

# STRONG TONE IS REALITY IN REAL ESTATE

### 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 Due.

Evidence of a strong realty tone, which characterized the local market during 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 satisfaction over the apparent return of the bustling days of a few months ago.

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 Portland of the W. L. Morgan block at the southeast corner of Grand avenue and East Stark street for \$100,000. The other transaction was the sale of the Kurall 80-acre tract on the Barnes Road to C. Rushing of Walnut Springs, Texas, for \$60,000.

In proposed building operations, plans are under way for an immense business block on Washington street, which is to be a landmark building. Estimates based on plans for the immediate construction of buildings in the downtown district alone indicate an expenditure of about \$3,000,000, not including plans for the building of apartment-houses, dwellings and the improvement of new residence districts.

### Among the important buildings that are being planned are:

Uppan & Wolfe building.....	\$50,000
Meyer & Francis building.....	600,000
Portland Hotel annex.....	600,000
Lowenborg building.....	300,000
Wendover building.....	250,000
Wilson building.....	250,000
Wendover Hotel.....	250,000
White building.....	150,000
Total.....	\$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 in 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 40-acre tract on the East Side, which is considered large enough to accommodate the new work contemplated. It is expected that the new roundhouse 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 eight stores on Morrison street, Seventh street and Yamhill street. It is planned to construct an addition in the court, fronting on Sixth street. This addition, when 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 will be made will be determined at a meeting of the directors of the hotel December 15. It is understood that annexes several stories in height are under consideration. One of the annexes would occupy the space where the court is located on Sixth street and the other would be built on the East Side, located on the Seventh-street side.

### New Bridge Creates Activity.

With the completion of the Hawthorne bridge, the district around Second and Madison and Third and Madison streets may be expected to take on a new building activity. The first announcement to be made as affecting this locality is the decision of Mrs. Frank W. Witter 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 40 by 160 feet and will cost \$400,000. Emil Schacht & Son are the 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 Realty 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 Realty Associates now 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 in the building of 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 city and the city engineer, Charles Hawkes, architect. It is estimated that about \$150,000 will be expended in the proposed improvements.

### The new brick building for the Log Cabin Bakery Company, located at Fremont street and Vancouver avenue, has been completed and the company is now occupying the premises. The plant, together with a brick stable, cost \$20,000. C. D. Ditch prepared the plans for the building.

### W. B. Streeter and E. G. Gidner, owners of Wall Street Addition, on the Peninsula, report the sale of 17 lots last week. The price range from \$175 to \$700.

### A new architect firm has opened offices in the Spaulding building under

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 southeast corner of Twenty-second and East Ankeny streets, has just been completed at a cost of \$100,000. Bridges & Webber designed the structure.

### One of the important deals of last week was the purchase of the C. C. Rushing, of Walnut Springs, Tex., of the Kurall 80-acre tract on the Barnes Road, for \$60,000. The deal was made by the National Realty & Trust Company. Mr. Rushing announced that he will subdivide the property and put it on the market in the spring of 1911. The tract, owned by the National Realty & Trust Company, are: E. L. Hynson to R. E. Blake, five-room house in Belle Crest Addition, 2549; C. W. Fries to M. A. Pratt, recently of Oakland, seven-room house on Forty-second street near Brazee street, 1418; E. L. Hynson to E. P. Barbour, five-room house on Sixty-sixth street, Belle Crest Addition, 2559.

The west half of lot 2 in block No. 50 of the southeast corner of Twenty-fifth and Laurel streets, Portland Heights, was sold for James H. Bruce and Jerry Bronaugh to Floyd D. Campbell last week for \$100,000. The property is improved with four six-room flats and was purchased as an investment. The deal was negotiated by R. P. Bryan & Co.

One of the thoroughly modern apartment-houses that has been completed recently 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 vestibule fronting on West Park street is finished in Italian marble. The apartment contains 22 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 \$50,000, and was built for Fred Breako. P. F. Olson secured a ten-year lease on the property. The building was planned by MacNaughton & Raymond.

The two-story 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 interior of the first floor will be finished in mahogany. The first floor will be used by the United States National Bank of Hillsboro. D. C. Lewis, of Portland, is the architect.

Plans are being drawn by W. J. Kratz for a \$2000 dwelling for Mrs. J. J. Harder, which will be located on the Talbot road, on Portland Heights. The house will be constructed of concrete and will contain nine rooms and a full basement. The floors will be of oak and the remainder of the interior will be mission and rub finish.

The mining situation 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 yesterday.

Associated with Mr. Bishop in the ownership of the Chitman property, in the Cracker Creek district, is W. B. Brace, a mining man of San Francisco. The property has been worked intermittently by Mr. Bishop for the last 12 years. It contains a large 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 \$8 a ton. We have driven a tunnel 200 feet long and are in at a depth of about 500 feet. The development work to date has cost about \$50,000. Among our neighboring properties are the E. & C. Columbia, Golconda and North Pole, all of which are high standard. With systematic and practical operation of such properties as these, the mining district in Baker County will soon give a good account of itself.

### DEERE BUILDING IS RISING

Five thousand piles are driven for Foundation of Structure.

Construction of the foundation for 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, the inside and outside close together for the walls.

The foundation will be a solid concrete mat covering the entire 100x200 feet plot. A net-work of steel rods is being forced steel rods laid closely together and resting on the piles below. The net-work of reinforcing steel rods has been placed in clusters, and the concrete 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.

### Lewis Building Progresses.

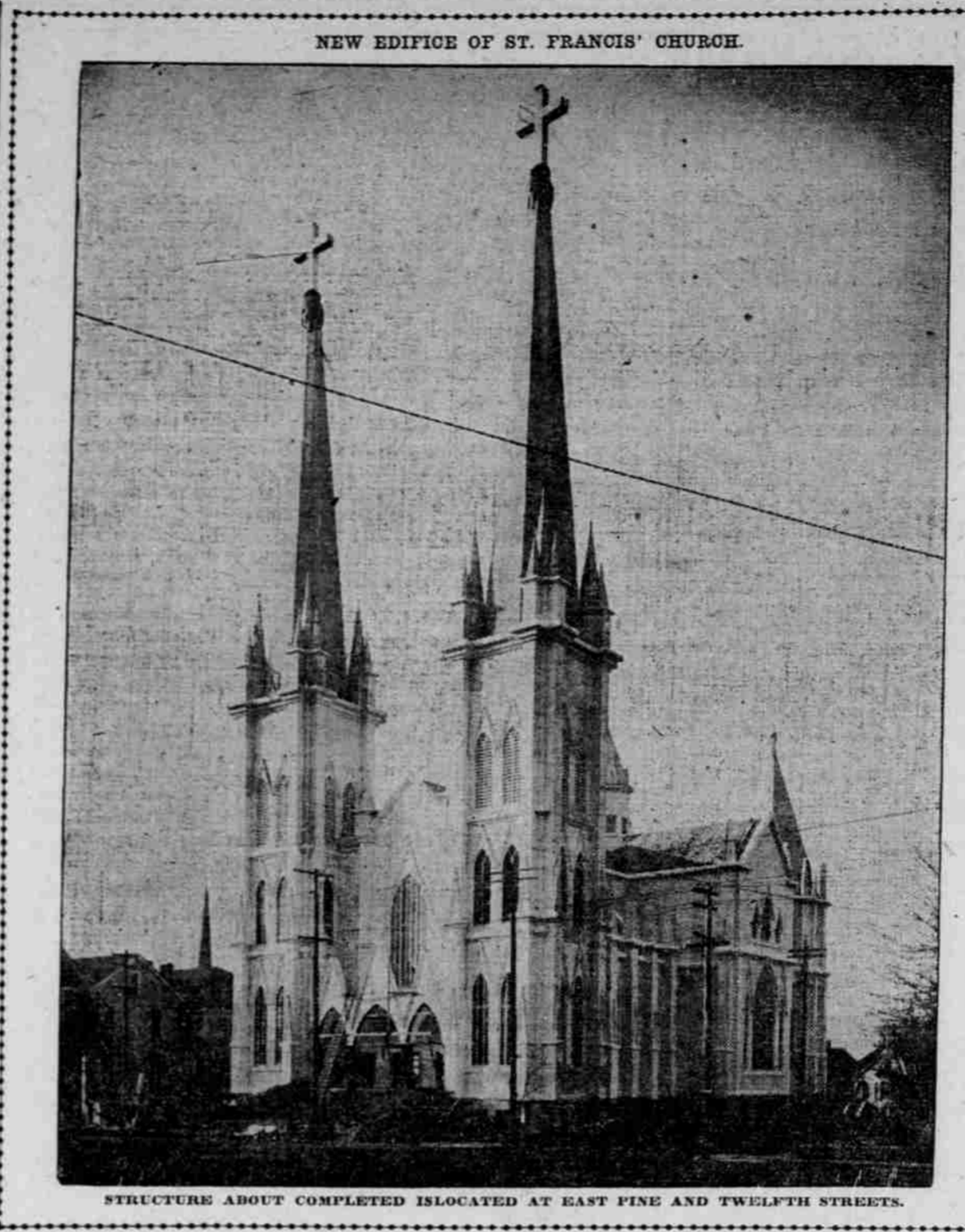
At the southwest corner of Williams avenue and Russell street, Albion, the three-story pressed brick building erected by Lewis & Company, is nearing completion. It covers a quarter block. The lower story is for general business purposes and the two upper floors have been divided into rooms and apartments. All the upper rooms are light and well ventilated. The cost of the building is more than \$60,000, and it is the best structure erected in that part of the city. It is located in a corner where every street carline passes through upper Albion.

### SCHWAB BUYS THEATER

Steel Man Goes to Rescue of Orchestra and Band.

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 hobbies is the Lehigh Valley Symphony Orchestra, of which he is a heavy contributor, and the new Bethlehem Steel Company band of 60 men, which he entirely supports at a cost of \$12,000 a year.

When an effort was made to get the local playhouse in which to hold the concert this season the lease, a leading New York theatrical man, and the orchestra management could not agree on terms. This roused Mr. Schwab to unusual 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 IS LOCATED AT EAST FINE AND TWELFTH STREETS.

## EDIFICE IS IMPOSING

### ST. FRANCIS CHURCH WILL BE COMPLETED SOON.

Structure Costing \$35,000 Is Admired for Massive Lines—Towers Are Over 200 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. St. Francis Church is one of the conspicuous structures on the East Side, its white towers reaching more than 200 feet above the street. It is a Gothic building, every inch conforming to the style of architecture. Twin towers at the east end are 225 feet above the sidewalk. 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 the towers.

### Hawthorne-avenue Sale Closed.

The Zimmerman estate has just sold 5x100 feet at the northwest corner of Hawthorne and Union avenues to a Portland investor for \$25,000. The sale was negotiated by the H. P. Palmer-Jones Co. and W. B. Honeyman, Jr. The property which is at present occupied by three old dwellings is to be improved at once with a brick store building. The opening of the new Hawthorne avenue bridge over which will be routed the Hawthorne avenue, Mount Scott, Waverly, Oregon City and Gadsden 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.

### Cattle-Stealing Charge Falls.

JOHN DAY, Or., Dec. 3.—Bert Scroggins, who has been held in the County Jail since the latter part of September on the charge of helping Charles Gentry steal cattle from the McElroy Brothers of Prairie City, was tried Thursday and found not guilty. Charles Gentry pleaded guilty.

## BUILDINGS ARE RUSHED

### EXTERIOR OF SELLING BLOCK ABOUT COMPLETED.

### Rapid Progress Being Made on Macgley-Tichner Structure—Powers' Store to Have New Home.

Work on the new Silling building, corner 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.

### The first floor of the building will be occupied by stores and the second floor will also be used for commercial purposes.

The floors between the third and seventh stories will be used for general business purposes. The building will be occupied exclusively by physicians and dentists. L. A. White, agent for the Selling estate, announces that leases are signed up for half of the building at the present time and he expects to have every room rented by the time the building is completed. The building will be ready to turn over to the owners by March 1, 1911.

### The Macgley-Tichner building, corner of Seventh and Alder streets, is also going ahead at a rapid pace.

Work on the concrete construction has reached the fourth story. The contractors, Stone & Webster Company, announce that the framework will probably be completed by the first part of January. The building will be ten stories high. Eilers Plano House has secured a long-term lease on the entire building.

### Work on the Yeon building, corner of Fifth and Alder streets, is going ahead steadily.

The exterior is practically completed and work on the interior is being rushed. The six-story building being constructed for the L. P. Powers Manufacturing Company, furniture dealers, at the southeast corner of Third and Yamhill streets, will be a modern, fireproof structure, costing \$80,000. The exterior will be constructed of pressed brick. Work is well along, the contractors having reached the third story.



RESIDENCE OF HENRY SCHEUPLER AT OAK GROVE. ATTRACTIVE TYPE OF SUBURBAN HOME.

# FREIGHT DEPOT IS EAST SIDE'S NEED

### Attitude of Councilmen in Matter of Street Vacation Criticised.

## BUILDING PLANS CHECKED

### Erection of Structures Involving Total Cost of \$1,000,000 Contingent Upon O. R. & N. Company Securing Additional Ground.

Failure 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 for a freight depot. One of these is an eight-story concrete building to be built for San Francisco men at the southeast corner of East First and East Washington streets as soon as they can get a freight depot to be established in Central East Portland. The company owning the site is ready to put up this building, but will not build it under present conditions. This structure would cost \$200,000.

Also, Page & Son will build on East Washington street, near East First, the Portland Flour Mills will replace the present wooden structure with a modern building and there are others who have buildings to be built. Plans are ready to build a freight depot as soon as the streets are vacated. Plans are ready.

### District Is Handicapped.

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

"I cannot understand the action of some of our Councilmen," said Charles Smith of the National 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. If we are to have there were facilities for handling freight."

### Roosevelt Apartments Sold.

The Roosevelt Apartments at Kearney street, between Twentieth and Twenty-first streets, were bought yesterday by R. F. Hall from W. L. Morgan for \$100,000. 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 in Eleventh near Clay street. The consideration was around \$40,000.

## FORT GEORGE COMMERCIAL CLUB

An organization of Fort George citizens and business men will give authentic 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 6000 population and in five years 20,000.

### Let us send you first hand facts about Fort George.

You can get quick reply by addressing Fort George Publicity Bureau, Room 114 543 Granville St., Vancouver, B. C. Or if you prefer, address us at Secretary Commercial Club, Fort George, B. C.

## CHRISTMAS TREE FESTOONS

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O. B. Stubbs Electric Supply Co. 61 Sixth Street.

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