

HEAVY BUILDING GOOD FOR REALTY

Dealers Predict Inside Property Will Begin to Move Soon After New Year's.

MARKET VALUES ARE FIRM

While No Large Deals Are Pending, Demand for Properties of Moderate Size Is Active—Construction Work Heavy.

With a constantly accelerating tide of building activity and a ready market of present adamant firmness, dealers predict that real estate will begin to move freely soon after the first of the year.

The heavy building movement is the feature of the realty situation in Portland just now. The total building permits issued during the year will reach up close to \$15,000,000, an advance of 40 per cent over 1909, which itself showed a growth of one-third over the preceding year.

Steel plans have been filed with the building inspector for the 10-story department store building for Lipman, Wolfe & Co., which will cover the half block on the west side of Fifth street.

Emil Schacht & Son are drawing plans for a six-story hotel to be built by Mrs. Caroline A. Trimble on an irregularly-shaped lot on Park, Oak and Ankeny streets.

Another hotel proposition, which is as yet a purely tentative, is that of Russell & Hirth, who plan improvement of their property on Sixth, Pine and Ankeny streets with an eight-story hotel to cost \$240,000.

Several real estate transfers of moderate size were reported last week, but interest of the market centered in the opening on Thursday of Morningside, the new Hartman & Thompson tract on the northeast slope of Mount Tabor.

The sale of the 50 by 100-foot lot at the northeast corner of Park and Taylor streets by F. R. Levee as agent for Iver Johnson of Seattle, to Will G. Parker of Beaverton, is the largest reported so far this month.

Acting for the H. W. Goodie estate, Charles K. Henry on Wednesday sold the 30 by 100-foot vacant lot on the west side of Sixth street, just north of Burnside, to E. L. Lowell of the Gealy-Lowell Company, for \$12,000.

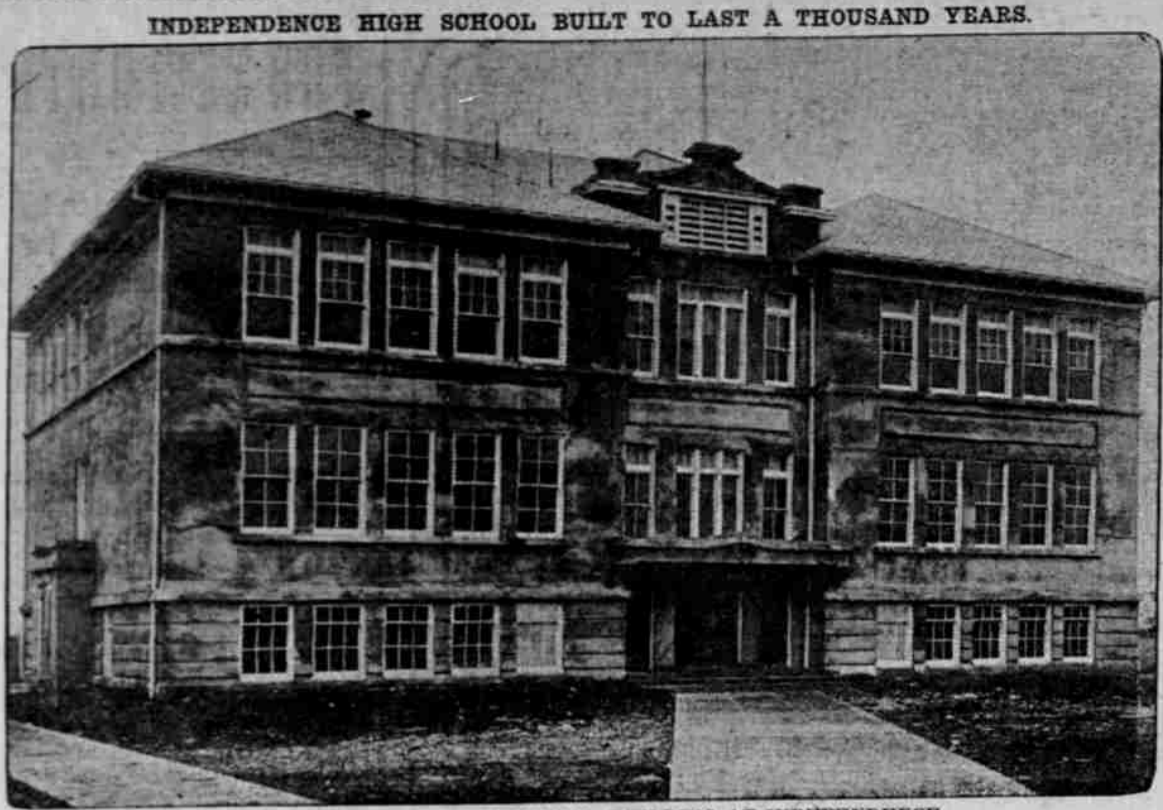
The Murhead & Murhead Company on Wednesday bought the 50 by 100 feet at the southwest corner of Park and Davis streets from W. P. Henderson for \$30,000 cash.

The Seven Oaks Investment Company, of which D. Parker Bryon is the agent, has sold to Joseph H. Dickman through the agency of Sheffield & Bellis, a lot 25 by 100 feet, on the east side of Third street, between Everett and Planders, for \$16,500.

William M. LaForte has sold to William G. Eaton for a consideration of \$5000 the quarter block at the northwest corner of East Seventeenth and Stark streets. The property is unimproved.

A contract has been given by the Mackay Estate Company to J. F. Wiseland, for altering, remodeling and repairing the structure at the southwest corner of Front and Alder. The building is two-story brick, 50 by 100 feet.

E. R. MacNaughton has prepared plans for a four-story brick building to be built for Mrs. P. N. Daly at the northeast corner of Fourth and Jefferson streets. The structure will cost \$75,000, and will cover a full quarter block.



INDEPENDENCE HIGH SCHOOL BUILT TO LAST A THOUSAND YEARS.

NEWLY COMPLETED HIGH SCHOOL BUILDING AT INDEPENDENCE.

INDEPENDENCE, Or., Dec. 17.—The new high school building in this city has just been completed and school inaugurated. The most exacting architect who designed the building and under whose supervision it was built, it will last 1000 years unless some catastrophe befall.

to be built for Mrs. P. N. Daly at the northeast corner of Fourth and Jefferson streets. The structure will cost \$75,000, and will cover a full quarter block.

Mrs. S. Garland will build a three-story brick hotel on her lot, 20x100 feet, at Trinity Place and Washington street. The cost will be \$25,000. The plans are now being checked over by Building Inspector Plummer and the permit will be issued before the end of the year.

A four-story brick building, 40x100 feet, to cost \$25,000 will be built by Mrs. Ilean White, at the northeast corner of Second and Madison streets. Stores will occupy the first floor and the three upper stories will be fitted for a hotel.

Emil Schacht & Son have completed plans for the residence to be erected by J. R. Bowles on the old Green home-stand on Cedar Hill. The Green residence has been torn down and construction of the new house will commence in January. It will cost \$25,000.

H. R. Scott has purchased six lots on Division street, near East Fortieth, in Howe's Addition from A. H. Birrell Company, for \$4000. The lots are well located. Mr. Scott will erect several residences on the lot in the Spring.

R. F. Doty, builder and contractor, has purchased a lot, 100x100 feet, on East Fifty-first street and Hawthorne avenue, from Margaret MacKenzie, for \$2000. Mr. Doty will put up two residences on the property.

James Knott has taken out a permit for a four-story brick building to be built on Albina avenue, between Loring and Railroad streets, and to cost \$2000.

Acting for the H. W. Goodie estate, Charles K. Henry on Wednesday sold the 30 by 100-foot vacant lot on the west side of Sixth street, just north of Burnside, to E. L. Lowell of the Gealy-Lowell Company, for \$12,000.

The Murhead & Murhead Company on Wednesday bought the 50 by 100 feet at the southwest corner of Park and Davis streets from W. P. Henderson for \$30,000 cash.

The Seven Oaks Investment Company, of which D. Parker Bryon is the agent, has sold to Joseph H. Dickman through the agency of Sheffield & Bellis, a lot 25 by 100 feet, on the east side of Third street, between Everett and Planders, for \$16,500.

William M. LaForte has sold to William G. Eaton for a consideration of \$5000 the quarter block at the northwest corner of East Seventeenth and Stark streets. The property is unimproved.

A contract has been given by the Mackay Estate Company to J. F. Wiseland, for altering, remodeling and repairing the structure at the southwest corner of Front and Alder. The building is two-story brick, 50 by 100 feet.

E. R. MacNaughton has prepared plans for a four-story brick building to be built for Mrs. P. N. Daly at the northeast corner of Fourth and Jefferson streets. The structure will cost \$75,000, and will cover a full quarter block.

to be built for Mrs. P. N. Daly at the northeast corner of Fourth and Jefferson streets. The structure will cost \$75,000, and will cover a full quarter block.

TYPE IS IN FAVOR

People Rush to Apartments; Builders Supply Many.

DEMAND ALWAYS GROWING

Splendid and Costly Buildings of This Class, Besides Many Small Ones Planned for Immediate Construction.

Portland is moving into apartments.

This type of dwelling is growing more and more popular among small families, and although the number erected is multiplying, new apartment houses are occupied as soon as completed, while the older ones are always well filled.

The city building inspector is checking over plans for several new apartments, and expects that permits will be issued for at least a score in the next two weeks.

The Park-Harris apartment house, at the northeast corner of Park and Harrison streets, was completed last week, and is ready for occupancy.

Park-Harris is Completed.

The Park-Harris apartment house, at the northeast corner of Park and Harrison streets, was completed last week, and is ready for occupancy.

The four-story brick and concrete building announced last week to be erected at the northeast corner of Grand avenue and East Stark street by W. I. Morgan, W. A. Leith and J. W. Hecker, will be a combination business and apartment block.

George A. Housman will build a brick apartment house, to be three stories high with basement, and to cost \$40,000, at Twenty-first and Hoyt. A. C. Ewart drew the plans.

Concrete work has been started on the Desendorf four-story apartment on Sixteenth street near Taylor. The building will contain 19 apartments and will cost \$50,000. Clausen & Clausen are the architects.

The four-story brick and concrete building announced last week to be erected at the northeast corner of Grand avenue and East Stark street by W. I. Morgan, W. A. Leith and J. W. Hecker, will be a combination business and apartment block.

George A. Housman will build a brick apartment house, to be three stories high with basement, and to cost \$40,000, at Twenty-first and Hoyt. A. C. Ewart drew the plans.

Concrete work has been started on the Desendorf four-story apartment on Sixteenth street near Taylor. The building will contain 19 apartments and will cost \$50,000. Clausen & Clausen are the architects.

Company, and was designed by Joseph Jacobberger. The cost is \$45,000.

L. A. Peters has bought from A. Rosenstiel a lot 33 by 100 feet on the north side of Hall street between Tenth and Eleventh, and will erect an apartment house, to be two stories and basement, and to cost \$22,000, covering the lot.

St. Francis Apartments Under Way. Excavation has been finished for the St. Francis apartments at the southeast corner of Twenty-first and Hoyt streets, and the builders are mixing concrete for the basement walls.

Rudolph Christman is building a two-story brick store and flat building, designed by W. E. Nelson at East Thirty-seventh street and Hawthorne avenue. Excavation has been finished and the concrete work is under way.

Straw & Allerton, architects, have filed in the office of the city building inspector plans for a three-story and basement brick veneer apartment house to be erected by H. B. Adams at Twenty-first and Overton streets.

George A. Housman will build a brick apartment house, to be three stories high with basement, and to cost \$40,000, at Twenty-first and Hoyt. A. C. Ewart drew the plans.

Concrete work has been started on the Desendorf four-story apartment on Sixteenth street near Taylor. The building will contain 19 apartments and will cost \$50,000. Clausen & Clausen are the architects.

The four-story brick and concrete building announced last week to be erected at the northeast corner of Grand avenue and East Stark street by W. I. Morgan, W. A. Leith and J. W. Hecker, will be a combination business and apartment block.

George A. Housman will build a brick apartment house, to be three stories high with basement, and to cost \$40,000, at Twenty-first and Hoyt. A. C. Ewart drew the plans.

Concrete work has been started on the Desendorf four-story apartment on Sixteenth street near Taylor. The building will contain 19 apartments and will cost \$50,000. Clausen & Clausen are the architects.

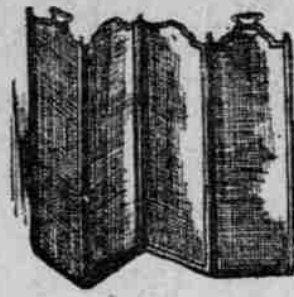
The four-story brick and concrete building announced last week to be erected at the northeast corner of Grand avenue and East Stark street by W. I. Morgan, W. A. Leith and J. W. Hecker, will be a combination business and apartment block.

George A. Housman will build a brick apartment house, to be three stories high with basement, and to cost \$40,000, at Twenty-first and Hoyt. A. C. Ewart drew the plans.

Concrete work has been started on the Desendorf four-story apartment on Sixteenth street near Taylor. The building will contain 19 apartments and will cost \$50,000. Clausen & Clausen are the architects.



Table Lamps



Fire Screens



Andirons

THESE ARE THE DAYS

When your friends and relatives think of what would be the most useful and appreciated gift. Our exclusive and personally selected stock of Table Lamps, Andirons, Fire Sets, Spark Folding Screens are decidedly above the average and will appeal particularly to discriminating gift recipients

See Our Christmas Tree Lighting Outfits, Electric Irons, Electric Toasters, Electric Hot Plates and Other Heating Utensils

M. J. WALSH & CO.

311 STARK, NEAR SIXTH

BOTH TELEPHONES

LOTS ARE IN DEMAND

Forty-nine lots sold opening day at Morningside.

More than two-thirds of Tract Disposed of in First Three Days of Sale.

Morningside, Hartman & Thompson's new tract, was placed on the market last Thursday, and on the opening day 49 lots were sold for an aggregate of about \$75,000.

Morningside lies on the northeast slope of Mount Tabor and is just below the city's park property, which will soon be improved.

Opening of this fine addition is expected to expedite general improvements in the Mount Tabor district. One of the results will be to hasten the extension of Belmont street to the end of the streetcar track.

Factory and Business Concerns Are Building in Sullivan's Gulch. A considerable manufacturing, business and shipping district is being developed along the main line of the O. R. & N. Co. between East Twenty-sixth and East Forty-first street, in Sullivan's Gulch.

The Albina Fuel Company has established a plant at East Thirty-third street and Broadway, and erected a warehouse and other buildings. It has a siding from the O. R. & N. Co.'s line.

S. F. Lockwood owns a tract between the Barr road and the O. R. & N. line, which is tapped by a spur. He will improve it. The Second Lumber Company has a plant on the railroad, supposed to be a part of the Monarch Lumber Company, located on the Peninsula.

East Side Sales Reported. Thomas H. Moore has sold the lot on the southeast corner of East Everett

be apartments. Construction will begin at once and the building will be finished next Summer.

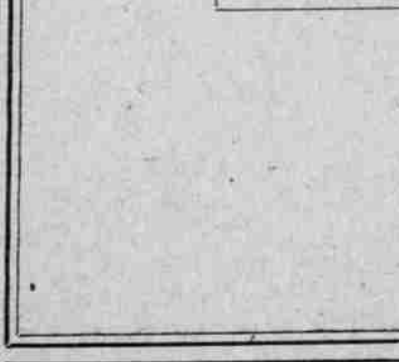
Supple Repairing Barges. Joseph Supple yesterday closed contracts with the Pacific Bridge Company

for recaulking three barges and performing minor repairs. The steamer Hustler, which was on the way a few days having her stem rebuilt, planks replaced and rudders repaired, was floated and the ways were cleared, with the exception of a wharfboat being constructed for the state portage road.

Portland People in Chicago. CHICAGO, Dec. 17.—(Special.)—Portland arrivals at the hotels today were: At the Congress, Mr. and Mrs. L. Gerlinger; at the Great Northern, I. E. Solomon.

FOR SALE OR TRADE

I own 14 lots in good California town, size 50x140 feet, all level, all clear of encumbrance; also 2 1/2 acres of land adjoining the same town. The town is on the new main-line cutoff between Portland and San Francisco (Southern Pacific R. R.). I must either trade them for something I can turn for money, or sell them at a sacrifice, because I need money badly. What have you to trade, or will you buy? Address me, W. J. B. The Oregonian, Portland, Oregon.



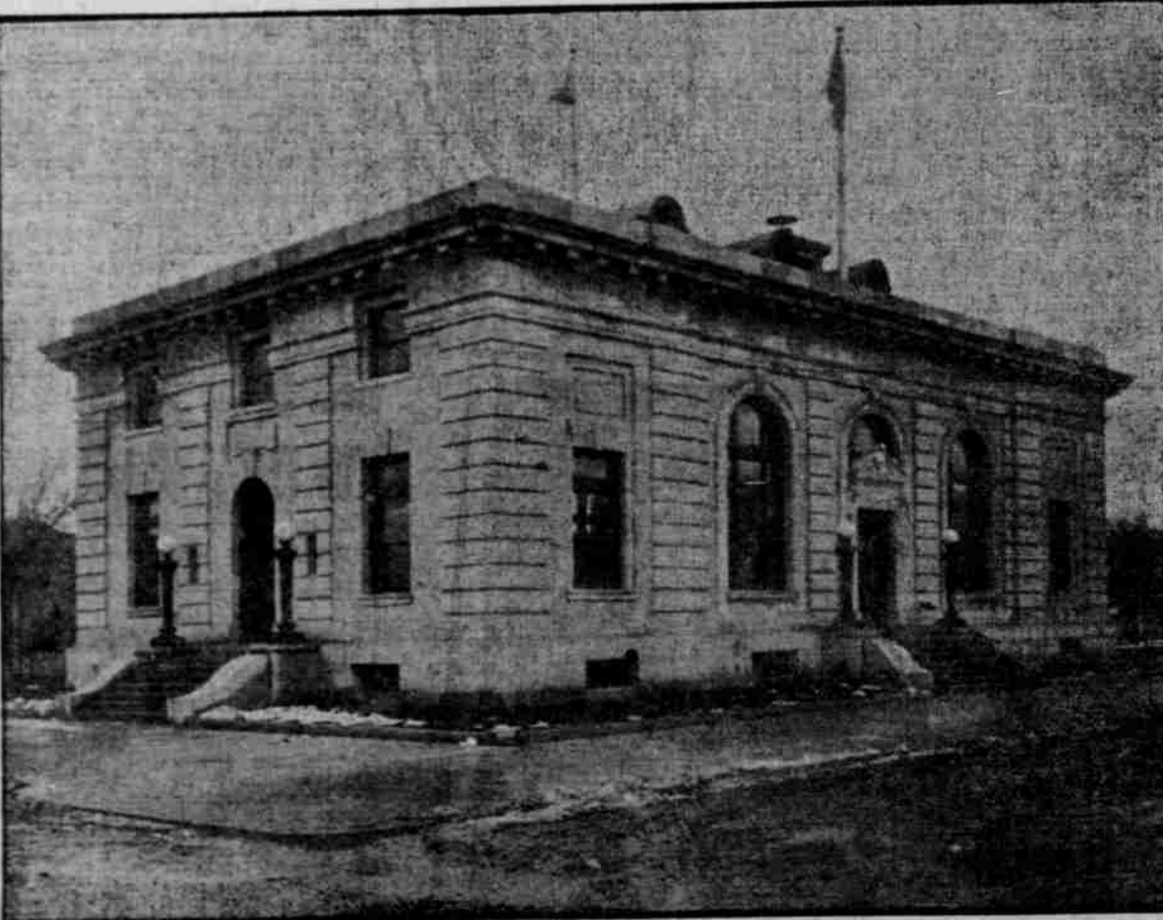
SURF BATHING IN DECEMBER AT GEARHART.

HOTEL GEARHART

BY-THE-SEA. CHRISTMAS HOLIDAYS

Make reservations now—many are taking advantage of the attractions at "OREGON'S WINTER RESORT" —Golf—Surf Bathing—Hot Salt Plunge—Private Hot Salt Baths. TRAINS LEAVE PORTLAND EVERY MORNING AT 8 O'CLOCK. Special Holiday Train 6:30 P. M. Dec. 24th to 31st All Trains From North Bank Depot, 11th and Hoyt. Summer Rates From Portland. Low Winter Rates at Hotel.

BAKER'S NEW FEDERAL BUILDING COMPLETED AT COST OF \$75,000.



GOVERNMENT STRUCTURE MOST MODERN OF ITS KIND.

BAKER, Or., Dec. 13.—(Special.)—The new Federal building here has just been completed by the United States at a cost of \$75,000. The building is one of the most modern ever constructed by the Government and is finished throughout in solid oak, with mosaic floors.

A special feature in the new building is the arrangement for the postoffice inspector, who may come and go at any time without being observed. From the second floor he can view any part of the postoffice, even the closets and vaults, so the clerks never know when they are being watched.