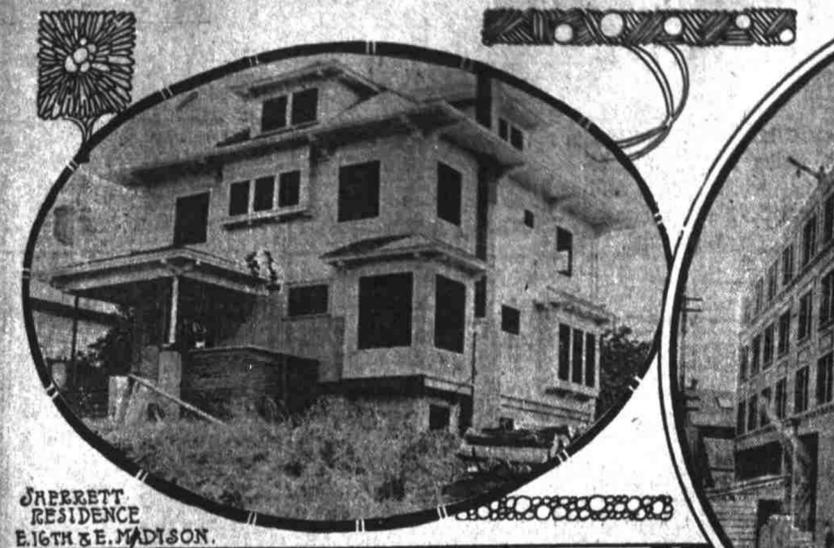


PLEIDED ACTIVITY IN REAL ESTATE FOR SUMMER SEASON



J. F. SHEA'S NEW BUSINESS BLOCK FIRST AND COLUMBIA STS.



H. M. LEFFERT #61 LUCRETIA ST.

J. F. SHEA'S NEW BUSINESS BLOCK FIRST AND COLUMBIA STS.

BIG TUMBLE IN LUMBER PRICES

Market Expected to Drop Heavily With Increase in Freight.

PORTLAND MILL OWNER HAS LOWERED RATE

Decrease Expected to Reach Five Dollars Per 1,000 Feet for Common Rough Variety—Revival of Home Building Expected.

A tumble of \$5 per 1,000 feet for common rough and \$3 to \$4 for finishing lumber is the startling rumor that is going the rounds among builders, as a result of the increase of freight rates on eastbound lumber by the transcontinental lines. A revival of home building and a tremendous fall in winter building movement is being predicted by architects and builders.

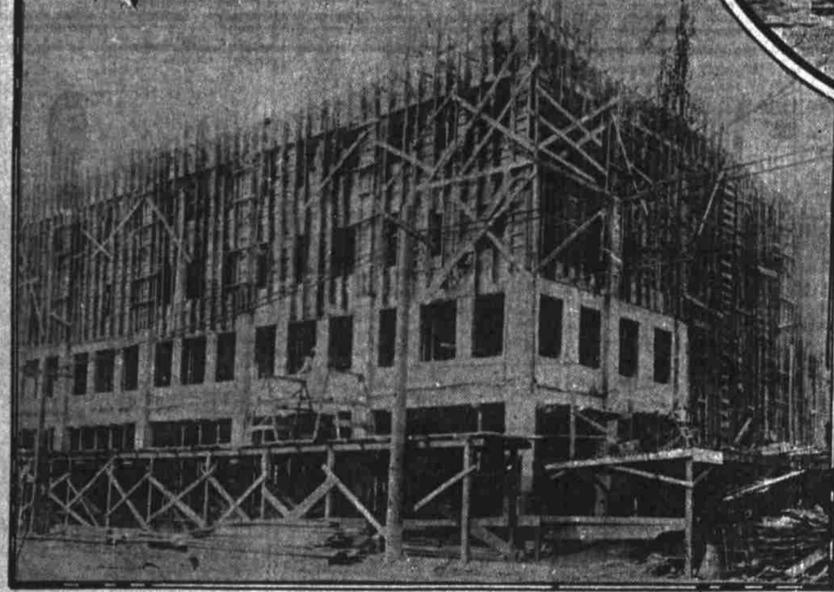
There are architects who declare the people of Portland and the whole northwest should "shake hands with Harriman," for the increase of 10 cents per 100 pounds in the eastbound transcontinental lumber rate. They declare the present lumber rates of 40 and 50 cents to the east are far and away below the rates of 60 and 70 cents for the Pacific coast manufacturer's common rough lumber. Oak flooring and all hard woods for building from the middle west to Oregon consumers pay a freight tariff of \$1.10. It is said by local builders that the more profitable the eastern lumber business becomes for the Pacific coast manufacturer the more expensive becomes lumber for the home people on this coast.

Today the same grade of lumber is \$16 to the Portland builder. No. 1 finishing lumber such as flooring, siding and other varieties, which was selling at \$26 in 1904, now costs the Portland builder \$32. No. 2 finishing lumber was \$18 and now is \$24. Shingles that three years ago cost the Pacific coast manufacturer \$1.50 are now \$2.25. Slabwood, well, the public is not certain that that luxury cost, but it is the result of the year's increase in freight rates. The Portland first class lumber is \$1.50 per load.

The architects and builders who deal directly with the manufacturer and keep in close touch with the meaning of every rise or fall of the lumber market are the result of the low freight rate of 50 cents per 100 feet that the scale prices for building timber and a crash of the market is imminent that will make all prospective home builders get busy. This mill offers to lay down in Portland first class lumber at the following prices: Rough common lumber \$12, instead of the present \$10; rough second \$10, instead of the present \$8; and rough third \$8, instead of the present \$6.

MR. E. G. REED NOW WITH THE REED-FRENCH PIANO CO.

Mr. Bert Reed, for more than seven years associated with the Allen-Gilbert Piano company, this city, has been appointed by the executive board of the Reed-French piano company their western secretary. The Reed-French piano company within one short year has demonstrated a first-class piano can be sold for a comparatively small amount. Until recently retailers asked \$400 and over for a good piano; Reed-French company sell the same grade piano for \$200 and make no bones about special discounts. Their fall catalogue Reed-French is a marvel of beauty and they ask \$250 for it—\$10 down and \$1 a month.



PROUDFOOT BLDG. EAST APPROACH TO BURNSIDE BRIDGE. REINFORCED CONCRETE

REALTY MARKET CLOSED STRONG

Transfers Last Week Surpassed Those of Same Week of Previous Years.

FAVORABLE TIME NOW TO BUILD DWELLINGS

While Other Coast Cities Show Decreases in Transfers Recorded for Summer Season Portland Forges Steadily Ahead on Conservative Basis.

This is the dull season in the realty market. Nevertheless the record of transfers continues large, as though it were the busiest and has surpassed the records of any previous year for the corresponding week. A let-up always occurs at this time of year, despite the fact that it is the most favorable time to build.

"It is a queer fact," said an observing business man during the week, "that street work and building are always heavier in winter on the Coast. I suppose there are reasons for it. Perhaps the architects like to rest and enjoy themselves in beautiful weather, while there is also the fact that Oregon winters do not, as a rule, hinder construction, a great deal. Indeed, it is agreeable most of the time working out doors in Oregon winter weather."

Decrease in Other Cities. Both in Los Angeles and Seattle a decrease in building and records of transfers are below that of corresponding months in the past few years is shown. Seattle papers say little about the slump that has taken place in that city during the spring and summer, but Los Angeles papers are not so secretive about real conditions. Says the Los Angeles Times, Sunday, August 11: "While building operations in the city have been going at a lively pace, there has been a decided slackness in this work, compared with a year ago."

Building Active in Portland. But the story of building in Portland continues. Something, just what, nobody knows, is going to occupy the Fenwick block. Excavations are in progress for the new \$350,000 Christian association's building, on Sixth and Taylor streets. The gas company has received notice that real estate men are planning to make way for a modern office building, while the big buildings now underway are a revelation to any observer.

Handsome residences are being planned all the time. If one steps into any architect's office, he sees exhibited blue prints of all kinds of homes to be built in the near future. A glance at the real estate and industrial situation will reveal many indications that tend to bear out the prediction that the approaching fall will have many wonderful surprises for an already marvelous real estate market.

REAR HILLS ABOUT THE CITY—PORTLAND HEIGHTS PROPERTY. SEVERAL COMPANIES HAVE RECENTLY ORGANIZED TO PREPARE THIS PROPERTY AND PUT IT ON THE MARKET.

Architect A. H. Faber is preparing the plans for a handsome flat to be built at Halsey street and Grand avenue and to cost \$5,000. The exterior will present the Spanish Mission effect. The building will contain four flats of six rooms each. The floors will be of hard wood. It will be completed within 90 days. Mr. Faber is also drawing plans for another flat, to be erected at Twenty-second and Davis street, this side the river.

Splendid Corner Buy. A local syndicate, composed of J. D. Hart, J. H. Gibson, Charles A. Mann, E. W. Ring and Lewis Montgomery, is reported to have purchased the north-west corner of Grand avenue and East Washington street from Joseph Healy for \$75,000. It is a quarter block, on which stands a three-story brick building, bought by Mr. Healy three years ago for \$40,000.

Work on the foundation of a three-story brick building with concrete basement was started this week on Hawthorne avenue between East Second and East Third streets. The cost will be about \$15,000. Construction has also been started on the annex to the Holy Names academy, East Oak and East Twelfth street. The annex will face on East Oak and will cost altogether about \$7,000.

E. K. Thompson is also planning to establish a bank in Albina. It will be a two-story brick affair and will be located in the growing business district in the vicinity of Shaver street and Mississippi avenue. This will be the third bank for Albina, which is significant and expressive of the growth of business in that part of the city.

The Swedish people are also going to build a church on Rodney avenue and Sixty-first street. The building will be erected on the site of the old Swedish church. The property was purchased by the Swedish church company and was incorporated for \$5,000. The principal parties interested were E. Delano, Paul Zedwick and John Olson. The company's plant is located at Montavilla, August 8, E. J. Delano, brother of E. Delano, purchased the interest of Mr. Zedwick which will lead to a reorganization of the firm.

Mail Secures Four Lots. Parrish, Watkins & Co. have sold to the Portland Post Office four lots on the north side of Market street, between Front and Water streets, for \$21,000. The property was owned by Mrs. Truesdale. The property is under lease and is occupied by frame buildings. At the end of the lease, however, the buildings will be razed and modern structures erected. That will be within the next two years.

BIG STRUCTURES FORM NEW LINE

Residence District Continues to Move Towards Hills Back of City.

RETAIL DISTRICT IS STEADILY ON INCREASE

New Christian Association Building Will Prove Wedge of Progress in District Heretofore Devoted Exclusively to Department Houses.

In the opinion of those who closely watch realty and industrial movements and attempt to determine their bearing on the future of development of the city, the excavation begun last week by C. J. Cook & Co., at Sixth and Taylor streets, is an especially significant one. The dead line of stately, antiquated residences that has so long forbidden the invasion of business has fallen to make way for the new, modern home of the Christian association. It is only a step—but a premonition of what is to come.

For a great many years the district south of Morrison and west of Fourth street has been restricted by these tall apartment houses defying the intrusion of the retail district, much to the detriment of the city. Now, however, the first opening is made and a continuation of the movement in that direction is earnestly expected. It is true that the excavation is not a business block or office building, yet it is a start and considered an important one. The Portland Daily Abstract, Wednesday, in speaking of this advance, said: "It will reverse the steady encroachment of business and public building upon what has been for years a residential district. It will mean the end of the old and the beginning of the new."

At Fifth and Yamhill streets on the property now occupied by small buildings in which are the offices of the Portland Gas company a new office building of the latest type is to be erected. This is a business block in every way modern and marks another step toward the invasion of the residential district so nearly adjoining the business portion of the city.

For many months rumors have been bound by the fact that the block bounded by Fifth, Salmon, Sixth and Taylor streets, now occupied by a residence is being held for a new federal office building opposite the Portland hotel are insufficient to provide adequately for the demands put upon it each day.

Again it is also known that the court house cannot last many years and it is likely that that structure will be rebuilt on property farther removed from the present site to where progress is being made. These are all examples of a progress southward in the steady evolution of a new Portland.

Tredway Leaves Weston.

(Special Dispatch to The Journal.) Weston, Or., Aug. 17.—The Weston normal faculty is to lose Charles Tredway, teacher of stenography and manual training, he having accepted a position at the state normal at Emporia, Kansas. The work here in stenography, typewriting and bookkeeping will be taken by Donald P. Mitchell and the manual training by John McNeil.

Moorish and Turkish designs in Mayer's hand-painted china, Metzger's

TELEPHONE MAGNATE WILL BUILD HOME

Excavations Are Begun for Unique and Costly Residence for L. J. Wilde.

R. N. Hockenberry & Co., architects, have been awarded a contract for a two-story double residence for Louis J. Wilde, president of Home Telephone company, that will be unique and different from any home in Portland. The excavation has been finished and the foundations are now being put in place. It is to be built on the site at Twenty-second and Everett streets. Mr. Wilde's plan is so out of the ordinary that it is worthy of special description.

The site the residence will occupy is a full quarter block, 100 by 100 feet. The whole site will be surrounded by a concrete wall with brick panels, surmounted with iron posts, connected with heavy logging chains painted green. The style may be described as southern Californian. The exterior will be partly shingled and partly plastered, with a finish in rough oiled. No paint will be used on the exterior. The plaster will be straw tiffed. The chimneys and piers to the verandas will be built of clinker brick. Each veranda will be supplied with pergolas, or open spaces, through which vines may be trained. The floors and steps to the veranda will be laid in reddish brown tile. The interior presenting green, dark drab and silver gray will be applied to the shingled gables, with exposed beams of the house will be roofed with boards two feet by six inches, laid 18 inches to the weather.

GAS COMPANY WILL BUILD SKYSCRAPER

Much Interest Aroused Over Public Announcement That Concern Will Vacate Present Quarters.

A great deal of interest has been aroused by the public announcement that the Portland Gas company will vacate its present quarters to make way for the erection of a modern office building on the property at Fifth and Yamhill street. It has not been announced definitely how large the new building is to be but it is expected it will be at least six stories high and perhaps more.

WILLIAM ISENSEE TO ERECT \$10,000 FLAT

Mrs. Reames Building Handsome Double Flat to Cost \$5,000 When Completed.

IRON INDUSTRY IS GROWING ONE HERE

Few Realize Outside of Those Actually Interested Just What Is Going On.

All steel beams and parts that go to make up the steel frame of the largest buildings in Portland are shipped from eastern points, usually Pennsylvania. However, there are in Portland several large firms that make cast iron girders and beams that are used in the smaller high-grade buildings such as the Masonic Temple, now nearly completed, on upper Yamhill street and the Lenox hotel, the iron for which was supplied under contract by the Phoenix Iron works. This factory, located on Hawthorne avenue, makes its own cast iron frames and employs a force numbering about 50 men.

The material for this work is shipped in large quantities from British Columbia, although some crude iron is shipped from the east. Cement and brick which cannot be secured in America must be had from Europe and beyond the knowledge of many residents. In fact, an inspection of many industries in Portland would reveal wonders worth little of what is done in Portland factories.

Local casting companies make a good deal of cast iron, but all the rolled material comes from San Francisco. This latter is used in the construction of oil tanks and the City Steel & Iron works have many contracts from the railroads for oil tanks. These tanks are placed in the office buildings for heating and the manufacture of special tanks for the petroleum is no small business of a company manufacturing from iron.

Local casting companies now use donkey engines that burn petroleum and a special tank for that kind of engine is necessary. Also the lumber business affords a number of opportunities. The construction of large conveyors that carry sawdust to the furnaces in the big lumber mills is an industry requiring considerable attention and is a large part of the business if such firms as the Hornung & Plesher company, known as the City Steel & Iron works.

There were four other contracting firms who bid on the work besides Langley & Walker. The alterations will cost \$4,900 and will be rushed in order to be ready for the busy season which approaches rapidly as Christmas grows near.

IMPROVEMENTS FOR POSTOFFICE

Changes on Lower Floor of Federal Building Will Benefit Everybody.

WORK BEGINS WITH SIGNING OF BOND

Langford & Walker Secure Contract. Stamp Room for Corridor on Yamhill Street Side—New Mailing Windows Also Planned.

Postmaster John W. Minto received word last Wednesday that the bid of Langford & Walker for alterations to the first floor of the post office building had been allowed. Work of tearing out partitions, installing new rooms and adding other features that will greatly facilitate the handling of the rapidly growing business of the office will begin at once. It is expected the contractors will have laborers ready to perform this work as soon as the bond has been accepted and properly filed at Washington.

There will be changes made that will not only be of great help to the employees but also to the public. A stamp room will be built in the corridor on Yamhill street side that will greatly relieve those who are now compelled to wait in line at the only two windows now available for this purpose.

The front partitions in the registry department will be torn out and moved forward increasing the space in that department to 14 x 18 feet. There will be many minor changes made in the mailing department that will greatly expedite the handling of mail. There will also be changes made in the offices of the postmaster and Assistant Postmaster J. J. Shipley and other conveniences that will improve those offices in the way of increased space.

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It is only a matter of time when a new building will be required for the use of the federal government in this city. Considerable interesting speculation is current regarding the plans of the government and from time to time "suitable and adaptable sites" are sprung on the public.