams At the southwest corner of Williams avenue and Russell street, Albina, the three-story pressed brick building erected by Lewis & Company, is nearing completion. It covers a quarter block. The lower story is for general business purposes, and the two upper floors have been divided into rooms and apartments. All the upper rooms are light and well ventilated. The cost of the building is more than \$50,000, and it is the best structure erected. 600, and it is the best structure erected in that part of the city. It is located on a corner where every street car-line passes through Upper ...lbins.

# SCHWAB BUYS THEATER

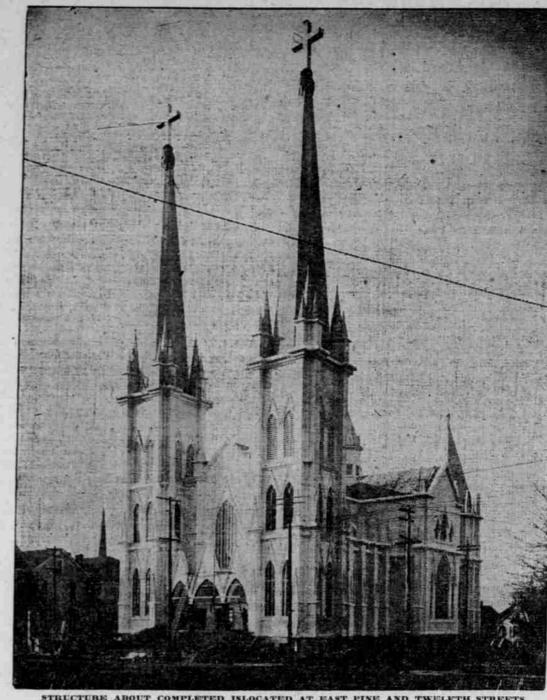
Steel Man Goes to Rescue of Orchestra and Band.

SOUTH BETHLEHEM, Pa., Nov. 21 .-SOUTH BETHLEHEM, Pa., Nov. 21.—
Charles M. Schwab, president of a Bethlehem Steel Company, has bought the only place of amusement in this city, and, in a way, is going in the theatrical business. Mr. Schwab is interested in music, and one of his hobbles is the Lehigh Valley Symphony Orchestra, of which he is a heavy guarantor, and the new Bethlehem Steel Company band of 60 men, which he entirely supports at a cost of \$13,500 a year.

When an effort was made to get the local playhouse in which to hold the concerts this season the lessee, a leading

local playhouse in which to hold the con-certs this season the lessee, a leading New York theatrical man, and the or-chestra management could not agree on terms. This roused Mr. Schwab to un-usual energy, with the result that he has bought the opera-house and saved the day for the Symphony Orchestra.

NEW EDIFICE OF ST. FRANCIS' CHURCH



STRUCTURE ABOUT COMPLETED ISLOCATED AT EAST PINE AND TWELFTH STREETS.

ST. FRANCIS CHURCH WILL BE COMPLETED SOON.

Structure Costing \$35,000 Is Admired for Massive Lines-Towers Are Over £00 Feet High.

The new St. Francis Church, on East Pine street between East Eleventh and East Twelfth streets, costing \$35,000, and the new manse on the northeast corner of East Eleventh and East Oak streets, are nearing completion. Francis Church is one of the conspicuous structures on the East Side, its when illuminated by electricity. A set of bells will be installed in one of the towers. The church is a frame building cov-

clubs of the parish.

clubs of the parish.
Entrance to the main auditorium is from East Twelfth street through a vestibule. The auditorium, when completed, will surpass any church auditorium in the city for massiveness and

for placing a divided grand pipe organ with a distinct and separate organ operated by electric action, and all three controlled by the same manual. Professor Goodrich, well known in this city, prepared the specifications for this musical arrangement, which will be the first introduced in a Portland church. The altar will be in keeping with the first introduced in a Portland church. The altar will be in keeping with the rest of the church, the design showing slender pinnacles 40 feet high in the sanctuary. It will be one of the largest altars in any church in the West. Special attention has been paid to the electric wiring of the wast structure, a departure having been made from the ordinary methods employed in large buildings. A dial at the church doors will show whether the rector or assistant is in the church auditorium will be concealed, the light being re-

will be concealed, the light being re-flected. Fifty-six lights will illumin-ate the main altar.

The priest's house, being completed on the south side of the church, is of the same material and general style

# will be dedicated early next year.

95x100 feet at the northwest corner of the building is completed. The building is completed. The building Baker County, will soon give a good account of Itali."

The church is a frame building covered with a new composition of imitation sandstone, gomposed of magnesia concrete, far in advance of staff or plaster, and gives the exterior a stone-like appearance. The church will be ready to turn over to the owners by March 1, 1911. The Maegicy-Tichner building, corner of Seventh and Aider streets, is also construction of the foundation for the John Deere Plow Company on East.

The church is a frame building covered with a new composition of imitations and the new for magnesia concrete, far in advance of staff or plaster, and gives the exterior a stone-like appearance. The church is a frame building covered with a new composition of imitations and stone, gomposed of magnesia concrete, far in advance of staff or plaster, and gives the exterior a stone-like appearance. The church is a frame building covered with a new composition of imitations and stone, gomposed of magnesia concrete, far in advance of staff or plaster, and gives the exterior a stone-like appearance. The church is a frame building scompleted. The building is completed. The building is completed by the H. P. Palmer-Jones Co. and W. B. Honey-will be ready to turn over to the owners by March 1, 1911. The Maegicy-Tichner building is completed by the H. P. Palmer-Jones Co. and W. B. Honey-will in the basement which will accommodate 1500 people. The hall is all white ready to turn over to the owners by March 1, 1911. The Maegicy-Tichner building is completed. The building is completed by the H. P. Palmer-Jones Co. and W. B. Honey-will in the basement which will accommodate 1500 people. The hall is all was negotiated by the H. P. Palmer-Jones Co. and W. B. Honey-will in the basement which will accommodate 1500 people. The building is completed by March 1, 1911. The Maegicy-Tichner building is completed. The building is completed by March 1, 1911. Th Oregon City and Cazadero cars, and the tremendous growth of the East Side are causing investors to look with great favor on the Hawthorne avenue district, which is the main outlet for the greater portion of the East Side.

The apex of the ceiling is 67 feet above the floor. The floor plan is the conventional cruciform of the early Christian basilica prominent in Gothic structures in England. Tests have been made of the acoustic properties of the room with satisfactory results. The choir gallery will accommodate 200 singers and overlooks the entire church. Provisions have been made

RESIDENCE OF HENRY SCHEUFLER AT OAK GROVE.

ATTRACTIVE TYPE OF SUBURBAN HOME.

EXTERIOR OF SELLING BLOCK

Repid Progress Being Made on Maegley-Tichner Structure-Powers' Store to Have New Home.

ner of Sixth and Alder streets, is progressing well. Pressed brick exterior of 10 of the 12 stories has been completed and with favorable weather the contractors, James Stewart & Co., expect to have the exterior finished entirely by next Wednesday.

of the same material and general style of construction as the church. It will cost \$10,000.

A. H. Faber is the architect and the construction of both buildings has been under his supervision. Rev. J. H. Black, the pastor, has also watched the progress of the work. The church will also be used for commercial purposes. The floors between the third and step progress of the work. The church will be commissioned as a long to the church will be commissioned as a polyment. will be occupied exclusively by physifor the Selling estate, announces that The Zimmerman estate has just sold leases are signed up for half of the build-

Work on the Yeon building, corner of Fifth and Alder streets, is going ahead steadily. The exterior is practically com-pleted and work on the interior is being

clans and dentists. L. White, agent "is worth at least \$100,000, or it will

ing will be ten stories high. Ellers Piano House has secured a long-term lease on the entire building.

The six-story building being con-structed for the L.F. Powers Manufac-turing Company, furniture dealers, at the southeast corner of Third and Yamhill streets, will be a modern, fireproof struc-ture, costing \$80,000. The exterior will be constructed of pressed brick. Work is well along, the contractors having reached the third story.

"This district is working under a tremendous handleap at present. To send out three or five tons of frenght, the shippers over here must go to the expense and trouble of trucking across the bridges to the West Side deppt, a distance of several miles. With such a handleap this district cannot grow very fast. Half a dozen modern buildings would start tomorrow if a freight depot were assured." were assured."

"I am unable to see why Councilmen om the East Side, Messrs. Rushlight, from the East Side, Messrs. Rushlight, Kubli and Ellis, are standing in the way of the development of this great district, which would be covered with modern buildings if we had a freight depot. They say that the present franchise requires the company to erect a depot, and that the company can be compelled to put it up, but it is not done and the provision is very indefinite, to say the least. If the streets could be used for any other purpose then it might be difprovision is very indefinite, to say the least. If the streets could be used for any other purpose then it might be different, but the rallroad owns the abutting land and the waterfront as well."

W. H. Mail, of Mail & Von Borstel, declared that he could not understand why the Council should hesitate about the yearting of these streets considering what the railroad gives in re-

Attitude of Councilmen in Mat-

ter of Street Vacation

Criticised.

BUILDING PLANS CHECKED

Erection of Structures Involving

Total Cost of \$1,000,000 Contin-

gent Upon O. R. & N. Company

Securing Additional Ground.

Fallure of the City Council to act on

the vacation of East Side streets for the O. R. & N. Co. is holding up the erection of several modern buildings,

costing upwards of \$1,000,000, which will not be built until provisions are made

ler present conditions. This structure would cost \$200,000. Also, Page & Son will build on Eas

Washington street, near East First, when there is a freight depot. The Portland Flour Mills will replace the present wooden structure with a modern building and there are others who would build at once if an ample freight depot was close by

depot was close by.

Kelly & Thompson, who recently secured the property on the south side of East Washington between East Water and East First streets, will replace the row of wooden shacks fronting on East

Washington street as soon as a freight-

These buildings represent more than \$1,000,000, which is held up for want of a freight depot, but there are other owners who would build in this district if

there were facilities for handling freight.
"I cannot understand the action of some of our Councilmen." said Charles Smith, of the National Cold Storage & Ice Company, "in holding up this district. The streets asked for have not been

used for 40 years and may not be used for the next 40 years. They are only fit for railroad purposes. Manager O'Brien told me he was ready to build a freight depot as soon as the streets are vacated. Plans are ready.

District Is Handicapped.

for a freight depot.

depot was close by.

cost the property owners that amount if the property owners of this big district have to buy it, for a distance of two miles. But the main feature is the freight depot which is wanted. I have no interest in the matter except as a citizen who wants to see the city grow. The railroad owns the land on the streets and the streets are only valuable for railroad purposes.

"All the great firms already in the district want the streets vacated so the freight depot can be built. "Vacation of these streets will not interfere with the public docks, as these will be located north of the bridges."

### Brick Building Planned.

Plans are being prepared for a three-story brick building, 50 by 93 feet, to build at the northeast corner of East Thirty-ninth and Belmont streets for A. D. Knutson, who owns the lot. The cost of the building is estimated at \$20,000. The first floor will be fitted up for stores, and the larger be fitted up for stores, and the larger room will be reserved for the postal station. The postal department has decided to consolidate the Sunnyside and Mount Tabor postal stations into the one central station, where between 12 and 15 carriers will cover the pres-ent districts and considerable added

territory.

Laurelhurst will be included in the new district. On the second floor, Architect Wenzel Fritsche is preparing the plans. He also has prepared plans for a two-story frame flat and store to be built on East Thirty-first and Belmont streets for Dr. W. P. Till-

man. It will contain two storerooms on the first floor and two offices, beside three suits of five rooms each on the second floor. The cost will be \$6000. Work will be started at once.

J. F. Hawkins has just completed a \$20,000 apartment house at the corner of East Thirtieth and Belmont streets, which is one of the most attractive structures in that part of the city. It is a three-story frame, 100 by 50 feet. EAST SIDE'S NEED is a three-story frame, 100 by 50 feet.

### New District Developing.

In the Irvington district, north from Thompson, the hard surface improve-ments on all streets have been com-pleted except on East Twenty-second and East Twenty-fourth streets, and men are at work on these two streets. These two streets, with Fremont, will form the loop for the Broadway street carline, for which the track has been laid.

Cars are now operated on East wenty-fourth and Fremont streets. A force of men is at work completing the track on East Twenty-fourth street The Alameda cars now connect with the Broadway cars at Fremont and East Twenty-fourth streets, the Ala-meda cars running up the Riggen drive into Alameda Park on the higher

For two years paving companies have been improving all streets north from Thompson to Fremont, and now the work is nearing completion, only two streets remaining unfinished. Between Knott and Fremont, most of the blocks have not yet been built on, but the resi-dence section is rapidly following northward.

In Alameda, which is beyond this dis-

trict, on the higher ground, there has been a remarkable growth and development. Owners of this addition have spent more than \$100,000 in improvements, including streets, water mains and other utilities. It is considered one of the most attractive districts on the East Side.

### Concrete Piles Are Driven.

for a freight depot.

An eight-story concrete building will be built for San Francisco men at the southeast corner of East First and East Washington streets as soon as they hear that a freight depot is to be established in Central East Portland. The company owning the site is ready to put up this building, but will not build under present conditions. This structure would cost \$200,000. The contract for driving concrets piles for the Cartwright building at East Oak street and Grand avenue, is being filled and work on the super-structure has been started. These piles were driven in clusters of six in a group. For the entire foundation there will be about 125 clusters. Some of the piles have been cut off and it was found that they have become hard as stone.

Wilson Benefick

Wilson Benefiel, who has the contract to put up the building above the foundation, says that the foundation will be one of the best ever built for an East Side building. These piles were driven down through the gravel fill into the soft muck below. November Good Month on Peninsula

On the Peninsula the month of Noon the Peninsuia the month of November was the best for real estate for the past three months, according to the report of S. G. Sibray, of Sibray & Hart. Mr. Sibray said:
"With us November was an unusually good month. While large saies at University Park were not the rule with us,

we made a number of sales of vacant lots to men who will put up homes. Aiready on two of these lots work has been started on homes. We slao sold several residences to outsiders who will come here to make their homes. Everything looks good here. Work is moving forward on the improvement of Lombard street, but rather slowly on account of the storms. The street rall-way company has reached Fisk street with its part of the improvement."

### Roosevelt Apartments Sold.

The Roosevelt Apartments at Kear-The Roosevelt Apartments at Kearney street, between Twentleth and Twenty-first streets, were bought yesterday by R. F. Hall from W. L. Morgan for \$19,000. Mr. Morgan also closed a deal with Martin Winch for the sale of an undivided one-half interest in the four-story brick apartment-house on Eleventh, near Clay street. The consideration was around \$49,000.

# FORT GEORGE COMMERCIAL

An organization of Fort George citic thentic information free regarding openings for business and investments in what will be one of the largest Canadian cities.

The registered legal townsite of Fort George adjoins the Indian reservation on the west and faces on the Nechaco River. There is no other logical location for a city in the vicinity and every railroad chartered to build through Central British Columbia will run through our town because they can't help themselves.

We will have all railroads. Other townsites starting in the vicinity will have none at all because of the topography of the country.

Fort George is the geographical and strategic commercial center of British Columbia and has now 1000, miles of navigable waterways and will have 2000 miles. Fort George is growing rapidly and

by the time the first railroad reaches the place in 1912, will have 5000 population and in five years 20,000. Let us send you first hand facts about Fort George.

You can get quick reply by address-

Fort George Publicity Bureau, Room 613 543 Granville St., Vancouver, B. C. Or If you prefer, address,

Secretary Commercial Club, Fort George, B. C.



## CHRISTMAS TREE FESTOONS FLASHLIGHTS, ELECTRICAL TOYS—OUR SPECIALTY

If you want to make the boy happy for Christmas, get him something electrical.

O. B. Stubbs Electric Supply Co.

61 Sixth Street.

CROOK COUNTY HARNEY COUNTY

MALHEUR COUNTY 800,000 ACRES, GRAIN, ALFALFA, FRUIT and TIMBER LANDS

For Sale in Large and Small Tracts by OREGON AND WESTERN COLONIZATION CO. Owners of the Willamette Valley and Cascade Mountain Wagon Road Land Grant.

E. L. MARVIN, Western Agent, 268 Stark Street, Bailway Exchange Building, Portland, Oregon. ASK FOR MAPS AND LITERATURE