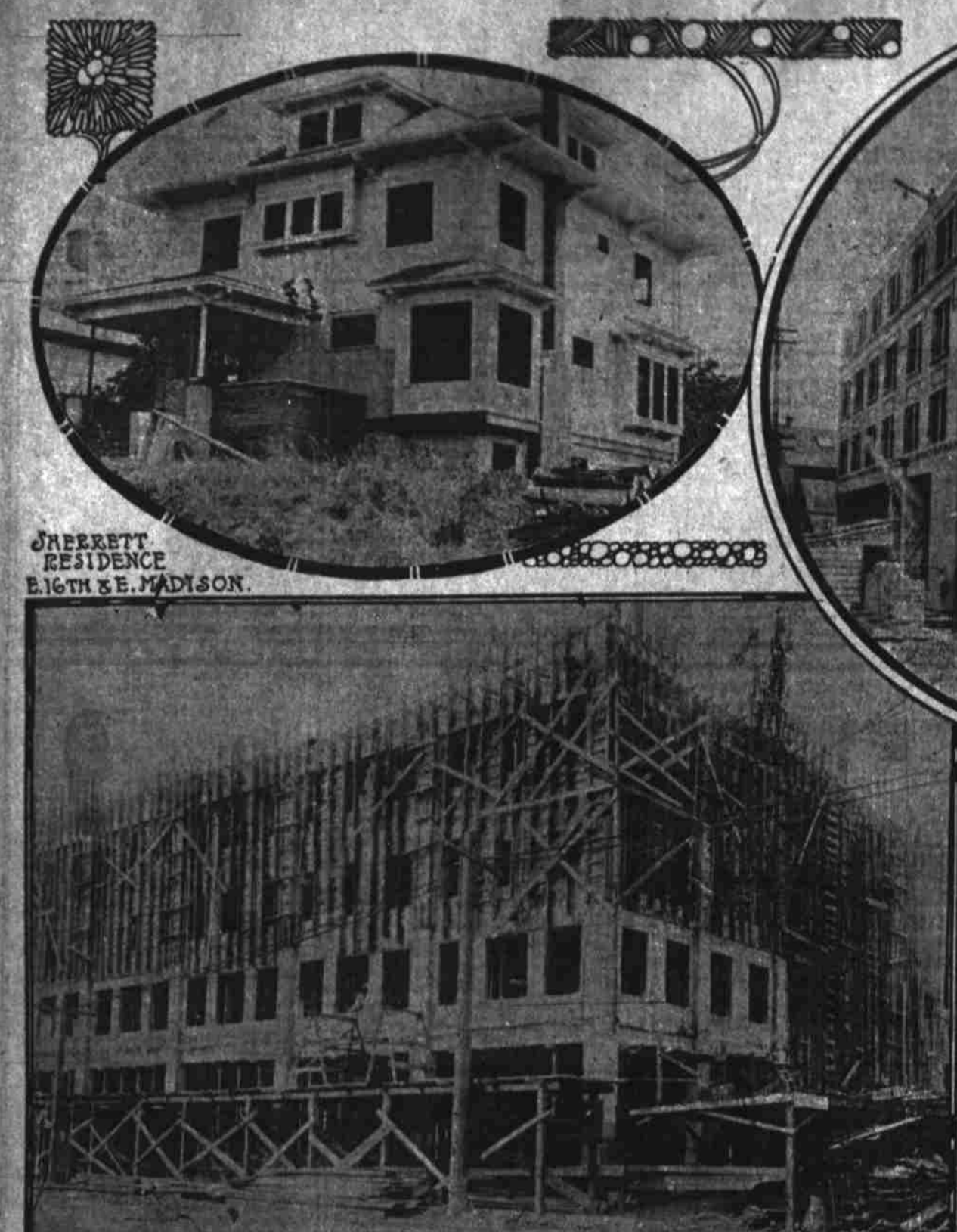


# SPLENDID ACTIVITY IN REAL ESTATE FOR SUMMER SEASON



JACOBETT RESIDENCE  
EIGHTH & E. MADISON.



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.

### TELEPHONE MAGNATE WILL BUILD HOME

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

### IRON INDUSTRY IS GROWING ONE HERE

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

### 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.

## 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 Decrease 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 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." Elaborate description of the circumstances which have brought on this condition is given in detail, but the facts remain.

## Building Active in Portland.

But the story of building in Portland is a different one. It is so recognized in Los Angeles and gives sufficient reason for the papers to comment upon it so that real estate men may be aware of the real conditions and seek to provide a remedy instead of foolishly ignoring the facts.

Handsome residences are being planned all the time. If one steps into any architect's office, he sees extensive 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 back up the prediction that the approaching fall will have many wonderful surprises for an already marvelous real estate market.

As has been previously stated, the movement, as far as a resident population is concerned, is expected to be an

## PROUDFOOT BLK. EAST APPROACH TO BURNSIDE BRIDGE REINFORCED CONCRETE

the 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 \$15,000. The exterior will present the Spanish Mission effect. The building will contain four flats of six rooms each. The floors will be 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, B. W. King and Lewis Montgomery, is reported to have purchased the northwest corner of Grand avenue and East Washington street, from Joseph H. Cook, for \$75,000. It is a quarter block, on which stands a three-story brick building, bought by Mr. Healy three years ago for \$48,000.

Work on the foundation of a three-story brick building with concrete basement started this week on Halsey street, 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 \$12,000.

Mr. Thompson is also planning to establish a bank in Albion. It will be a 2-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 Albion, which is significant and expressive of the growth of business in that part of the east side.

The Swedish people are also going to build a church on Rodney avenue and East Twelfth street, from \$12,000. The authorities at Columbia university are planning to erect a school for girls at Williams street and East Twelfth street. Two years ago the Portland Hardware Floor company was incorporated for \$5,000. The principal parties interested were P. DeLano, Paul Zedwick and John Olson. The company's plant is located at Montavilla, August 8, E. Almsworth and John Bank for \$13,000. Knapp & Mackey negotiated the sale. The property adjoins other property owned by Mr. Davis.

Johann Poulsen, of the Imman-Poulsen Lumber company, will build a \$1,000 residence at East Ninth and East Multnomah streets. Mr. Poulsen is also having a garage built on East Tenth between Multnomah and Halsey streets. Henry Fries, of Wakefield, Fries & Co., will build a two-story mattress factory immediately at Fifteenth and Thirteenth streets. The contract was let to W. B. Griffith.

A. G. Long will build a \$10,000 residence at Sixteenth and College streets. He has also bought the southeast corner of East Seventh and Pacific streets from Mrs. Florence Knapp for \$1,000; Marion MacIntee negotiated the sale.

Will Improve Building. Moy Back Hin, Chinese consul, took over a permit to build repairs to his property on Second, between Salmon and Main streets, to cost \$10,000.

Twenty-five lots adjoining the block in the Griswold tract have been sold to E. J. Jaeger by E. J. Daly for \$55,000. The property belonged to the Ebercy estate.

John Douglas, of Victoria, B. C., recently purchased E. L. Thompson's property at Twenty-second and Lovejoy streets for \$13,000.

## 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 been the invasion of business has fallen to make way for the new, modern home of the Christian associations. It is only a step—but a premonition of what is to come.

For a great many years the district south of Morrison and east of Fourth street has been restricted by 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 Y. M. C. A. building 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 reveal the steady encroachment of business and public building upon what has been for years a residence center, 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 a small building 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 residence district so nearly adjoining the business portion of the city.

For many months rumors have been circulated to the effect that the block bounded by Fifth, Salmon, Sixth and Taylor streets, now occupied by a residence is being held for a new federal building. It has long been known that the present facilities in the old post office building opposite the 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 that a new structure will be rebuilt on property further removed from the present site to where property is less valuable. 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 typewriting, he having accepted a position at the state normal at Emporia, Kansas. The work here in stenography and typewriting will be taken by Donald F. Mitchell and the manual training by John Mather.

Moorish and Turkish designs in brasses and painted china, Metzger's

## MOY BACK HIN STRUCTURE 2ND AND SALMON STS.

## 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 cedar. No paint will be used on the exterior.

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 concrete. A combination of stains preventing green, dark drab and silver gray will be applied to the shingled gables. To complete the appearance the house will be robed with boards two feet by six inches, laid 18 inches to the weather.

There will be 14 rooms, seven on a side, and the house will have a concrete basement. The kitchen will not be plastered but sheathed and ceilingless, with exposed beams. The fireplace will be of dull green tile. The interior will be fitted up with all modern appointments, including fire boxes with outside attachment, and without doubt Home telephones. A garage will also be built on the property in the same style as the residence, to cost in the neighborhood of \$12,000.

## GAS COMPANY WILL BUILD SKYSCRAPER

Much Interest Aroused Over Public Announcement That Concerns 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 eight.

The gas company will move into the present quarters of the Wells, Fargo & Co. at Fourth and Yamhill, while the expense company expects to move into the new building at an early date. The inside finishing of the latter structure will be completed so that the building can be occupied within a few weeks.

## Excursion

On the steamer Beaver, to Lewis river, under auspices of St. Joseph Alt-society, Sunday, August 19, 1907. Steamer leaves Coups street dock at 8 a. m. sharp. Adult tickets 75 cents.

## WILLIAM ISENSEE TO ERECT \$10,000 FLAT

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

William Iseensee has begun the erection of a \$10,000 flat on Market street between Fifth and Sixth streets. The building will be a four-story, two-story flat and of frame construction.

The Portland Gas company will occupy the entire lower floor of the new building at Fifth and Yamhill street when it is completed. It is not known what the materials will be, but it is thought that plans are now being discussed and worked out by architects.

Fig iron and coke is imported almost entirely from Belgium, although some iron comes from England and Scotland. The latter is used in the construction of oil tankers and the City Steel & Iron works have many contracts from the railroads for oil tanks. These tanks are placed in the tenders and carry the petroleum used now almost exclusively for fuel.

Petroleum is also used now extensively 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.

A number of the most up-to-date logging equipments 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 of such firms as the Hornum & Fletcher company, known as the City Steel & Iron works.

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

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

Mr. A. Reames is building an attractive double flat on the corner of Missouri and Becho streets. The structure will cost between \$4,000 and \$5,000 and when completed will be one of the handsomest structures of its kind in that part of the city.

The Pacific Bridge company has taken out a permit to build a coal dock on East Water street between East Salmon and East Taylor. The improvement will cost about \$5,000.

Tuesday, the 19th, will be the last day to receive discount on seat side gas bills.