

SKYLINE OF CITY WILL BE CHANGED BY CLOSE OF 1911

Skyscrapers in Business District, Hotels, Theatres and Tall Apartment Houses Will Give a Different Aspect.

Portland's skyline will have an altogether different appearance before the death knell of 1911 is sounded. Business buildings, the erection of which has already been announced and that will involve an expenditure of approximately \$5,000,000 are to be built this year. Fully one half this sum, in addition, will be expended in the erection of manufacturing plants, apartment houses, flats, churches and school buildings.

Not since the second year following the Lewis and Clark exposition, when durable construction of all kinds was at a record breaking point, has there been so much construction activity in Portland as will be in full swing by the first day of June.

Architects, realty operators and builders declare the skyline in the business section will show greater and more startling changes before the fall rains set in than during any other period of like length here.

The year's building activity is not to be confined to any one section of the business district. New buildings will, of course, dot that section of the city bounded by Third street, Eleventh, Ankeny and Taylor, while on the east side preparations are under way for an immense amount of new construction in both Albina and what is known as East Portland proper.

\$500,000 in Churches Alone.
More than \$500,000 will be expended in new churches before the building season is over. New schoolhouses to the value of \$1,000,000 are already scheduled for the year and it is known that the board of education has yet other improvements of this character in mind for the immediate future.

The largest building project on hand for 1911 is the Multnomah hotel, which is being erected by the R. R. Thompson estate, on the block bounded by Third, Fourth, Pine and Ash streets. This building is to be a fireproof structure, eight stories in height and its estimated cost is \$500,000. One story of the building was completed last week and it is estimated by the builders that the structure will be ready for occupancy by November 1.

The next largest and most expensive structure to go up in 1911 will be the new department store for Lipman, Wolfe & Co., which will occupy the west side of Fifth street, extending from Alder to Washington. It is to be a fireproof structure of steel and concrete construction and is to cost \$500,000.

Early in the summer, the 12 story addition to the hotel Portland will be got under way. This is to be of the steel skeleton type and together with other improvements contemplated to the big hotel will involve an expenditure of \$450,000.

First Class A Fireproof School.
Portland's first class A fireproof schoolhouse will be erected in 1911. It is to take the place of the Lincoln high school and will occupy the block bounded by Seventh, Park, Mill and Montgomery streets and will cost, according to the architect's estimate, about \$500,000.

The west wing of the new courthouse is also to go up this year. Plans have been drawn and approved for this building and it is expected the contract will be formally awarded within the next 30 days. Its estimated cost is \$350,000.

The Wilcox office building at the southeast corner of Sixth and Washington streets, which will be completed before the end of the year, though to be one of the smaller office buildings, will probably be the handsomest structure of its kind in the city. It is to be 12 stories, of steel and concrete construction, absolutely fireproof and will cost in the neighborhood of \$300,000.

Two New 12 Story Structures.
Plans are now in the hands of local architects for two other 12 story buildings, each to cover a 50x100 foot lot, and both to be of reinforced concrete construction. One of these is to be an office structure at the northeast corner of Fourth and Washington streets. It is to be built by Robert Smith, Fred Stanley and Whitney L. Bolen, who have taken a 50 year option on the site from Mrs. Caroline A. Trimble. Its estimated cost is \$300,000.

The other building of this type is to be erected by the McAllen Syndicate at the northwest corner of Park and Morrison streets. The class of building to be erected on this site is not yet determined but it is probable that it will be a combination business house and hotel structure with the four lower floors being designed for a department store and the upper stories for a hotel.

While no definite announcement has been made as to when the annex to the new Bowers hotel at the northwest corner of Eleventh and Washington is to be erected, it was said by Mr. Bowers at the time he took charge of the old Nordonia, that arrangements had been made for erection of the annex during the year.

New M. A. C. a Big Project.
Three \$100,000 buildings, the North Pacific Dental college at Grand avenue and Oregon streets, a new hotel at First and Columbia, and the Westminster church at Sixteenth and Hancock are all to be completed this year. The amount has been let for the new home of the Multnomah Athletic club on Multnomah field, facing Salmon street, at a cost of \$125,000.

At the northwest corner of Seventh and Alder, the Pantages Theatre company will build a new playhouse which will cost from \$100,000 to \$150,000. Another new theatre is to go up on the site of the old Arlington club at the northwest corner of Alder and West Park streets. This is to be the new Lyric and will, it is estimated, cost \$100,000.

In Apartment House World.
Before the building season is well under way at least one dozen new brick apartment houses will be under construction. Apartment house construction in Portland is expected to reach its maximum in 1911. Estimates, by those familiar with this class of construction in Portland, place the amount of money to be invested in new apartment houses this year at \$2,000,000.

Finest Private Residence in Portland—to Cost \$50,000



Fourteen room dwelling under construction for Andrew R. Porter.

What is to be the finest private residence in Portland is the magnificent three story structure under construction in Irvington for Andrew R. Porter of Porter Bros., railroad contractors. The building occupies a site 150 by 150 feet on Tillamook street, between East Twentieth and East Twenty-second streets. It contains 14 large rooms, is finished throughout in hardwood and will cost \$50,000. Work was started on the house last August and has continued through the winter without delay. Architect C. C. Robbins, under whose direction the house is being built, estimates that it will be completed and ready for occupancy by May 1.

The residence is 6x60 feet, full basement with Tenino buff sandstone treatment, first story of cream pressed brick with exterior plaster cast second story and gable work, making a beautiful type of early English home. In the basement is located a complete hot water heating plant, laundry, vacuum cleaning plant, a billiard room with fireplace treated in the Moroccan style of tile work and a wine room. The first floor consists of large reception hall, drawing room, dining room, living room, breakfast room, kitchen and den, all of which are of large proportions.

The reception, living room and dining room are finished in mahogany with full height paneling and beamed ceilings; drawing room in mahogany with fabric walls and plaster cast hand carved ceilings; den and side hall in broad flame quarter sawn eastern oak with the former paneled full height to dado, with beamed ceilings. The grand staircase is of massive mahogany detail and terminates in the upper reception forming a square well in which will be suspended a specially designed pendant fixture with the lower lantern in the center of the well. The second floor consists of upper reception hall, family bedroom and sitting room with fireplace, private bath room tiled full height, private rooms of the son and daughter, large guest room, sleeping balcony, private dressing room, covered pergola and sun porch.

The finish of the private suite is ivory 7-coat enamel, with mahogany panels; upper reception in mahogany throughout, with a large linen closet with columned front and port Orford cedar lining. All other rooms on this floor are 7-coat enamel work. The whole of the mahogany work throughout will be finished in 7-coat rubbed work and polished in dull tone. The entire building

will have hardwood floors with parquet designs in the principal rooms. There are five large bedrooms and sewing room on third floor all finished in selected flat grain fir, stained dark and finished in 7-coat work. The conservatory is placed to the west of the dining room with a plate and art glass treatment intervening between massive mahogany columns, and large buffet is set in the south wall with art windows on each side. The art glass throughout is designed in a manner strictly in key with the design of the home. The hardware is in polished brass with cut glass knobs, drawer pulls and other hardware to conform. In connection with the home is a private garage fitted up with all the essentials for taking care of automobiles. The garage is of the same design of the residence with pressed brick and buff sandstone first story treatment and exterior plaster cast gables.

Mr. Porter, who is now abroad, was formerly a resident of Duluth, Minn., but for the past two or three years has spent the greater part of his time in Portland. He expects to return with his family to Portland about May 1, and will immediately occupy his elegant new home.

IN PORTLAND ALONE BUILDING HOLDS UP

Seattle's February Loss, 63 Per Cent; Los Angeles' Loss is a Third.

Portland is the only Pacific coast city that showed a gain in building operations last month over the figures of the same month one year ago.

Outside of New York city, which showed a loss of \$7,000,000, building operations for February, throughout the country, were almost exactly identical in the aggregate with the record of the same month one year ago. In 49 leading cities, representing every section of the country, the total amount provided for in February permits was approximately \$38,000,000, compared with \$37,000,000 for February, 1910. The difference exactly represents the loss sustained by New York.

The following cities reported gains exceeding 50 per cent: Baltimore, 198 per cent; Columbus, 151; Des Moines, 53; Detroit, 154; Knoxville, 37; Little Rock, 73; Milwaukee, 84; Minneapolis, 22; Pittsburg, 63; St. Paul, 104.

The particulars will be found in the following table prepared by the American Contractor of Chicago:

City	February, 1911	February, 1910
Baltimore	1,252,779	427,356
Birmingham	25,717	274,867
Buffalo	245,000	586,000
Chattanooga	42,584	48,094
Chicago	4,266,400	6,878,600
Cincinnati	292,453	401,483
Cleveland	766,860	590,020
Columbus	211,712	84,085
Detroit	309,925	592,590
Des Moines	417,475	85,075
Detroit	2,339,400	808,410
Duluth	74,425	183,865
Grand Rapids	1,246,083	59,730
Hartford	245,140	277,110
Kansas City	653,610	1,155,875
Knoxville	71,144	15,347
Little Rock	107,541	401,483
Los Angeles	1,009,277	1,524,269
Louisville	235,095	318,988
Manchester	30,500	170,300
Memphis	340,120	217,900
Milwaukee	506,117	274,156
Minneapolis	1,597,153	485,980
Nashville	46,739	75,325
Newark	485,580	635,890
New Haven	132,320	169,047
New York	2,201,325	7,632,925
Brooklyn	1,698,400	2,312,075
Bronx	876,500	2,645,660
New York City	5,776,285	12,597,720
Okahoma City	29,453	401,483
Omaha	197,900	160,825
Philadelphia	1,912,635	2,045,075
Pittsburg	736,455	481,644
Portland	1,064,425	1,068,425
Rochester	232,925	255,897
St. Paul	1,111,176	643,592
St. Louis	1,447,684	1,248,263
Salt Lake City	87,700	344,137
Scranton	60,866	59,796
Seattle	121,245	1,853,416
Tacoma	120,470	131,860
Toledo	133,425	119,045
Wichitas	84,782	72,713
Worcester	101,005	209,054
Total	\$30,118,020	\$37,000,750

DEVLIN & FIREBAUGH GO TO YEON BUILDING

The realty firm of Devlin & Firebaugh, after occupying one suite of offices in the Swetland building for the past four years, has moved into the Yeon building and occupy suite of five offices on the fifth floor.

The large increase in Devlin & Firebaugh's business during the past year made it essential to secure larger quarters.

THIRTEEN ACRES ON PENINSULA SOLD

As a further indication of development in the city's manufacturing industries on the peninsula, comes the announcement made of the sale of the tract of land containing 13 acres lying along the O.W. R. & N. company's new line at Kenton. This tract has frontage on the railroad as well as along the Columbia slough.

The tract has been purchased by Frank Stenzel, a capitalist who recently came here from the sound cities, and the purchase is made from J. L. Rankin, who has owned it for many years.

While apparently Mr. Stenzel is the purchaser, it is understood that he represents a syndicate of Washington investors, who will use the property in the near future for manufacturing purposes. The price paid is approximately \$1750 per acre, and this figure is considered very reasonable as compared with other sales in the vicinity. The transfer was negotiated through the office of the A. H. Birrell company.

NORTH JONESMORE
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\$600 AND SOME FOR LESS
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50x100 feet, all cleared. Leaving Nice Trees. Good Car Service. Cement Sidewalks. Cement Curbs. Graded Streets. Water Mains. Electric Lights. Telephone Service. Title Guaranteed. Payments Returned With 5 Per Cent Interest In Case of Death.

WHAT YOU GIVE

Simply the Price of The Lot Payable 2 Per Cent Per Month.

There are two sections of Jonesmore. The south 240 lots are sold. The north section now open.

GO OUT SUNDAY

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Umbdenstock & Larson Co.
286 OAK STREET.
Both Phones.

RUSHING WORK ON BEAUMONT TRACT

Fifty Men Are Clearing the Land—Sewer Contract Has Been Let.

The Beaumont Land company, which early in the year took over the Beaumont property, has completed all the arrangements for immediate improvement of the entire tract. The sewer contract is let and the work is under way. The

clearing of the tract and the grubbing of all the lots is progressing rapidly. Some 50 men are at work clearing the tract. Bids have been opened by the executive board of the city for grading and hard surfacing, and it is expected that the contract on this will be let at the next regular meeting of the executive board, March 24. The scope of the improvements promised by the Beaumont Land company is the most extensive ever attempted in the city. Besides other improvements, such as water, sewer, gas, cement sidewalks and curbs, the company has arranged to use what is known as the central block distribution for the telephone and electric light service, and to this end a two foot easement is reserved off the rear end of each lot, and it is expected the telephone companies and the electric light company will use the same system of poles. This will mean that no poles will be placed on the streets, as is usually the case in most residence sections of the city, but will be confined to the rear of the residences, and the service will reach

the buildings from the rear instead of across the front lawn.
The company has deposited with one of the local banks \$15,000 to provide for the Beaumont extension on the Sandy road car line, north on Forty-second street into the heart of Beaumont by way of Wistaria avenue.
The construction of the line just as soon as the street grading work affecting the streets over which the line is to run is completed. When completed the road will be turned over to the F. R. L. & P. company for operation.
The company reports an active interest on the part of home builders and contractors, more than 25 sales of lots having been closed last week.
Own Will and Accord.
From the Yonkers Statesman.
Mr. Styles—Did you ask your wife to wear one of those hobble skirts?
Mr. Styles—Oh, no. It looks as if she had done it with her own will and accord.

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THE QUICKEST—
THE EASIEST—
THE MOST ECONOMICAL

WAY

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MADRAS

The Most Talked of City in the Great West Today

The colonist rates of \$25.00 from St. Paul and other Mississippi River cities have already brought hundreds of people into this thriving little city of Central Oregon. Lots for business purposes as well as residence lots in Madras are selling rapidly. The people of Portland and Oregon should GET BUSY AT ONCE and snap up some of this town property before the Easterners have secured all of it. BUSINESS LOTS SELLING FROM \$250 UPWARDS, AND RESIDENCE LOTS FROM \$75 UPWARDS, ON EASY TERMS. Call, phone or write. Don't delay.

Oregon Realty Syndicate

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Oregon Realty Syndicate,
928 Chamber of Commerce—
Send information regarding lots and business chances in Madras.
NAME
ADDRESS

BUILDERS' EXCHANGE TO HOLD SPECIAL MEETING

The Portland Builders' Exchange will hold a special meeting Friday, March 24 at 9 p. m. at 100 Second street. The meeting is important and a large attendance is desired.

Journal Want Ads bring results.
Most of the type used by printers in China is made in Japan.