

SKYSCRAPER ERA BEGINS IN EARNEST IN THE ROSE CITY

Imposing Buildings Planned for Many Down Town Corners—Some Already in Process of Construction, Excavations Being Made for Others—New Structures Are Being Planned

While the realty market during the past week has not been active except for small sales the building fever has been particularly noticeable. With the coming of good weather the work on buildings long contemplated has started in with vigor. The site for the new Couch building was made ready during the week and the actual work for the foundation started. The old building on Washington streets was raised in two days and Lot Q. Swetland will immediately begin active operations on the large handsome modern building to be erected there. The plans of the new nine-story structure for the Portland General Electric company were made public and they show an imposing building that will add much to the architecture of the city.

New Theatre Promised.
Possibly the most important announcement of the week was that made yesterday that Charles Sweeney, the Spokane millionaire, who has purchased

infused concrete. The new Couch building is to be of this type and it will be the first in the city. The possibilities of such construction is just being realized and it is likely that after one such structure is erected others will follow, just as has occurred in Seattle. While making provisions for reinforced concrete the city council should also make arrangements for the inspection of such work while under way. On account of the manner in which such buildings are constructed an expert is already needed for an inspector, and while changing the laws the council should provide for such an inspector.

Keenest Being Constructed.
Operative builders also appear to be active. Mrs. E. Murbard will erect two houses on Uphur street near Twenty-first. They will cost \$2,000 each. Three two-story houses will be built by H. J. McInnes at East Fifteenth and Ankeny. They will be of colonial design and will cost \$3,000 each. Mrs. D. Duback will build two houses, costing \$2,000 each, at Park and Jackson streets. Two cot-

win and Fred H. Hopkins sold to Henry C. Wolf the Peacher block at Mississippi avenue and Russell street for \$24,000. After this sale Mr. Baldwin with F. O. Downing purchased from the Ladd estate the building known as "the Brown," at Grand and Hawthorne avenues. The price paid is not stated.

Apartment houses continue to be built. Permits for several were secured during the week and the most notable among these was the three-story one to be erected at Eighteenth and Gilean streets by P. J. Bingham. It will cost upwards of \$15,000.

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GET YOURSELF A HOME

The first step toward it is to buy a lot in our new tract on Hawthorne avenue, at 22d street, just 15 minutes' ride over the Madison street bridge.

In South Sunnyside
The streets are graded, water brought to each lot and sidewalks now being laid. Building restrictions insure fine class of dwellings. Best car service on the east side.

At \$50 Down and \$10 a Month
Any one can become a property owner. The foundation of all wealth is real estate, said Russell Sage, who has ever practiced as he preached.

You Will Have to Hurry
For this tract consisted of 69 lots and only 22 now remain unsold. Prices will be advanced soon. Some purchasers have already sold at an advance. No cheaper tract of equal location is in the market district and a buy here is a safe and sure investment.

Better Stop Paying Rent
\$500 CASH and balance in easy monthly payments will give you a nice home on one of the choicest streets in the fashionable northwest section.

\$500 CASH will give you possession of a new modern home. Some purchasers cannot afford to let this opportunity pass.

\$850 CASH will put you in virtual ownership of a 4-room cottage near the corner of 21st and Kearney streets. If you don't want to live there it will pay 10 per cent income.

TRIPLE CHOICE LOTS on block from East 25th at car 150x100. Aced, magnificent shade trees. This is a bargain at \$1,500.

A BARGAIN GOOD HOUSES, at prices to suit everybody, are listed with us. It will pay you to look at them. If what we have don't suit, either in price or in quality, we will find what you want for you. We have the facilities for that, and it will cost you nothing to try it.

Some Good Investments
\$25,000—Quarter block on upper Morrison street, close to new theatre site.
\$10,000—Quarter block on Second and Everett; fine site for wholesale house.
\$10,000—Business property in North Portland, bearing 8 per cent net income.
\$6500—House and quarter block on Grand avenue north; a beautiful home.
\$6500—Cheapest warehouse site in the east wide district.
\$50,000—River front block in the very heart of the city.
\$4500—Flats on Russell street, Albina, paying big income.
\$2500—80 acres back of Linton; cheapest acreage on market so near Portland.

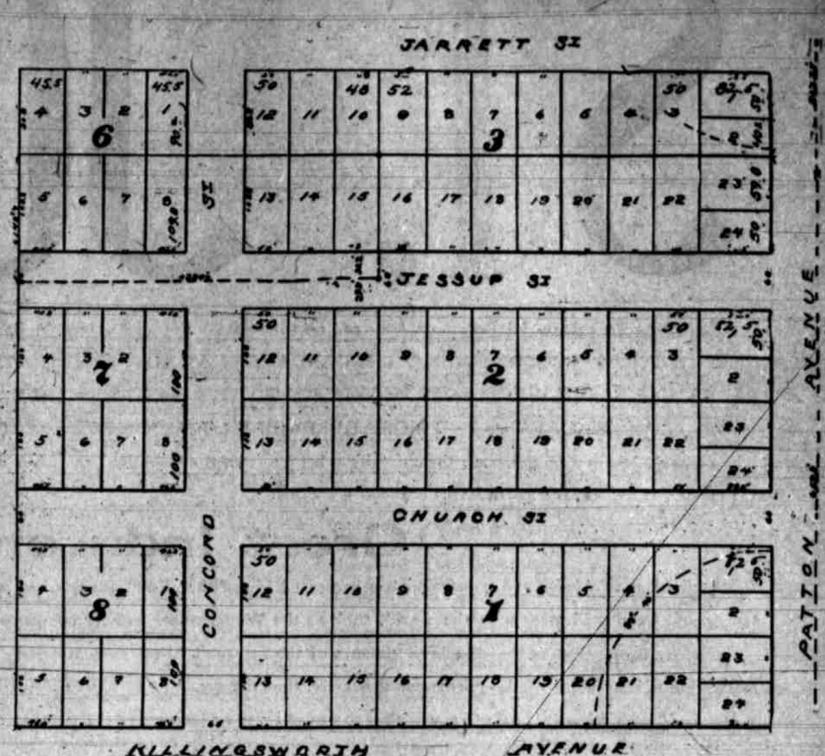
HARTMAN & THOMPSON
Chamber of Commerce. Phone Private Exchange 30.

ALDER STREET
100x100, corner, \$15,000. Price will soon be raised.

Seventh Street
Corner, best street north of Burnside; rentals \$113. Has a fine future—\$17,000.

E. J. DALY
222 FALLING BLDG.

HAVELOCK!



THE ABOVE PLAT SHOWS THE BEAUTIFUL ADDITION,

HAVELOCK

LOCATED ON KILLINGSWORTH STREET AND PATTON AVENUE

We can sell lots 50x100 feet, for a short time, from \$400 to \$550 in this elegant site. Street car within two blocks of any part of tract. No better car service in the city. Take St. Johns or Lower Albina car.

We want you to go out and look at Havelock, and we think you will be convinced that this is a good place to either make an investment or buy a lot for a home. Sold on easy terms.

HENRY A. TOWNSEND, Agent on the Ground

MOORE INVESTMENT CO.

150 SIXTH STREET, Fourth Floor. PHONE MAIN 2707.



New Home of F. G. Smith, 657 Schuyler Street.

heavily of Portland realty, had formed a combination with John F. Cordray and will build on the Dekum homestead at Thirteenth and Willamette streets a handsome modern theatre. The plans for this structure, it is said, will call for five stories and the auditorium will place will cover the entire block, thus giving Portland a hall in which the largest kind of convention can be held. For some time there have been reports of what Mr. Sweeney intended to do with the Dekum homestead but that regarding the theatre is evidently authentic. At one time it was said that the ground had been secured by the Roman Catholic church and a large cathedral would be erected thereon. Such a theatre as is evidently planned will no doubt be a good investment, for Portland is without a theatre building large enough for big conventions.

New Washington Street Building.
In addition to the new building at Fifth and Washington streets another is to be erected in the same vicinity. Captain D. E. Buchanan having secured a permit to erect a modern office building on the south side of Washington street between Fourth and Fifth. It will join the Swetland building. This structure of Captain Buchanan's will be six stories in height, of brick, and will be of the slow burning type. The first floor will be stores and the upper ones will be divided into offices. The building will cost somewhere in the neighborhood of \$70,000.

May Change Building Laws.
With all these new buildings coming in it is gratifying to note that the city council will probably make changes in the existing building laws, something that has been badly needed. It was rather surprising to many that the regulations contained nothing regarding re-

started or will start within a few weeks. These include the Coos bay road, long needed; the road into central Oregon, and the Salem and Willamette valley line. With all these lines being constructed Portland will advance more rapidly than ever, for they will develop territory, especially the line to Coos bay and the one to central Oregon, that has long been idle.

Packing Houses to Be Built.
Another piece of good news was that the construction houses on the east side will start within 20 days. It is said these packing plants will give employment to 5,000 hands, which will be a big stride in industrial Portland. With the coming of these packing houses there will be other lines, therefore the indications are most excellent for a large and healthy industrial development within the next year, in fact the outlook is more encouraging than it has been for several months.

The dinner of the Portland realty board the other evening was a great success and possibly the address which had in it the best practical suggestion was that of County Assessor Sigler. His remarks about the city's low tax rate of 5.3 mills was evidently taken home by every real estate man and it is likely that a number of the real estate operators will have this information put on their letterheads and thus spread its broadcast that Portland has the lowest city tax rate of any city on the Pacific coast. Mr. Sigler's suggestion that the tax rate should be widely advertised is a very good one and one of much practical value. If the real estate men call attention to it in their correspondence with eastern investors it will no doubt have much weight in influencing capital toward Portland.

tages costing \$1,500 each will be built by Miss Carrie Meussdorfer at East Second and Gilean streets.

A. M. Plummer will build a \$4,000 home at East Fifteenth and Thompson streets.

A. E. Ellis has completed arrangements for the erection of a \$5,000 brick building on Williams avenue near Stanton.

A two-story building, the first floor of which will be stores, will be built by A. F. Burkhardt at Twenty-third and Gilean. It will cost \$2,000.

A home costing between \$2,500 and \$3,000 will be built by Daniel Downie at East Fourth and Taylor. Six built on the west side will be a \$4,000 residence by Mrs. Mary Jenkins on Marshall street near Twenty-second. J. G. Smith will build a new home on Johnson street between Twenty-second and Twenty-third.

Miss Brower has commenced the construction of a modern and picturesque bungalow at Knapp and Flavel streets. It will cost \$2,000.

A two-story home costing upwards of \$2,000 will be erected by David Williams on East Seventh street near Rhine.

A three-story frame building will be built by Arata Bros. at Union and Hawthorne avenues. It will cost over \$2,000.

Builders, You Investigate
The M. J. Walsh company's large and beautiful stock of gas and electrical chandeliers, glassware, burners and all other electrical and gas appliances that constitute a modern home before purchasing elsewhere. They are now located at the most convenient point in the city, 311 Stark street, between Fifth and Sixth.

Stop Paying Rent

GLADSTONE—The great homesite, is 10 miles from Portland on the O. W. P. Electric Railway, which insures quick transit to Portland and Oregon City. Beautifully situated on the north bank of the Clackamas river, a magnificent stream of ice cold mountain water, with the beautiful natural park of moss-covered rocks, its Evergreen trees, its glens and lake, its acres of level, blossoming gardens, its pure water.

The grandest, most beautiful and picturesque locations for nice homes ever offered in the northwest at prices that make the investment a gilt edge one for the rich man or the working man.

Your choice of 150 lots 50x100 feet for \$100 per lot; also 100 acres are offered for sale in acre tracts on car line from \$300 to \$50 per acre.

Easy and satisfactory terms to buyers.

H. E. CROSS, Agent
OREGON CITY, OREGON.

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- MORGAN & FLIEDNER 213 Abington Bldg.
- J. L. WELLS CO. 94 Grand Ave.

Section 1. Payment of regular commissions on net contracts in Multnomah county. Property shall not be offered for sale in Multnomah county except upon exclusive written contract for any sum including not less than the regular commission. No division of commission shall be allowed except with active members of this association or with active members of other similar organizations outside of Multnomah county; provided, however, that these provisions shall not apply to sales under \$1,000. This article to take effect on June 1, 1906.

The following minimum scale of commissions and charges is adopted as obligatory:

- Over \$1,000 and up to \$2,000, 5 per cent.
- Over that amount, 2 1/2 per cent.
- On handling of additions, minimum, 5 per cent.

A. F. SWENSSON, Secretary

A REAL BARGAIN!



This beautiful home on the river, with ten lots. For further particulars see

ALFRED A. BAKER, 215-216 Abington Bldg.

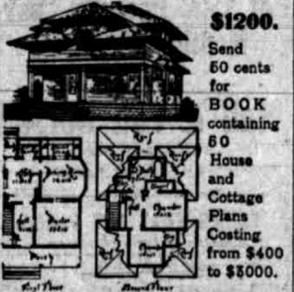
LOGGER'S BOAT TURNS TURTLE—HE IS DROWNED

(Special Dispatch to The Journal.)
Eugene, Or., June 2.—Norman Dorsche, a logger employed on the Booth-Kelly drive in the Willamette 29 miles above Eugene, was drowned today. He was assisting with a drive of logs in a boat. The boat overturned in the swift current which bore him down stream. The body has not yet been recovered. Dorsche was 22 years old and came here from Canada, where his parents reside.

KAMLOOPS BANDITS ARE FOUND GUILTY

(Special Dispatch by Lead Wire to The Journal.)
Winnipeg, Man., June 2.—The second trial of the bandits who held up and robbed the Canadian Pacific imperial limited train at Kamloops, British Columbia, resulted in a verdict of guilty against Edward alias William Miner, and William Dunn, who were sentenced to life imprisonment. Lewis Colquhoun, an accomplice, was given 28 years.

\$10 For complete Plans, Specifications and Details of this 6 room Cottage; can be built for



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FOR SALE

Lots 7 and 8, block 91, Portland City Homestead, same being generally known as the **WILSON HOMESTEAD**.
Good seven-room house, with cement basement; good barn and outbuildings, and one of the best views imaginable. Price only \$1,000.

Wakefield, Fries & Co. Agents
Member Portland Realty Board.
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The Finest Sawmill Site

on the Willamette river,

Near St. Johns

About 800 feet frontage, for only

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Phone Scott 4061. St. Johns, Oregon.

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We have such in prices ranging from \$10,000 to a quarter of a million.

A well located residence property, or a nice lot on which to build? We have them.

A well located and productive farm at a reasonable price? We have the largest list of substantial farms and can sell at prices in keeping with their actual usable worth.

Good acreage in or near the city? We have it with rich soil, on car line and river, where it will materially increase in value, and can sell on easy terms, \$10 down and \$5 monthly.

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