

CITY BUILDING BIG BUILDING STRIDE

Modern Structures Under Way in All Parts of Business District.

ACTIVITY IS NORMAL

More Fine Dwellings in Course of Construction Than Ever—Permits for Week Reach \$45, 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 Coast city that leads Portland.

Among the new buildings to rise at once are the seven-story reinforced concrete building at the northwest corner of Park and Morrison streets.

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 record of last year by nearly 50 per cent.

Plans are being prepared for a three-story addition to the building fronting on Twenty-third street and Commercial street.

East Side Apartment Planned.

A two-story frame combination building will be built on East Sixteenth and Clinton streets for the Centennial Investment Company.

Building Permits Club.

Table with 2 columns: Day, Amount. Total: 245 \$242,382

MORE FIRE STATIONS PLANNED

Seven Districts on East Side to Have Better Protection.

Battalion Chief L. G. Holden is drawing plans for a fire station to be erected in Rose City Park on the Sandy boulevard.

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.

NEW SCHOOL BUILDING URGED

Milwaukie May Decide to Erect Modern Structure This Year.

There is a growing sentiment in the Milwaukie school district that the proposed eight-room high school should be made a modern fire-proof structure.

DEVELOPMENT PLANS UNDER WAY AT JENNE STATION EXTENSIVE

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

Pacific Place Is Platted.

Pacific Place, the new addition platted on the market last week by Trowbridge & Stephens, is one of the most attractive residential districts on the Peninsula.

Apartment Annex Under Way.

Taylor, Bailey & Lambert, who erected the four-story apartment building at the northwest corner of East Fifteenth and Belmont streets last year.

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 crop season with an improved political situation both at home and abroad and with the best industries of the country in good shape, the outlook appears as meriting more confidence in the future than has been possible for some time."

"After a period of relative apathy, the stock market became active and attracted more attention from the public at large than in months past."

"With these favorable factors as a basis, a sound foundation was laid for a comprehensive advance in stocks and bonds, the advance has halted for the time being, as it is good that it should be temporary."

"Where it is not for the fact that the economic situation of the country was intrinsically sound, it would seem anomalous 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."

Stories of Success by Homebuilders.

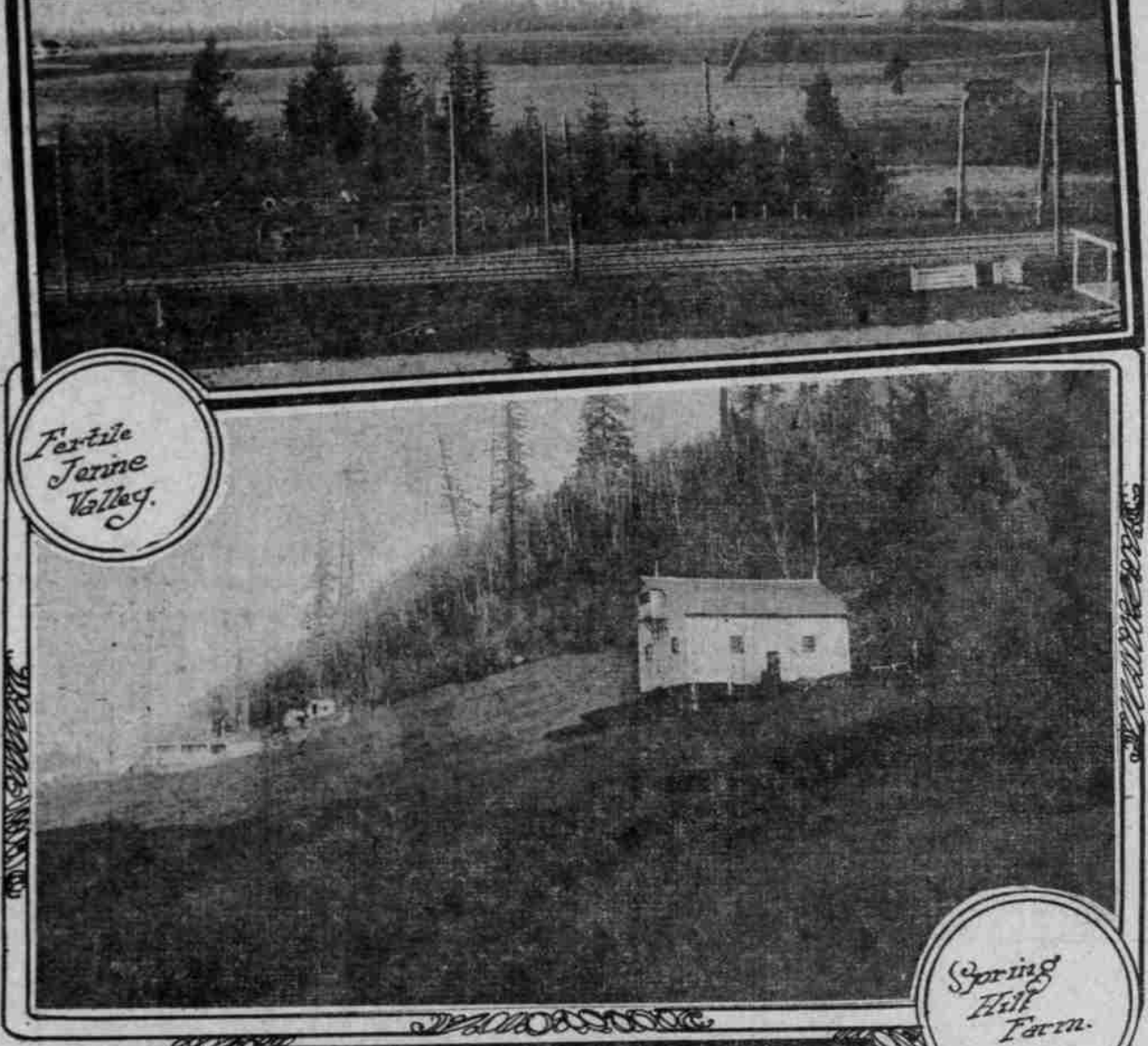
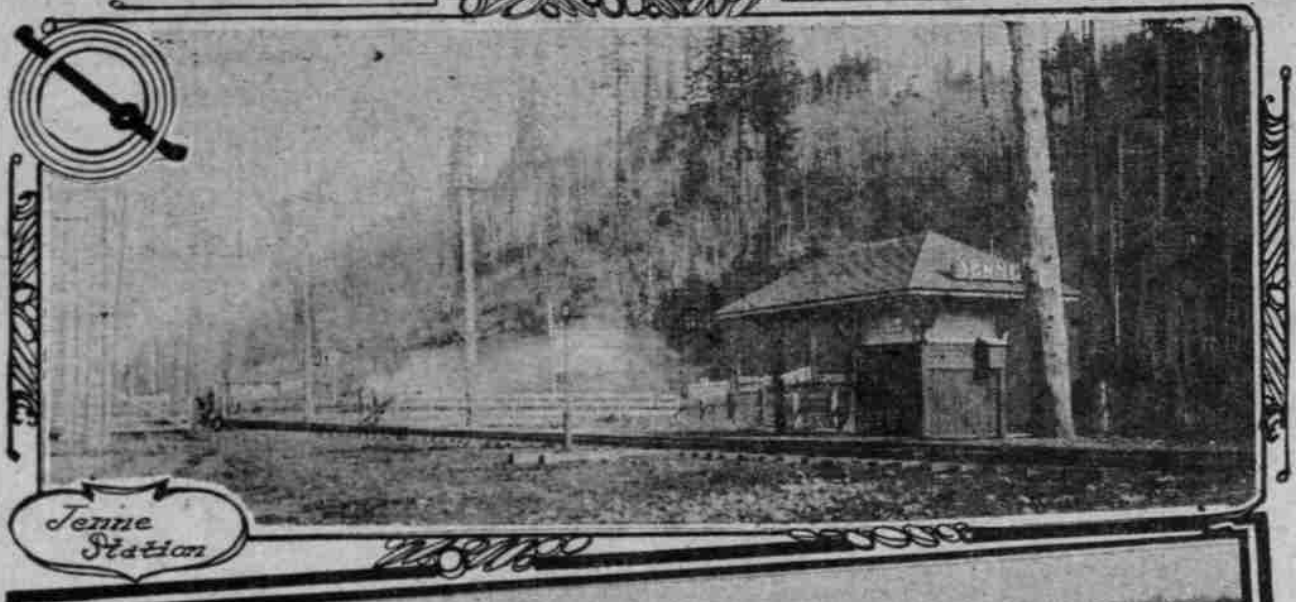
Apartment-House Dwellers Long Have Preferred to Purchase Home in Own Home Purchased on Installation Plan.

By Ed M. Mack, 830 East Forty-seventh.

I HAVE been reading the very interesting articles in The Sunday Oregonian on "owning your own home" and have wondered if my own experience would not help some of the many apartment dwellers who are desiring to own their own homes.

I went back to my apartment home and told my wife of the offer. We had always lived in apartment houses, and I had always felt that I had good reason to believe that I had made a mistake in not buying a home.

Easter in Story and Verse.



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.

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 guinea pig farm.

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 meeting place for the association.

Water Supply Abundant.

Guinea Farm Established.

John M. Mann, of Portland, as secretary of the Jenne Station Improvement Association, has taken great interest in the development of the district.

Walter Metzler is superintendent of Mr. Mann's farm, and is developing it into a modern country place.

Settlement eastward from Lents Junction has extended to Jenne Station on both sides of the track of the Portland & West Coast Railway.

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important 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.

Timber District Active.

As Spring opens the prospects for a great future in the timber belt of which the new townsite of Jenne is the hub are brightening every day.

LONG LEASES ARE BEST

ADVANTAGES OF 99-YEAR PERIODS POINTED OUT.

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

Edgar B. Giles addressed the Portland Realty Board on the subject of long-term leases at the regular weekly meeting of the board held Friday.

"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 heir, as is the custom in so many of the old countries."

"Leases 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 long-term leases, which cover 99 or more 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 99 years."

"Every married man before me works by day and night for his children's future to the time when he will have accumulated enough to provide for himself while living and his family away from him."

"I have people call on me who say that 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 and then they are to be burdened 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."

Independence Realty Active.

(SPECIAL.)—This office 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 building 20 new dwellings will be erected this season, about half of which are already started.

Klickitat Lands Attractive.

(SPECIAL.)—April 6.—(Special.)—H. H. Reed, of Minneapolis, and John Fray, of Chicago, who were through the Klickitat Valley, 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 "see line" for the woods.

Property Is Exchanged.

The Tabor Heights Realty Company has negotiated the exchange of a lot 100 by 125 feet on East Seventy-third and East Morrison streets, owned by L. B. Thompson, for an 11-acre tract located in Tualatin Valley, owned by Mrs. Emma M. Larson.

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 activities of the Northwest. S. W. Ormsby is editor and Louis Sondheim is managing editor.

LEASING MARKETS GROWING STRONGER

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

RAIL SHIPMENTS GAIN

Foreign and Offshore Trade Best in Years—Railroads Place Big Orders—Majority of Oregon 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 halcyon days four and five years ago.

In Oregon it is estimated that about 80 per cent of the mills are operating. The mills are now, 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.

Middle West in Market.

The Middle West is drawing on the output of lumber heavily. With the depletion of old stocks in the retail yards and with excellent crop conditions, the lumber trade in the Middle West is unusually strong.

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, the largest of the northern Pacifics, has recently placed an order for 6,000,000 feet of carbuilding material.

Several of the large car manufacturing companies have placed big orders for lumber. The demand for freight cars has not been so heavy in years.

New Mills Being Built.

In the Columbia River basin there are several new big 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.

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 he visited.

Altmead Lots Sold.

The German Realty and Trust Company reports the following sales in Altmead: the past week: Lot 11, block 3, C. O. Dunn, \$650; lot 12, block 7, George H. Jovik, \$1500; lot 5, block 12, Alvin Knuth, \$550; lot 14, block 7, N. M. Turner, \$700; lot 3, block 17, John Nicholas, \$700; lot 7, block 17, Henry King, \$700; five acres St. Joe Orchard Tract, C. Olson, \$2500; five acres Altmead, Waas, which has resumed operations. The daily capacity of this plant is 50,000 feet.