## HEAVY BUILDING **GOOD FOR REALTY**

Dealers Predict Inside Property Will Begin to Move Soon After New Year's.

MARKET VALUES ARE FIRM

While No Large Deals Are Pending. Demand for Properties of Moderate Size Is Active-Construction Work Heavy.

With a constantly accelerating tide of building activity and a realty market of present adamant firmness, dealers pre-dict that real estate will begin to move freely soon after the first of the year The heavy building movement is the best possible sign of stable values. If owners of inside property are not letting go it is because they have a keen ap-preciation of their holdings, or are waiting for the advance that they feel is sure to come in the near future. Many owners are not willing to seil at any price. They feel that in Portland business property they have the best pos-sible investment, and that with the city growing at its present pace, appreciation

The heavy building movement is the feature of the realty situation in Portland just now. The total building permits issued during the year will reach up close to fis.600,000, an advance of 40 per cent over 1500, which itself showed a growth of one-third over the preceding year. The central retail business district down town is widesing out, and local business centers all over the city are gaining added importance. Farther expansion of the hig hotel district is marked by the prosecution of work on the splendid Hotel Mutinomah, on the block bounded by Pine, Ash, Third and Fourth streets. Excavating for the II-story building at Fourth and Washington is being rushed.

Steel plans have been filed with the building inspector for the 10-story department store building for Lipman. Welfs & Co., which will cover the half block on the west side of Fifth street, between Washington and Alder, and construction will begin in July. Fromptly on March I razing of the frame buildings will be begun on the Sixth and Washington site for T. B. Wilcox's 13-story steel building. Building programmes for next year are being considered by many investors who are not yet ready to announce their plans.

Emile Schacht & Son are drawing plans for a six-story hotel to be built by Mrs. Caroline A. Trimble on an irregularly-shaped lot on Park, Oak and Ankeny streets. The lot has a frontage of Sill feet on Park. 50 feet on Oak and 72.9 feet on Ankiny and is 120.2 feet wide at the rear. Construction is to start early in the Spring. What the building will cost has not been determined.

Another hotel proposition, which as yet is purely tentative is that of Russell & Hlyth, who plan improvement of their property on Sixth, Pine and Ankeny streets with an eight-story hotel to cost \$250,000. This lot is of irregular shape and contains about half a block. It has a frontage of \$2 feet on Sixth street, 159 feet on Pine and 145 feet on Ankeny, and is \$7 feet wide at the rear. The east 50 feet of the block is held by other owners. The plans are being drawn by Emil Schacht & Son.

realized when 49 lots were sold on the opening day for a total of \$75,000. More than two-thirds of the tract was disposed of on the first three days.

The sale of the 50 by 100-foot lot at the northeast corner of Park and Taylor streets by F. R. Levee as agent for Iver Johnson of Seattle, to Will G. Parker of Beaverton, is the largest reported so far this month. The property was bought for cash, and Mr. Parker intends to erect an eight-story "Class A" structure on the site, starting soon after the first of the year. The building will be used for a hotel and stores will occupy part of the first floor.

Acting for the H. W. Goode estate, Charles K. Henry on Wednesday sold the 20 by 100-foot vacant lot on the west side of Sixth street, just north of Burnside, to E. L. Lowell of the Sealy-Lowell Company, for \$22,500. The buyer will erect a four or six-story brick building and intends to held the property as an investment.

The Murhead & Murhard Company on Wednesday bought the 50 by 100 feet at the southwest corner of Park and Davis streets from W. P. Henderand Davis streets from W. P. Hender-son for \$30,000 cash. The buyers will erect a five-story brick warehouse with basement, for which plans are being prepared by Bennes & Hendricka The sale was made by Karnopp & Knopf. The building has been leased for seven years to the Baggage & Ounibus Trans-fer Company.

The Seven Caks Investment Company, of which D. Parker Bryon is the agent, will put up a one-story brick store building on the quarter block at the northeast corner of Seventh and Oak streets, to cost \$20,000. Plans have been drawn by MacNaughton & Raymond and work will begin in two

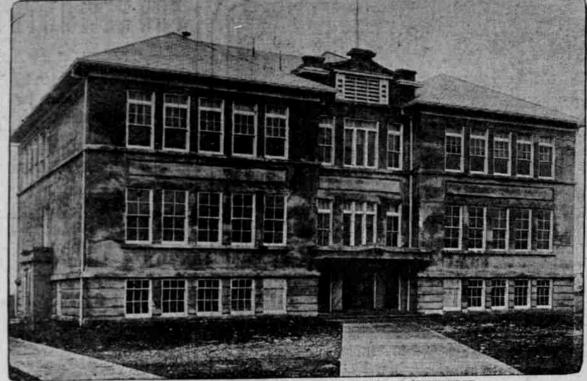
Naphtaly Kohn, of Frankfort, Germany, has sold to Joseph Glicksman arough the agency of Sheffield & Reilly, a lot 25 by 100 feet, on the east side of Third street, between Everett and Flanders, for \$16,500. The buyer owns the south 25 feet of the same lot and will erect a substantial building.

William M. LaForce has sold to William G. Eaton for a consideration of \$5500 the quarter block at the northwest corner of East Seventeenth and Stark streets. The property is unimproved. The deal was made by Sheffield &

A contract has been given by the Macleay Estate Company to J. F. Wineland, for altering, remodelling and repairing the structure at the southwest corner of Front and Alder. The building is two-story brick, 50 by 100 feet. The brick wails of the first story will be torn out and plate glass windows put in New floors will be laid throughout the building. The work will cost \$16,600. Claussen & Claussen prepared the plans.

E. B. MacNaughton has prepared plans for a four-story brick building

INDEPENDENCE HIGH SCHOOL BUILT TO LAST A THOUSAND YEARS.



NEWLY COMPLETED HIGH SCHOOL BUILDING AT INDEPENDENCE.

INDEPENDENCE, Or., Dec. 17.—The new high school building in this city has just been completed and school inaugurated. According to E. E. McClaran, the Portland architect who designed the building and under whose supervision it was built, it will last 1999 years unless some catastrophe befall. The school is built of reinforced concrete and is roofed with asbestos slate. Its dimensions are 69x99 feet and it contains 11 rooms, including study hall and manual training and domestic science rooms. It is heated with furnaces and is equipped with modern plumbing and patent drinking fountains. It is one of the finest school buildings in the state and the people of independence are proud of it.

to be built for Mrs. P. N. Daly at the northeast corner of Fourth and Jeffer-son. The structure will cost \$75,000, and will cover a full quarter block.

and will cover a full quarter block.

E. J. Daly and W. B. Streeter have engaged Architect D. L. Williams to draw plans for a two-story brick and concrete store building to cover the gore-shaped lot where Stark and Burnside streets converge. The structure will cost \$10.000. The plans will be filed with the building inspector in a few days. This lot is long and narrow and has dimensions of 50 feet on Burnside street, 47 feet on Stark and 20 feet at the large end. The other end runs to a point. Messrs. Daly and Streeter bought this property four years ago for \$2500, and they contend it is worth \$10,000 now.

Mrs. S. Garland will build a three-story Mrs. S. Garram will build a three-sory brick hotel on her lot, 20x100 feet, at Trinity Place and Washington street. The cost will be \$5,000. The place are now being checked over by Building In-spector Plummer and the permit will be issued before the end of the year.

A four-story brick building, e0x100 feet, to cost \$15,000 will be built by Mrs. Isam to cost \$55,000 will be built by Mrs. isant White, at the northeast corner of Second and Madison streets. Stores will occupy the first floor and the three upper stories will be fitted for a hotel. Emile Schacht & Son have prepared the plans. The contract will be let in a few days and work will commence soon after the first of the year.

E. S. Routledge has taken out a per-mit for a two-and-one-half story dwelling to be built on East Twenty-ninth street, ont and East Yambill. The

B. P. Doty, builder and contractor, has purchased a lot, 160x116 feet, on East Fitty-first street and Hawthorne avenue, from Margaret MacKenzie, for \$300. Mr. Doty will put up two residences on the

James Knott has taken out a permit for a four-story brick building to be built on Albins avenue, between Loring and Raffroad streets; and to cost \$5000.

People Rush to Apartments; Builders Supply Many.

DEMAND ALWAYS GROWING

Splendid and Costly Buildings of This Class, Besides Many Small Ones Planned for Immediate Construction.

Portland is moving into apartments This type of dwelling is growing more and more popular among small families, and although the number erected is mul-tiplying, new apartment houses are occupied as soon as completed, while the older once are always well filled. Permits are taken out almost daily for new apartments, and architects' studios are littered with plans for them. Styles vary to every degree, from the little four-apartment flats to the big ones that cost

Self & Blyth, who plan improvement of their property on Sixth. Pine and Ankeny streets with an eight-story hotel to cost \$250,000. This lot is of irregular shape and contains about haif a block. It has a frontage of 42 feet on Sixth etreet, 150 feet on Pine and 145 feet on Ankeny, and is \$7 feet will be block is held by other owners. The plans are being drawn by Emil Schacht & Son.

Several real estate transfers of moderate sine were reported last week, but interest of the new Hartman & Thompson tract on the new Hartman & Thompson tract on the northeast elope of Mount, Tabor. The opening was well advertised when 43 lots were sold on the little residences on the little residence in the Spring.

C. L. Bamberger reports the sale of a five-acre improved place on Kellogs's their property on Sixth, Pine and Ankeny, and is \$7 feet will be several the building with stores on the first floor and apartments above, which is the typic by W. E. Nelson at East Thirty-and the building with stores on the first floor and apartments above, which is the typic by W. E. Nelson at East Thirty-and the building with stores on the first floor and apartments above, which is the typic by W. E. Nelson at East Thirty-and and the building with stores on the first floor and apartments above, which is the typic by W. E. Nelson at East Thirty-and and the councies of property in localities with business possibilities.

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Park Harris Is Completed.

BAKER'S NEW PEDERAL BUILDING COMPLETED AT COST OF \$75,000

St. Francis Apartments Under Way. corner of Twenty-first and Hoyt streets, and the builders are mixing concrete for the basement walls. The building is to be five stories high, of pressed brick mill construction, and its dimensions will be 30 by 100 feet. The cost will be upward of \$5,000. The walls will be upward of \$5,000. The walls will be used. There will be 60 apartments which will be equipped with all modern improvements, and an automatic electric elevator. The building will be completed about May 1. It is being erected by the St. Francis Investment Company of which Morgan, Fliedner & Boyce are the principal stockholders.

A \$10,000 flat building, containing

holders.

A \$10,000 flat building, containing four apartments, is being constructed by Morgan, Fliedner & Boyce, on the south side of Glisan street between Twenty-third and Twenty-fourth.

Rudoiph Christman is building a two-story brick store and flat building, designed by W. E. Nelson at East Thirty-seventh street and Hawthorne avenue. Eveavation has been finished and the concrete work is under way. The cost will be \$20,000.

the Dezendorf four-story apartments on Sixteenth street near Taylor. The building will contain 19 apartments and will cost \$60,000. Claussen & Claussen are the architects.

The four-story brick and concrete building announced last week to be erected at the northwest corner of Grand avenue and East Stark street by W. I. Morgan, W. & Latha and I. The Park-Harris apartment house, at the northeast corner of Park and Harrison streets, was completed last week, and is ready for occupancy. It is a four-story brick, and contains 20 four-room and four three-room apartments. It is heated with hot water, and has an automatic electric elevator and all modern conveniences. It was built by the Park-Harris investment.

Company, and was designed by Joseph Jacobberger. The cost was \$45,000.

1. A. Peters has bought from A. Rosenstein a lot 23 by 100 feet on the north side of Hall street between Tenth and Elleventh, and will erect an apariment house, to be two stories and basement, and to cost \$22,000, covering the lot. The story-and-a-half frame dwelling now on the lot has been purchased by E. H. Cahalin, who will move it to a lot on Fourteenth between Harrison and Montgomery. Mr. Peters paid \$5200 for the lot, and it is considered a good buy. He also owns a lot on Twelfth street, near Harrison, on which he will erect a three-story apartment, to cost \$20,000. Work will start on both these buildings at once.

St. Francis Apartments Under Way-

Excavation has been finished for the St. Francis apartments at the southeast corner of Twenty-first and Hoyt streets,







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When your friends and relatives think of what would be the most useful and appreciated gift. Our exclusive and personally selected stock of Table Lamps, Andirons, Fire Sets, Spark Folding Screens are decidedly above the average and will appeal particularly to discriminating gift recipients

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311 STARK, NEAR SIXTH

be apartments. Construction will begin at once and the building will be finished next Summer.

PORTY-NINE LOTS SOLD OPEN-ING DAY AT MORNINGSIDE.

More Than Two-thirds of Tract Disposed of in First Three Days of Sale.

Morningside, Hartman & Thompson's new tract, was placed on the market last Thursday, and on the opening day 49 lots were sold for an aggregate of about \$75,000. To date the sales amount to above 80 lots of a total price of about \$120,000, and the tract is more than two-thirds closed out. The lots sold for from \$1200 to \$1750 each. Several of the purchasers announced that they will build homes in the

Several of the purchasers announced that they will build homes in the Spring.

Morningside lies on the northeast slope of Mount Tabor and is just below the city's park property, which will soon be improved. The tract is bounded on the south by the Base Line road, a favorite for motorists, and is divided by two winding drives. It is now in lawns, flowers and trees, and the view over the beautiful rolling country of Eastern Multnomah, with Mount Hood in the distance, is unsurpassed.

Hartman & Thompson purchased the property last month from the Crystal Springs Sanitarium Company. The original holdings were 24½ acres, and of this B. S. Josselyn purchased four and one-half acres on which stands the structure which was the Massachusetts state building at the Lewis and Clark Exposition in 1995. Mr. Josselyn has let a contract to McHolland Bros, to remodel the building into a residence at a cost of \$15,000. The acreage will all be retained to form a suitable setting for the Josselyn residence.

Opening of this fine addition is expected to expediate general improvements in the Mount Tabor district. One of the results will be to hasten the extension of Belmont street to the end of the streetcar track.

Ideal weather conditions prevailed on the opening day, it was warm and sunny and Mount Hood stood out so that it seemed only a few miles away. The agents declared the view alone sold a dozen lots. One particular lot that

ny and Mount Hood stood out so that it seemed only a few miles away. The agents declared the view alone sold a dozen lots. One particular lot that seemed especially desirable was sold to three different applicants by as many agents, but the one who reached the office first secured the lot. No sale was lost, however, as the other purchasers both accepted different locations.

SHIPPING DISTRICT FORMING

Factory and Business Concerns Are Building in Sullivan's Gulch.

Building in Sullivan's Guich.

A considerable manufacturing, business and shipping district is being developed along the main line of the O. R. & N. Co., between East Twenty-sixth and East Forty-first street, in Sullivan's Guich. The Doernebecher Manufacturing Company is erecting an annex on the east of the main plant which will cost \$10,000. More space is required by the company. The Albina Fuel Company has established a plant at East Thirty-third street and Broadway, and erected a warehouse and other buildings. It has a edding from the O. R. & N. Co.'s line.

S. P. Lockwood owns a tract between the Barr road and the O. R. & N. Hine, which is tapped by a spur. He will improve it. The Second Lumber Company has a plant on the railroad, supposed to be a part of the Monarch Lumber Company, located on the Peninsula. It was a safetrack connection. B. M. Lombard has leased his holdings on the O. R. & N. for a term of years. There are several other firms which have established themselves on the O. R. & N. Inc. because of the railroad facilities afforded.

East Side Sales Reported.

Thomas H. Moore has sold the lot e southeast corner of East Ever

street and Grand avenue to Daniel for recaulking three barges and performstreet and Grand avenue to Daniel Marx for \$13,300. The lot is occupied by a residence. Mr. Marx owns the inside lot, on which there is a two-story flat. L. Lauterstein, a West Side business man, has bought a lot 50x100 on East Seventeenth street, between Thompson and Tillamook, for \$8000. A modern residence is being completed on the lot and will be ready by January 1. state portage road.

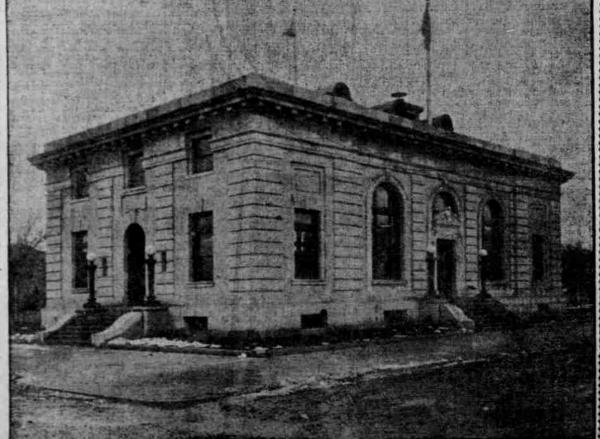
Supple Repairing Barges.

ing minor repairs. The steamer Hus-tier, which was on the way a few days having her stem rebuilt, planks replaced and rudders repaired, was floated and the ways were cleared, with the exception of a wharfboat being constructed for the Portland People in Chicago.

CHICAGO, Dec. 17.-(Special.)-Port-At the Congress, Mr. and Mrs. L. Ger-Joseph Supple yesterday closed con-tracts with the Pacific Bridge Company Solomon.

### FOR SALE OR TRADE

I own 14 lots in good California town, size 50x140 feet, all level, all clear of encumbrance; also 21/2 acres of land adjoining the same town. The town is on the new main-line cutoff between Portland and San Francisco (Southern Pacific R. R.). I must either trade them for something I can turn for money, or sell them at a sacrifice, because I need money badly. What have you to trade, or will you buy? Address me, W. J. B., The Oregonian, Portland, Oregon.



GOVERNMENT STRUCTURE MOST MODERN OF ITS KIND,

BAKER, Or., Dec. 12.--(Special.)-The new Federal building here has just been completed by the United States at a

BAKER, Or., Dec. 12.—(Special.)—The new Federal building here has just been completed by the United States at a cost of \$75,000. The building is one of the most modern ever constructed by the Government and is finished throughout in solid oak, with mostic floors.

A special feature in the new building is the arrangements for the postoffic inspector, who may come and go at any time without being observed. From the second floor he can view any part of the postoffice, even the closets and vanita, so the clarks never knew when they are being watched.

The United States Weather Bureau has established a branch here, which will occupy the top floor of the building. This bureau will have charge of the Eastern Oregon district.



## TEL GEARHA

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Low Winter Rates at Hotel.