# CITY MAKES BIG BUILDING STRIDE

Modern Structures Under Way in All Parts of Business District.

More Fine Dwellings in Course of Construction Than Ever-Permits for Week Reach 245, Valued at \$242,382.

Portland continues near the top of the list of large cities of the United States In building construction. Los Angeles is the only Pacific Count city that leads Fortland. This, city is doing more is the only Pacific Coast city that leads Portland. This, city is doing more building than San Francisco, and as much as Seattle, Tacoma and Spokane combined. The larger part of the build-ling activity here is confined to small buildings and dwellings, although there are some large structures under way

Among the new buildings to rise at once are the seven-story reinforced concrete building at the northwest corner of Park and Morrison areets, which will cost \$150,000, the 10-story fireproof holding at the northwest corner of Seventh and Morrison streets, which will cost \$250,000, a four-story apartment-house at Trinity Court to cost \$50,000, the University Club building at \$50,000, and Affection attents, to cost \$50,000, the University Club building at Sixth and Jefferson streets, to cost \$100,000, the five-story Empress Theater building, the 12-story Oregon Hotel building and the 14-story telephone building. These buildings alone will involve an investment of over \$2,500,000. In addition to these structures, there are planned many smaller buildings in nearly all parts of the business district. With the big buildings underway and projected, the total building construction in Portland is as fully as big as it was at this time last year and represents an investment of several represents an investment of several millions of dollars.

Fine Dwellings to Rise.

In residence construction Portland is making great strides this year. If the present activity keeps up the number of new dwellings will exceed the recerd of last year by nearly 50 per cent. It is the opinion of builders that more costly homes will be built in Fortland

this year than ever before.

There are several fine apartment-houses under way. Flat buildings are becoming popular with investors and several are being built on both the East Side and the West Side.

Side and the West Side.

Plans are being prepared for a threestory addition to the building fronting
on Twenty-third street and Cornell
Road, owned by the Portland Realty Associates The present building is one-story in height, and with the construcstory in height, and with the construction it will be four stories high. The
building has a frontage of 76 feet on
Twenty-third street and 55 feet on Cornell road and is 120 feet deep. One of
the features of the building will be a
freight elevator 18 feet wide and 28
feet long, with a capacity of 10,000
pounds. The improvement to the building will cost about \$25,000. The plans
are being drawn by Edward T. Root.
The contract for the steel frame of
the new Empress Theater, which is to
be built by Suilivan & Considine at the
northwest corner of Seventh and Yamhill streets, was let last week to the

Will streets, was let last week to the United States Product Company for \$29,900, The contract stipulates that the ors shall supply the steel and put it in place.

East Side Apartment Plauned.

A two-story frame combination build-ing will be built on East Sixteenth and Clinton atreets for the Centennial Investment Company. It will be 50 by 65 restment Company. It will be 30 by 80 feet in size, with full basement and will cost 23000. It will be a store and apartment atructure. On the first floor three will be three store rooms and two three-room apartments, and on the second floor there will be four suitee of the store of the sto three rooms each. It will be heated by steem and the apartments will be equipped with disappearing beds. Excavation will be started at once. Hardin & Richmond have the contract.

Flans are being prepared for a three-

story brick building to be erected on the southwest corner of Grand avenue and Enst Couch streets, for Widmer & Chambers. It will cover the lot, 60 by 100 feet. Estimates of the cost of the building have not been made. The Adams Construction Company is

preparing plans and specifications for a seven-room residence to be built on Floral avenue, near imperial street, in Laurelhurst, for Hugo W. Kerble, to cost about \$6500. It will be 47 by 30 feet in size. This company has just finished a residence on East First and East Glisan streets for Mrs. John Vea-sen. It is two and a half stories and cost \$10,000. It contains nine rooms.

Suilding Permits Climb.

The first week in April started off well in new building construction. The number of permits for the week reached 145, with a total valuation of \$242.382. The majority of the permits issued were for small buildings, chiefly dwellings. The summary of the week is as fol-

Total ..... 245

MORE FIRE STATIONS PLANNED

Seven Districts on East Side to Have

NEW SCHOOL BUILDING URGED

Modern Structure This Year.

There is a growing sentiment in the Alliumukie school district that the proposed eight-room high school should be made a modern fire-proof structure. Mayor Streib, a heavy property owner, said yesterday that he would prefer vation fills a want.

to wait another year rather than to see a frame structure built now, and de-clared himself in favor of a modern

ciared himself in favor of a modern fire-proof building.

He said that the project is in the hands of the board of directors, but he thinks that sentlment will favor getting along for another year and then erecting a brick or concrete building. It should be located, he said, where it will accommodate the largest number of people in the district, "The growth of people in the district. "The growth in Milwaukie will justify the erection of a fine modern fire-proof building," said Mayor Streib.

Pacific Place Is Platted.

Pacific Place, the new addition placed on the market last week by Trowbridge & Stephens and T. G. Montgomery, is one of the most attractive residential districts on the Peninsula. It has frontage on Portland boulevard and Minnesota, Missouri and Michigan avenues. The addition will be improved with graded streets and cement curbs and sidewalks. Water mains are now installed. There are 58 building sites in the addition. Ten lots have ben sold.

Apartment Annex Under Way.

Taylor, Bailey & Lambert, who erect Taylor, Bailey & Lambert, who siedied the four-story apartment building
at the northwest corner of East Fifteenth and Belmont streets list year,
at a cost of \$45,000, are enlarging the
structure. The new part is of the
same size and height of the original
building and will cost \$45,000, making
the total cost of the completed structure \$90,009. When the annex is finished this apartment building will be
the invest and most elaborate yet the largest and most elaborate cullt on the East Side.

### **BUSINESS TONE BETTER**

FINANCIAL SITUATION SHOWS MARKED IMPROVEMENT.

Prospects for Fine Crops and Improved Industrial Conditions Have Strong Effect.

"With the prospects of seasonable money rates; with the soil throughout the country in good shape for the approaching erop season; with an improved political situation both here and abroad, and with the basic industries of the country in good shape, the outlook appears as meriting more confidence in the future than has been possible for some time," reports Spencer, Trask & Co. in the monthly letter received yesterday by Wilfred Shore & Co.

"After a period of relative apathy, the markets in March, particularly the stock market, became active and attracted more attention from the public at large than in months past," continues the report. "Several reasons may be given to account for the change in sentiment which spread over the country, but in our judgment the advance which took place was due largely to a final realization of the soundness of the country and to a more general recognition as the month progressed that the solitical horizon was clearing and maktion as the month progressed that the political horizon was clearing and mak-ing it increasingly evident that the people will choose their leaders at the next election from the conservative rather than the radical elements in politics

"With these favorable factors as a basis, a sound foundation was laid for a comprehensive advance in stocks, and a comprehensive advance in stocks, and while the advance has halted for the time being, as it is good that it should there are many who believe that it is but a temporary slowing down in a movement which is destined to go further and to last longer before it reaches its culminating point. We ourselves are far from believing in the advisability of bullish enthusiasts taking the bit between their teeth and bringing on a runaway market, but we bringing on a runaway market, but we do feel that, barring unexpected developments, underlying conditions warrant a constructive tendency in the market.

"Were it not for the fact that the recognition situation of the country was

seconomic situation of the country was intrinsically sound, it would seem an-omalous that there should be so much confidence shown in financial circles at a time when the strike fever has broken out in several of the most important manufacturing countries of the world, manufacturing countries of the world, and has caused, at least in England, a suffering which is truly appalling, and a financial loss of such extent as to be difficult of computation. In our own country we are confronted by restlessness of labor in the textile and coal industries, to mention no others, but it seems likely that a fair and just basis for compromise, particularly in the coal fields, will be reached before any actual distress is caused to labor or before the industrial life of the country is crip-pled through lack of its primal and

#### Stories of Success by Homebuilders,

Apartment - House Dwellers Long for Freedom and Find Independ-ence in Own Home Purchased on Installment Plan.

By Ed M. Mack, 680 East Fortyseventh street, North,

esting articles in The Sunday Oreonian on "owning your own home" and have wondered if my own experi

and have wondered if my own experience would not help some of the many apartment-house dwellers to own their own home, become independent and not have longer to submit to the "calldown" of the autocratic janitor.

One Sunday in the Summer of 1909 I took a car ride out to Rose City Park to look at that suburb, not with the intention of buying, for it took all my salary to live and pay rent in the apartment-hous. I had been there about an hour when I met a gentleman and he began talking house to me. I told him plainly that I had no money to invest, but was merely out to get to invest, but was merely out to get a little fresh air. He talked with me for some time and showed me some of his lots, and then asked me if I couldn't

Better Protection.

Battalion Chief L. G. Holden is drawing plans for a fire station to be erected in Rose City Park, on the Sandy benievard, to cost \$16,000. It will be fire-proof and will be adapted to the use of auto fire apparatus as well as for horse-drawn apparatus. Mr. Holden will also prepare plans for a similar fire stations in Woodlawn, Montavilla and Kenton.

The fire station to be built in Irvington will be along different lines and will conform to the character of the residences that have been erected there. The fire station in Kenliworth is being completed. It is of brick construction and will cost \$16,000.

Work is in progress on the fire station on the fires to foot the fire station of course of East fhirty-fifth and Belmont streets, which will coat \$15,000.

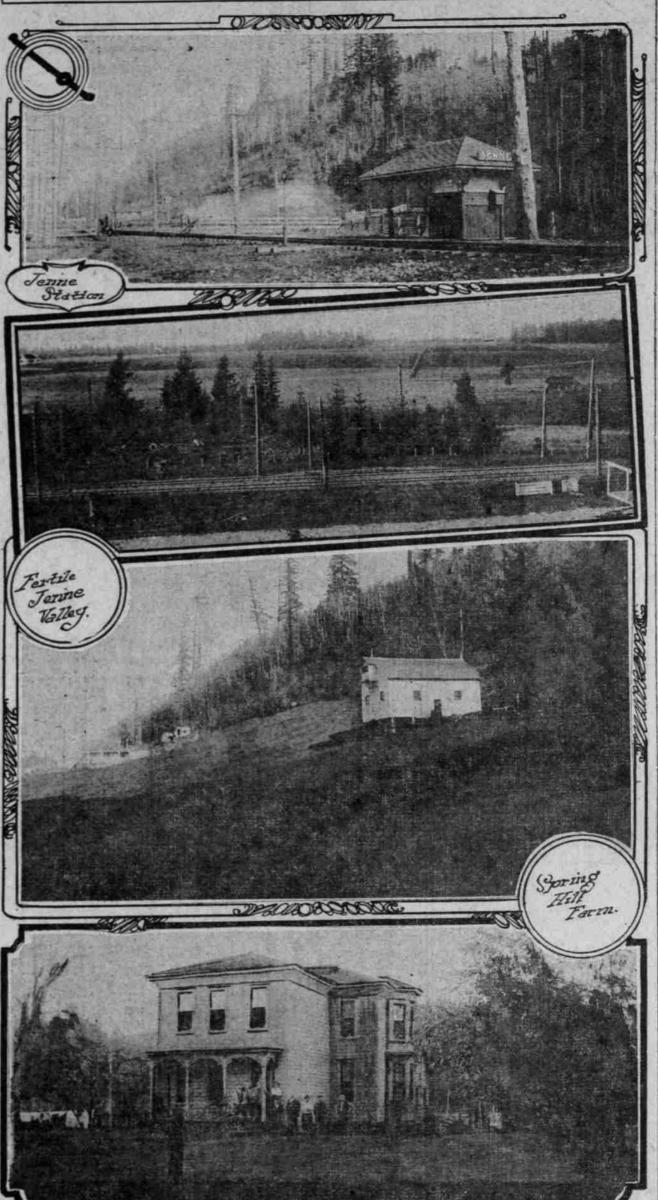
NEW SCHOOL BUILDING URGED NEW SCHOOL BUILDING URGED paid for. This is the story of how we got our own home without a cent for a starter, and should tend to sheourage others situated as we were to do like-

Easter in Story and Verse.

Easter is attractively pictured in the number to hand of Life, and the mix-

#### DEVELOPMENT PLANS UNDER WAY AT JENNE STATION EXTENSIVE

Organization Formed to Promote Community Expansion-Soil Is Productive-Many Country Homes Are Established



Residence of Eugene S. Jenne.

oped along progressive lines. There is more than a mile square of territory about Jenne Station in which extensive clearing is in progress. Mr. Jenne re-cently platted nearly 200 acres of the land that he has held for so many years into one, two, three and five-acre tracts, which will be placed on the market this year. This land is regarded of great value because of its fertility and beauty. A considerable number of men who want acreage tracts for Summer homes are walting to make reservations on Mr. Jonne's farm land. The county road reaching Jenne Station runs south from the Poweil Vailey just east of the old "Walnut Farm," formerly the property of John Camp, but now owned by Richard Wilson, who purchased the farm because of its beauty and real value. The road crosses Johnson Creek at Jenne States of the Alectric rallway and winds tion on the electric railway and winds about the sloping hillside at the south and turns westward, making connection with the Foster road hear Sycamore Station.

Townsite To Be Platted.

It is the purpose of the improvement association to develop a townsite about the station. The erection of a two-story frame building is projected, the lower portion to be used for general business purposes and the upper room as a meeting place for the association. It will be built near the station, where it will be central and easy of access from the district. It will be the center of this great district covering more than a mile square.

One of the achievements of the asso-

Association, has taken great interest in the development of the district. He is the owner of the Spring Hill farm of 10 acres, a beautiful tract of land. Mr Mann has erected a cozy Summer home there. Walter Meizler is superintend-ent of Mr. Mann's farm, and is develop-

on this tract is the only guinea pig farm in this part of the country. While Mr. Mann was back of the enterprise at the start, his 13-year-old son, Maurice Mann, is the manager and owner of the guines pig farm. He has made a success of the enterprise. From this farm Maurice supplies guinea pigs for the use of bacteriological experiments. From the start the guinea pigs found ready sale for scientific purposes, and it was found necessary to increase the output. He now has on hand about 200 guinea pigs. So successful has he made the enterprise, that he has repaid Mr. Mann for all his financial aid at the beginning of the enterprise. For a floy so the young, the result of the guinea farm is considered remarkable. To visit Spring Hill farm is a reve-lation in the way of beauty and devel-opment. Mr. Mann may give up his Portland home and erect a country home on Spring Hill farm, where he can personally look after the farm de-velopment.

BY L. H. WELLS.

With the organization of the Jenne Station Improvement Association a few months ago there has been a rapid development of the Jenne Station township district, situated on the Gresham with branch of the Portland Rallway, Light & Power Company, midway between Mount Scott and Gresham, E. S. Jenne, president of the association and founder of the township, has lived on the old homestead since the early '56s. John Mann, secretary, is a young business president of the association and founder of the jownship, has lived on the old homestead since the early '58s. John M. Mann, secretary, is a young business man of Portland.

Comprising between 1500 and 2000 acres of as fine land as can be found in the state, the district is being developed along progressive lines. There is more than a mile square of territory about Jenne Station in which extensive throughout the Jenne Station district considered reasonable and low priced

Homesites in Demand. E. N. Jenne, who has had nearly 200 acres platted, is holding a portion at \$600 an acre, but other portions of the tract are held at \$400 an acre. Recently, a large acreage was contracted for at an average of \$400 an acre, but the sale fell through. The unimproved land brings \$150, \$200 and \$300 an acre. It costs from \$100 upward to clear an acre of land, and the first year a crop of potatoes alone will pay for the cost of

potatoes sione will pay for the cost of the clearing.

Adjacent to Jenne Station is the Syeamore station, which is at the entrance of Pleasant Valley. In this neighborhood a considerable section of land has been platted into what is known as Sycamore Acres. This property has been selling rapidly the past few months. The Foster road extends into Pleasant Valley. It is macadamized and is one of the beat roads in the county. Pleasant Valley is well named, it is a settlement of well-cultivated farms, occupying the entire valley. The land is highly productive and will be tributary to the new Jenne Station townsite.

be built near the station, where it will be central and easy of access from the district. It will be the center of this great district covering more than a mile square.

One of the achievements of the association is the opening of a much-needed road eastward from the station. The fences have been ast back by the owners of adjacent property, preparatory to Settlement eastward from

portant improvements under contemplation, which will be carried out this year. That the district will rival Gresham as a center is conceded by all who have passed through the territory. The erection of many suburban homes will be undertaken this year on the acreage tracts of the neighborhood. The district has electric as well as water power, and several manufacturing concerns on Johnson Creek are under contemplation. Roads leading to Jenne Station are to be opened in all directions and improved in the general plan for developing a center of business.

Timber District Active.

As Spring opens the prospects for a great future in the timber belt of which the new townsite of Timber is the hub are brightening every day. The sawmills of the Nehalem River Lumber Company are making preparation. tions to resume cutting. The logging interests are making plans for a busy year. The little city of Timber, a few months ago a solitary homostead in the heart of the woods, is commencing to take on metropolitan airs. Mall service by star route connecting with Kist, Vernonia and other lower Nehalem points was started Monday. April lem points was started Monday, April
1. The Southern Pacific Railway has
taken over the P. R. & B., with its vast
timber resources, and made terminal
lumber rates on the line.

### LONG LEASES ARE BEST

ADVANTAGES OF 99-YEAR PERI-ODS POINTED OUT.

Edgar B. Glies Discusses Important Subject Before Portland Realty Board Members

Edgar B. Giles addressed the Portland Realty Board on the subject of long-time leases at the regular weekly meeting of the board held Friday at the Hotel Multnomah. A portion of the address follows:

"In my opinion nothing shows the greater wisdom of our forefathers in framing our Constitution than that restricting of entailing estates beyond the third generation. We can hardly conceive what estates would have grown to even in this short period if they could have been entailed to the direct male helr, as is the custom in so many of the old countries. This has caused big estates to gradually fall to pieces and become scattered and divided. As an illustration, if I am eightly informed the Vanderbilt esvided. As an illustration, if I am rightly informed, the Vanderbilt estate, which at one time comprised an immense railroad system, today is becoming so scattered that the entire Vanderbilt family controls less than \$10,000,000 worth of stock in the railroads that were formerly owned and controlled by their ancestors.

"Leasts are divided into two classes: those which we term the short-term leases, covering a period varying from five to 50 years, and those of the iongterm leases, which cover 99 or more years.

years.
"In my experience I have known of

many leases covering a longer period, but none made for the intermediate length of time between 50 and 93 years. The accumulation of surplus necessi-tates investments along conservative lines that eliminates all possibility of risk and all speculative features and makes it carn the largest possible inmakes it earn the largest possible income consistent with absolute security.
"The 99-year lease offers to the investor a 6 per cent net income bond,
the cash value of the property at the
time the lease is made, and at the end
of the period it comes into his estate
with its value increased many fold.
Statistics show that the average piece
of vacant real estate has to double in
value every ten years to pay 5 per cent value every ten years to pay a per cent on the investment and take care of the taxes and special assessments. "Every married man before me works by day and dreams by night looking forward to the time when he will have accumulated enough to provide for himself while living and his family who survive him after he has passed away. The unmarried man also works

away. The unmarried man also works to accumulate a sufficiency to provide for himself when the time shall come that he will be incapacitated. To these men no field offers the security that they have been working for as is offered by the long-term lease.

"I have people call on me who say this is a good idea, but their children object to it. Their children object to the old folks, who have struggled and worked to accumulate a competency the old folks, who have struggled and worked to accumulate a competency while striving to raise them, looking forward to the time when they could possibly pass a few years in the enjoyment of life, as they would like to do, possibly taking a trip abroad that they have talked and planned on doing ever since their bridal day, but now all these dreams must be wiped out necause their children wish it. I think, perhaps, this is an exception, but I cannot let this opportunity pass withperhaps, this is an exception, out I cannot let this opportunity pass without touching on this point and hoping our citizens may better understand this line of investment and make it possible to have improved some of the vacant property scattered over our beautiful city."

Independence Realty Active. INDEPENDENCE, Or., April 6 .-INDEPENDENCE, Or., April 5.—
(Special.)—This city is going forward by leaps and bounds this Spring: For months there has been a demand for dwellings far beyond the supply, and a number of citizens are planning to build or are already doing so. About 10 new dwellings will be erected this season, about half of which are already started. A large new automobile garage also is being built and will soon garage also is being built and will soon be open for business under the man-agement of Mr. Long. Local real esment of Mr. Long. Local real es-men report a good business, and outlook for crops in this vicinity

Klickitat Lands Attractive,

is bright

LYLE, Wash, April 6.—(Special.)—
H. H. Reed, of Minneapolis, and John
Fray, of Chicago, who were through
this section recently and bought 150
acres each on Klickitat Terrace, have
reported that they intend to wind up
their business affairs in their respective cities and make a "bee line" for
the woods. It is their intention to let
contracts on their arrival here, to clear contracts, on their arrival here, to clear up 100 acres each and as soon as possi-ble set to fruit. The land bought by them is near Wahkiakus, where large development in fruit land has taken ent in fruit land has taken place of late.

Property Is Exchanged.

The Tabor Heights Realty Company The Tabor Heights Really Company has negotiated the exchange of a lot 100 by 135 feet on East Seventleth and East Morrison streets, owned by L. B. Thompson, for an 11-acre tract located in Tualatin Valley, owned by Mrs. Emma M. Larson. The Mount Tabor property is improved with a seven-room property is improved with a seven-room residence and is valued at \$5500. The farm, with buildings, is valued at

New Publication Out.

aging editor. The initial number contains several interesting and timely

# LUMBER MARKET IS **GROWING STRONGER**

Millmen Are Optimistic Over Prospects of Big Trade Expansion in 1912.

RAIL SHIPMENTS

Foreign and Offshore Trade Best in Years-Railroads Place Big Orders--Majority of Orcgon Mills Running.

The lumber trade in the Pacific Northwest is gradually attaining a healthy condition, and there is every indication that the industry will develop before the close of 1912 similar to the haleyon days four and five years ago. From every producing district in Oregon and Washington, most favorable reports are being received. The rail market is much stronger than it was this time last year, while coastwise and offshore shipping is assuming big proportions.

In Oregon it is estimated that about 80 per cent of the mills are in opera-tion. The mills are not, however, working night shifts, and as long as only 10-hour shifts continue, the daily output is approximately 50 per cent of the capacity of the Oregon mills. It is probable that many of the larger mills will operate 24-hour shifts later in the

Middle West in Market.

The Middle West is drawing on the output of lumber heavily. With the depletion of old stocks in the retail depletion of old stocks in the retail yards and with excellent crop conditions, the lumber market in the Middle West is unusually strong. The railroads have been doing a big rail business for the past 30 days and the traffic to Eastern points appears to be increasing gradually. Water shipping is exceedingly brisk. Lumbermen declare that water traffic would be still larger were there more vessels to larger were there more vessels to transport lumber products.

As an indication of a substantial ex-

As an indication of a substantial expansion of the lumber trade, it is gratifying to note the gain made in ocean shipping at the close of the fiscal year. February 1. The foreign and coastwise shipments reached a total of 1,620,236,134 feet. Coastwise shipments made a gain of 27,412,145 feet and foreign shipments gained 44,938,173 feet, making the gross gain 72,750,318 feet. There was a miscellaneous domestic loss of 16,179,643 feet, leaving a net gain in shipments from the Pacific Coast of 56,170,675 feet over the fiscal year of 1916. It is the opinion of shipyear of 1910. It is the opinion of ship-pers that the present fiscal year will make a much better showing than that recorded last year.

Car Materials Ordered.

Car Materials Ordered.

One of the important features of the situation is that the railroads are again in the market for lumber. The Chicago, Milwaukee & St. Paul road and the Northern Pacific are the two largest buyers. The former road recently placed an order for 6,000,000 feet of carbuilding materials and it is announced that another order for the same amount of lumber will be made soon. This road plans to build 2000 freight cars this year. The Northern Pacific has contracted for 25,000,000 feet for its Point Defiance line and also has bought a large number of ties. Resumption of work on the double-tracking of the Portland-Seattle line Resumption of work on the double-tracking of the Portland-Seattle line will also call for a large supply of

Several of the large car manufactur-ing companies have placed big orders ing companies have placed big orders for lumber during the past few weeks for lumber during the past lew weeks.

The demand for freight cars has not been so heavy in years. It is understood that some of the large shops in the Middle West are so crowded with business that they are required to work 24-hour shifts. In the last two years the railroads have purchased a comparatively few cars, with the result that rolling stock has been reduced considerably. It is expected that nearly all the transcontinental lines will place orders for thousands of cars

during the year. New Mills Being Built.

New Mills Being Built.

In the Columbia River basin there are several new hig lumber manufacturing plants that will be ready for operation this Spring. One of the largest mills being completed is at Wauna, in Columbia County, owned by the Columbia Valley Lumber Company. This mill is equipped with all modern machinery and is said to be one of the finest and most complete plants in the country. The plant will begin opera-

tion May I.

The big plant of the West Oregon
Lumber Company at Linnton, which
was almost entirely destroyed by fire
last Winter, is being rebuilt and will be opened about May 1. All the build-ings have been completed and most of the machinery has been installed. In connection with the plant will be a large planing mill. The sawmill will have a 10-hour capacity of 100,000 feet. E. D. Kingaley, manager of the pany, said yesterday that the plant be a great improvement over the old mill and will have the latest woodworking machinery in all departments.

Trade Prospects Encouraging. Mr. Kingsley is optimistic over the prospects for a brisk lumber trade this year. He returned last week from a trip East and through the Middle West and found healthy conditions in each district be visited.

"The prospects for bumper crops in the Middle West were never better," said Mr. Kingsley. "The farmers are feeling good, business men are in good spirits and manufacturers are san-

feeling good, business men are in good spirits and manufacturers are sanguine. The political situation is the only thing that is a source of anxiety now. If general conditions continue to improve, it will be a great year in spite of the Presidential campaign. There ought to be a big building stride all over the country. Everything

There ought to be a big building strike all over the country. Everything points to a brisk trade with the lumber industry and I believe that 1912 will be the best year millmen will have had for some time."

Another large plant that was opened this year is at Ostrander, Wash. This mill is owned by the Ostrander Rallroad & Lumber Company and was built esneelally to handle long timbers, It road & Lumber Company especially to handle long timbers. It has a 10-hour capacity of 100,000 feet. The mill of the Hill Lumber Company at Kalama, Wash., which has been closed more than two years, has resumed operations. The daily capacity of this plant is 50,000 feet.

Altamead Lots Sold.

The German Realty and Trust Com-New Publication Out.

The Building and Insurance is the name of a new publication which made its appearance last week. It is a monthly periodical devoted to the building, insurance and realty activity of the Northwest. S. W. Ormsby is editor and Louis Sondheim is managing editor. The initial number considered to the several interesting and timely ever several interesting and timely ever severs. St. Joe Orchard Tract. C. Olson, \$2500; for agree St. Joe Orchard Tract. Mrs. five acres St. See Orchard Tract, Mrs.