

# 12 NEW DWELLING HOUSES TO COST \$3,000 APIECE

Much Construction Authorized During Week — Monday's Permits Total \$73,940—\$40,000 for Residences.

Permits were taken out Monday and Tuesday of last week providing for the erection of 12 new dwellings on East Twenty-first street. The total of Monday's permits was \$73,940, and more than \$40,000 of this sum represented new residence construction. Tuesday's permits were valued at \$35,750, all of which went in the building of new homes.

McKeen & Balguy took out permits Monday for three two-story frame flats to be erected on East Burnside between East Twenty-sixth and Twenty-seventh. These buildings will all be finished in every respect and will cost \$3,000 each. On Tillamook between East Twenty-fifth and East Twenty-sixth, Claude D. Starr has begun the erection of two residences, one of which will cost \$500 and the other \$3450.

**Handsome Cottage.** One of the handsomest of the cottage type of dwellings in Irvington is being erected by George P. Brackett on East Twenty-first between Brazee and Knott. It is to be a one-story structure of the bungalow type and will cost \$3000. Mrs. P. H. White took out a permit Monday last for a two-story frame flat to be erected on East Fourteenth between Meln and Madison, at a cost of \$4500.

Permits were issued Tuesday to M. J. Delahunt for two two-story frame residences, one to be erected on Thompson between East Fourteenth and East Fifteenth and the other on East Fifteenth between Thompson and Brazee. The first of these buildings is to cost \$4000 and the second \$5000.

A. P. Donahue has begun the erection of a very handsome two-story frame dwelling at the corner of East Thirty-ninth and Division streets. The house will be one of the finest in that section of the city and will cost \$7500.

**Dwelling to Cost \$3000.** W. R. Oliver has broken ground on Haight street between Killingsworth and Jessup for a two-story frame dwelling to cost \$3000.

On Duquoy avenue between Regis drive and Glenn avenue, F. Holton is building a one-story frame cottage to cost \$3000.

L. Sparks has taken out permits for a two-story frame cottage which he will build on East Forty-first between East Forty-third and East Forty-fifth streets at a cost of \$2500.

G. Laitlamacepa took out a permit last Monday for a two-story frame store and flat building which he will build at the corner of East Forty-third and Madison streets, at a cost of \$2500.

M. L. McMinn has begun the erection of a one-story frame cottage on East Forty-sixth between Brazee and Wistaria. The building will cost \$2000.

**F. E. Rock'n Building.** F. H. Hocken is building a two-story frame cottage on East Fifteenth between Tillamook and Hancock streets which will cost when completed \$2000.

At the corner of East Eightieth and Barr road the Montavilla Lumber company is building a one-story cottage at a cost of \$1000.

The Laurelhurst company has begun the erection of a residence of the Spanish type of architecture at East Thirty-second and East Gilman streets. The building is to be finished in stucco and will have a tile roof. It will have ground dimensions of 44x55 feet. Seven of the eight rooms are located on the first floor, the eighth room being in the tower. All of the floors are to be of hardwood and the living room and den are to be paneled and the ceiling beamed.

**Old People's Home.** Excavating was begun last Monday for the foundation of the Old People's Home to be erected on the five-acre tract at East Thirty-third street near the Sandy road. The building will be 200 feet square, three stories high and of brick construction.

F. N. Moore has let the contract for a handsome new home to be erected at the corner of East Twenty-seventh and Tillamook streets. The building will have ground dimensions of 20x50 feet, will be 1 1/2 stories high and will contain nine rooms. It will be of the English type of architecture and is to be finished in selected fir. The estimated cost is \$5000.

At East Fourteenth and Madison streets excavating was begun last week for a double flat building to be erected by Mrs. P. H. White. Each of the flats will contain five rooms and the cost of the structure will approximate \$4000. In outward appearance the building will resemble a colonial residence.

## COLUMBIA TRUST CO. MAKES MANY SALES

During the past three days the Columbia Trust company has made a great many home-site sales in Eastmoreland. Wednesday of this week alone registered a large number of sales. Two lots have sold on Alvarado avenue, between Rex and Bybee avenues; six lots on Normandy avenue between Knapp and Bybee; four lots on Willshire avenue between Rex and Knapp; one lot on Ironquils avenue between Rex and Knapp; one lot on Alvarado between Crystal Springs boulevard and Lambert avenue; five lots on Normandy between Rex and Knapp; and the northwest corner of Willshire and Lambert avenues. Thursday seven lots all in one block and facing of Ironquils, Lambert and Alvarado avenues, were sold. One lot on Ironquils between Knapp and Bybee; one lot on Alvarado at corner of Bybee; two lots on Alvarado between Rex and Knapp; one lot at corner of Bybee and Knapp; one lot on Alvarado between Rex and Knapp; four lots on Ironquils between Bybee and Willshire; and three lots cornering on Lambert and Willshire.

The new dining cars on the Northern Pacific railroad to Tacoma and Seattle are the finest yet. The light mahogany interior finish and wide windows make them light in daytime, the concealed electric lights set into ceiling behind the frosted glass, furnish bright soft light evenings and in early mornings. The beautiful finish, the floor entrance and roomy arrangements of tables and chairs, make the meal hour the most pleasant of the trip.

Journal Want Ads bring results.

# ONLY TWO FIRE-PROOF BUILDINGS IN ALL NEW YORK

This Remarkable Fact Brought Out in Report by Gotham's Fire Chief; They Are Warehouses of Stone, Concrete.

There are said to be but two buildings in all the city of New York which meet all the requirements of a fireproof structure. The expression "fireproof," as applied to houses, here means a building which has a certain possibility of resisting fire from within. One of the fire chief's spokesmen of New York City, in a recent report, said that while there are hundreds of buildings of that city which cost from \$10,000 to \$15,000,000, there are but two which in his opinion will not burn. These, said the chief, are storage warehouses of stone, steel and concrete, and divided into compartments, so that when a fire breaks out in one place, it may be completely shut off, only the material in one compartment being thus being in danger.

**Croker's Opinion.** Chief Croker's opinion as to what constitutes a fireproof building is well known in by most of the heads of the fire departments in the larger cities throughout the country. It is the custom of architects and builders to label any building constructed of non-inflammable material as fireproof, but experience has taught the fire fighters in a hundred smaller cities that not one in a hundred so-called fireproof buildings is immune from destruction by great heat.

It is extremely doubtful if there is a single fireproof building in Portland, although there are dozens of so-called fireproof structures. But in reality any building having wooden window frames, doors, or interior trim is a long way from being fireproof. By such means fire can be communicated from one room to another, and when once under good headway such a structure can be riddled by flames.

Some 20 years ago when the first steel skyscrapers were put up in New York and Chicago, the steel columns were not encased in concrete, yet they were heralded as fireproof buildings; but nothing was further from the truth, as architects and builders discovered when a huge sixteen-story Sixth avenue department store caught fire and was literally melted to the earth.

**By Modern Method.** However, by the modern method of encasing all steel in a thick coating of concrete a very near approach is made to fireproof construction. Builders of splendid office structures and hotels have been unable to find a suitable material to take the place of wood for the interior finish of such structures. Wooden floors, of course, have long ago been done away with; but the window frames, door frames, window sills, casings and doors of all such structures are almost invariably some class of hardwood, which in a very short time becomes as dry as tinder and almost as inflammable as pine.

The cause of Chief Croker's strictures upon so-called fireproof construction was a disastrous fire that recently broke out in the finest apartment house in New York City, and which destroyed property to the value of \$250,000, before it was brought under control. This structure, which was called "the finest residential building in the world," was supposed to be as nearly indestructible by fire as it is possible to construct a building of that class; yet the fire raged fiercely and burned two entire stories before it was put out.

Chief Campbell of the Portland fire department, agrees with Chief Croker in the opinion that the fireproof building, in the strictest sense of the word, is an exceedingly rare thing.

"If there is a single building in Portland that will resist intense heat it is the Art Museum, at Fifth and Taylor streets," said Chief Campbell, "although I seriously doubt if there is a single structure in the city that would resist a general conflagration. Where there is fire wood used in the construction of a building the element of danger from fire is ever present."

"However, it must not be understood that Portland is lacking in fireproof buildings, as the construction is generally good. There are a number of business houses and office buildings here that are so nearly fireproof that the element of danger is greatly reduced."

## BALFOUR-GUTHRIE TO BUILD A MILL

One Thousand Barrel Flouring Mill to Go Up at Foot of Tenth Street.

In the realm of proposed new manufacturing industries for the Portland district, most interesting news of the year is the announcement that Balfour, Guthrie & Co. have let the initial contract for the erection of a 1000 barrel flouring mill and a grain elevator with a capacity of 400,000 bushels on the site of the Centennial dock at the foot of Tenth street. The new mill, including elevators and wharf, will cost approximately \$250,000, and will be one of the completest plants of its kind in the country. Electric power will be used in driving the machinery, each separate machine will be provided with an individual motor. Plans for the mill plant were prepared by Leland S. Rosener, a San Francisco architect and construction engineer, who also designed the warehouse equipment for handling grain recently installed by the Oceanic dock by the Balfour-Guthrie company. It is the intention to have the mill completed and in operation by October or November of this year.

The Balfour-Guthrie company is one of the oldest wheat buying and export firms on the Pacific coast. Branch houses of this company are located at all the large coast points, including San Francisco, Los Angeles, Seattle and Tacoma.

Kind of large flouring mill soon to be erected in Portland is that of the Pacific Milling & Elevator Co., at the foot of Seventeenth street. This company recently purchased the large mill of the Wasco Flouring & Milling Co., located at Fifteenth street. Within the next few days the new 500-barrel mill of the Portland Flouring Mills company will begin grinding. This mill was built on the site of the plant which was destroyed by fire last August.

# PERMITS ISSUED SHOW ACTIVITY IN BUILDING LINE

W. B. Struble Will Put Up 3 Story Brick Veneered Apartment House; Will Represent Investment of \$23,000.

W. B. Struble took out a permit Wednesday last for a three-story brick veneered apartment house which he is building on Twentieth street between Washington and Everett, the site formerly occupied by him as a residence. The permit provides for an expenditure of \$23,000. Each floor of the structure will contain six three-room apartments, and each apartment will contain a living room, kitchen and private bath. Steam will be used in heating the building.

J. F. Kerrigan has begun the erection of a two-story brick garage on Union avenue between East Davis and East

Everett street, which will cost about \$10,000.

### Fourteen New Dwellings.

Permits were issued Wednesday last for 14 new dwellings ranging in cost from \$1500 to \$3000. On East Davis street between East Fourteenth and East Fifteenth, B. F. Moore has begun the erection of a double frame flat building, which will cost \$3500.

W. H. Walker has begun the construction of a 10-room dwelling at the corner of East Twenty-first and Knott streets, which is being built for George H. Brackett of the White Motor Car company. The house will be a two-story frame affair, and will cost approximately \$4500.

### Captain Closes Deal.

Captain H. L. Fradendall of the quartermaster's department, U. S. A., has closed a deal with W. L. Brewster for the purchase of 100 by 100 feet on Johnson street between Nineteenth and Twentieth streets, on which he proposes to build a handsome residence.

W. R. Riley has taken out a permit for a one and one-half story cottage, which he will build on East Eighteenth street between Bybee and Claybourne. The improvement will cost \$2000.

Thomas G. Farrell took out permits last Wednesday for two one-story cottages which are to be erected, one on Tibbetts street and the other on Brooklyn street, at a cost of \$1600.

L. Day has broken ground on East

Seventh street between Tillamook and San Rafael for a two-story frame dwelling which will cost \$2000. The permit authorizing its erection was issued last Wednesday.

A permit has been taken out by the Rose City Construction company for a two-story frame dwelling to cost \$2000 and to be erected on Tillamook street near East Thirty-sixth.

A. E. Herg has begun the erection of a two-story frame residence on East Twelfth street between Sumner and Emerson streets. The building will cost \$1800.

## WILLAMETTE HEIGHTS RESIDENCE COMPLETED

At the head of Thurman street Willamette Heights is the elegant new residence of Attorney B. R. Huntington, which has just been completed at a cost of about \$6000. In architectural design the house is of the type known as modern English. It was designed and built by Architect P. A. Carlander. The interior finish is done in flat grain fir. Eastern oak was used in all the floors except the kitchen and pantry, where hard white maple was laid. The living room and dining room are paneled and beamed in stained fir. The Huntington residence is one of the handsomest of the many new homes on Willamette Heights.

## SELL AT RATE OF \$50,000 PER DAY

This Record Made on Lots in Laurelhurst — Bulk in Second Plat.

Over \$50,000 per day is the record of Laurelhurst property sales for the four last days of the week. The bulk of these sales were made in the second plat of Laurelhurst, placed on the market March 14. The first plat of Laurelhurst, consisting of 718 lots, has been practically sold out, and now the second and third plats are being offered the investing and home seeking public. The third plat of Laurelhurst is considered the choicest of the whole addition, from every point of view. Here the beautiful Ladd Park is to be situated. All Laurelhurst streets adjacent to it have been made to conform to its driveways. There are three blocks which have a frontage on the south side of the park and these have been subdivided, two with lots 100x180 feet in size, and a third 50x180 and carry a building restriction of \$7500 and requiring all residences to be placed

## MORRISON STREET PROPERTY SHOWS UNUSUAL ADVANCE

As an instance of the rapid rise in values of upper Morrison street property, W. H. Grindstaff has been offered an advance of 75 per cent on the price paid for a lot at Morrison and Lowndale, which he purchased just 20 days ago. The lot has a frontage of 100 feet on Morrison street and 50 feet on Lowndale, and is occupied by an old frame dwelling. Mr. Grindstaff paid \$37,000 for the holding March 1, and yesterday declined a cash offer of \$44,000. He holds the property at \$50,000.

Journal Want Ads bring results.

# Man's Sixth Sense

## REED INSTITUTE PLUS EASTMORELAND

Man's sixth sense—the sense of "home establishment," has been a part of his very existence from the stone age down to the present day. From antediluvian periods, man has dug holes in the ground, or cunningly fashioned his tepee from the hides of wild animals, or builded in the branches of mighty forest giants—he has thatched his roof with dry grasses and has built his walls with the sod of the earth. To cover his head—to shield himself from Nature's uncertainties, has been his chiefest object. Home—this has been his highest aspiration—his greatest ambition. If, then, the impulse and the sustained effort of all humanity is, and has been, toward the building of a home, the first step must be made in the direction of a proper selection of location. The present day man's sixth sense guides him in the selection of a slightly location. Beauty is the first home-site essential of today. Beauty is found at

# EASTMORELAND

Beauty of surroundings and of view. Beauty of contour. At EASTMORELAND the landscape artist's eye is delighted with a gracefully undulating line extending over the entire tract. Eastmoreland is beautiful in its every feature—just enough rise and fall to the land; and just enough foliage to render Eastmoreland the tract of tracts—the home-site of home-sites. Future Eastmoreland history will disclose the fact that first Eastmoreland home-site buyers will continue for all time to be its most enthusiastic supporters. Eastmoreland's attractions are many; here indeed at last is a more than satisfactory home-site property—a property more beautiful in every particular than has yet been introduced to a discriminating public. Eastmoreland will, in the future, be at once associated with thoughts of Portland's most exclusive residence section. This will be so because an ungovernable wave of public favor has turned in that direction.

## REED INSTITUTE

Furnishes the reason for Eastmoreland's sure development into Portland's elite home district. Don't dodge this fact. Eastmoreland's future is absolutely, unquestionably assured—don't doubt it. Talk with people on the street—see the property—learn of the great things that are planned for the early establishment of Reed Institute. Look cold facts squarely in the face—if you want the best, don't temporize, ask for it—come to us, let us show you—let us prove to you that Eastmoreland is to be your future home.

## We Pay for Eastmoreland Improvements

Eastmoreland's improvements will be first class in every way. Everything will go in that can be put in to improve the property, and with the exception of hard-surface pavements and sewers—we pay the bills. Isn't that fair—and more than fair? Eastmoreland's building restrictions are \$3000 and \$4000. This is high enough to absolutely guarantee that your neighbor's home will be as good as your own. Let us take you out to the property in one of our automobiles.

THOSE WISHING TO LOOK AT THE PROPERTY TODAY MAY TAKE THE SELLWOOD CAR AND GET OFF AT TOLMAN AVENUE. OUR AUTOMOBILE WILL BE THERE TO MEET YOU

# Columbia Trust Company

## BOARD OF TRADE BUILDING