

BUILDING ON EAST SIDE GROWS ACTIVE

New Business Blocks and Fine Homes Rising.

REMODELING UNDER WAY

\$18,000 One-Story Garage Structure Will Be Built on Property of Ladd Estate.

Building activity in all sections of the east side is going forward rapidly and includes not only business blocks and church structures, but many fine residences. In many instances the entire aspect of districts is being changed by the erection of new structures and the remodeling of old.

Plans for two new business blocks on the east side have been completed and construction work will start soon, according to announcements made during the past week. An \$18,000 one-story garage building will be built on the Ladd estate property on the northeast corner of Belmont and East Eighth streets, according to Strong McNaughton, who has prepared the plans. The structure will be 100 feet by 100 feet and will be occupied by the Belmont battery station. The station is at present located on the southwest corner of Belmont street and Grand avenue.

One-Story Structure to Rise.
The second structure is to be a one-story building to be erected on the northeast corner of East Broadway and Larabee street. Clausen & Clausen have prepared the plans and the contract will be let soon. The building will be faced with brick and will be divided into five store rooms, with many plate glass fronts. J. A. Patterson is the owner and will expend approximately \$12,000 on the new building.

Construction of a full basement and the building of a 26x40 feet addition for the Sellwood Baptist church is now under way and will provide much additional room for the interior of the church building as soon as completed. The building is being moved to the rear of the lot, which is located on the northeast corner of Eleventh street and Tacoma avenue, and it is planned eventually to build a new church building, using the present structure for Sunday school purposes only.

Interior to Be Renovated.
The new addition will be connected with the main auditorium of the church building as it now stands. In the basement facilities will be provided for the heating plant, a kitchen and two large Sunday school classrooms. Plans for renovating the interior of the church have been announced for some time in the early fall, and it is hoped to complete the addition and the basement about September 1. J. H. Knighton is the contractor.

The brick corner formerly occupied by the Citizens bank, on the southeast corner of East Alder street and Grand avenue, before that institution moved to the new building across the street, is being remodeled and will be fitted up for a store building, according to the owner, A. W. Lamb. The remodeling work will include a modern front, with display windows and complete renovating of the interior. The building will be completed as soon as the work is completed by the Beaver Electric company, now located at 115 Grand avenue. It is expected that the new location will be ready for occupancy by August 15. The building is one of the old landmarks in the Grand avenue business district of the east side.

Five Homes Going Up.
Six residences, ranging in cost from \$5000 to \$7500, were listed among the building operations in east side residential districts for the past week. Several of these are already under construction and on others the work will begin at once. A new \$7500 home, between East 25th and East 26th streets, at 1253 East Oak street, between East Forty-first and East Forty-fourth street, for Clinton Newton of Briarwood station, will be two stories high, 35 feet by 28 feet. P. A. Read has the contract.

Two new residences costing approximately \$6500 and \$5500, respectively, have been contracted for with the Northwest Garden City company. One of these will be at 1548 East Twenty-eighth street between Lambert and Crystal Springs boulevard, for C. C. Ludwig. The other will be at 1505 East Taylor street between East Fifty-fifth and East Fifty-sixth streets, for Albert Brownell. Both will be one and a half story frame structures. A \$5500 home, 32 feet by 50 feet, will be erected at 464 East Forty-eighth street north, between Sandy boulevard and Tillamook street, for Mrs. Rothrock. The building has the contract and prepared the plans. Two \$5000 homes are to rise at 1169 Laurelhurst avenue and at 1185 Laurelhurst avenue, 30 feet by 30 feet, to be built by L. B. Winship for Ray Hallebaugh. The new residence on Laurelhurst avenue is being built by J. W. McKenzie for himself.

JAPAN LIKES READY CUTS

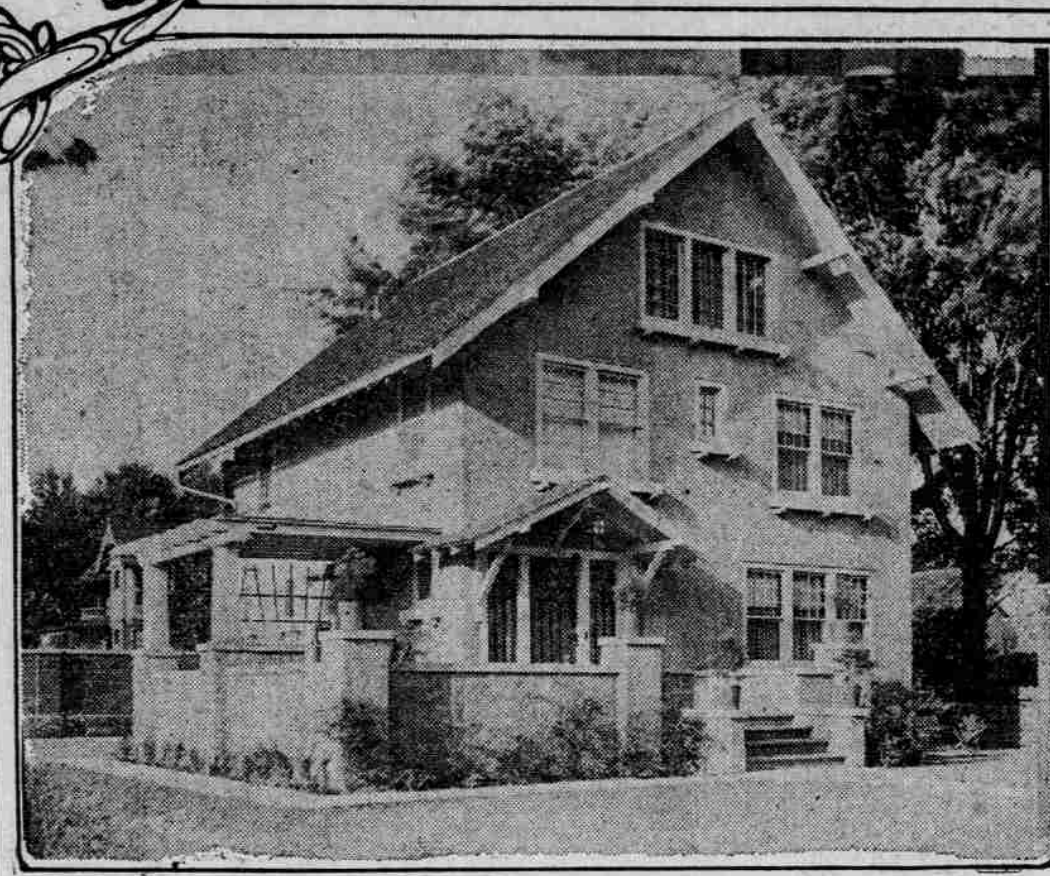
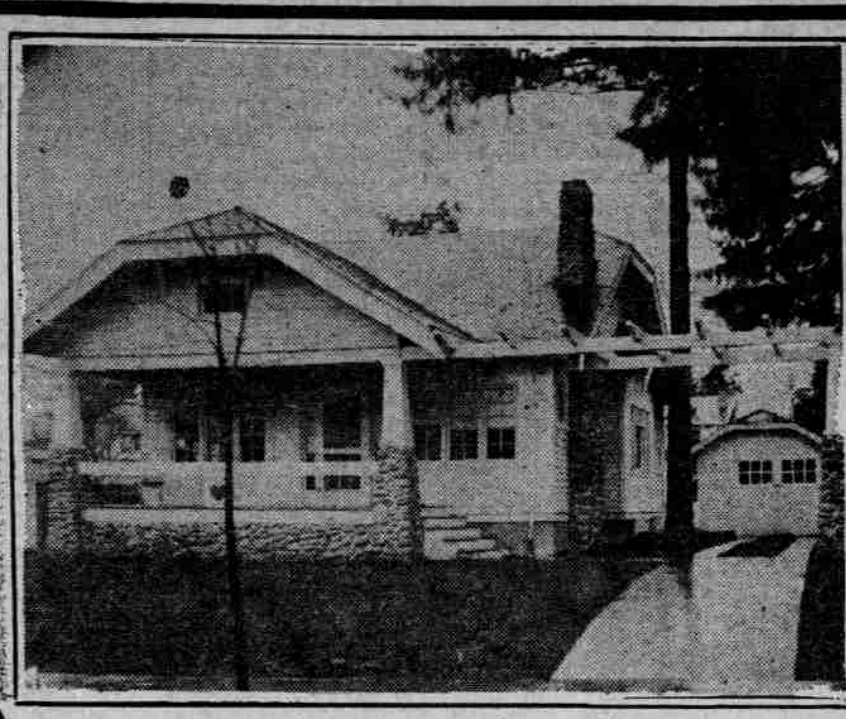
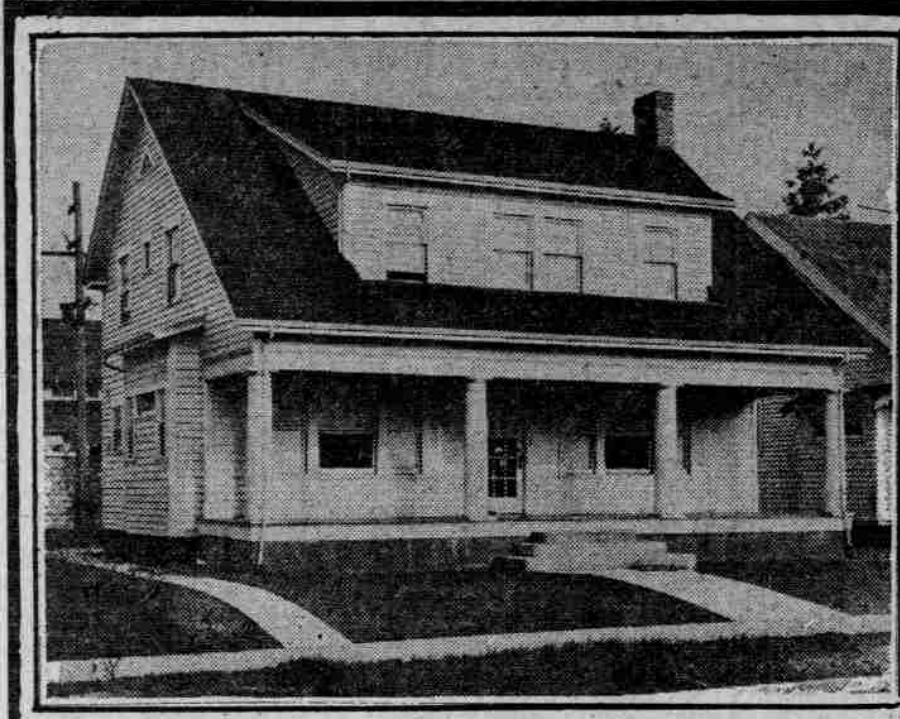
Aladdin Concern to Ship \$20,000 Home for Merchant.

Houses ready cut in Portland are becoming popular in Japan, and another of them is to be sent to Tokyo by the Aladdin company on the steamer Hanawa, which sails on August 6. This one is for erection for a Japanese merchant of that place, and when erected will represent an investment of about \$20,000. The Aladdin company has already shipped a large number of ready-cut houses to Japan, and the fame of these houses is apparently spreading through that country. The local plant of the Aladdin company has also been shipping a large number of houses into practically every state east of the Mississippi river, as well as erecting a great many in Portland. C. E. Poole, construction engineer, is now in Japan supervising the erection of the houses already sent there by the Portland company.

\$15,000 Building Planned.

Plans are being prepared by Clausen & Clausen for a one-story concrete building to be erected on the northeast corner of Larabee street and Broadway by J. A. Patterson. The structure, which will cost in the neighborhood of \$15,000, will be started in a week or ten days. It will have a ground floor space of 50 by 100 feet and will be designed to accommodate six store-rooms.

CONSTRUCTION ACTIVITY IN PORTLAND RANGES FROM DWELLING HOUSES TO APARTMENT BUILDINGS AND OFFICE STRUCTURES.



APARTMENT IS MODERN

4-STORY STRUCTURE TO BE ELECTRICALLY EQUIPPED.

Ambassador and Sovereign Apartment Hotel Also to Have Electric Ranges.

The new four-story apartment house for Chester Sheppard, now under way at the northwest corner of Third and Montgomery streets, is to be a modern electrically equipped apartment house. Every one of the 44 two-room apartments is to be equipped with electric ranges of the latest type.

The use of electric ranges in apartment houses is becoming more popular and a large percentage of the apartment houses erected this year have at least some of the apartments equipped with electric ranges. Both the Ambassador apartments and the Sovereign apartment hotel, the two largest structures of that type in the city, are to have electric ranges.

Mr. Sheppard's apartment house is being put up rapidly and it is expected to be able to open it for tenants by October 1. It was announced last week.

A feature of the building, which will cost \$120,000, is the garage in the rear for the accommodation of 20 automobiles or ten cars. This feature, a new one for this city, is expected to become popular in future apartment buildings.

Real estate features of the deal providing for the erection of the apartment house were handled by J. P. Parker of Metzger-Parker company.

BUILDING NEARLY FINISHED

Office Structure on North Ninth Street to Be Opened Soon.

Construction work on the new office building for Thomas Fitzpatrick on the west side of Ninth street, between Oak and Burnside streets, is rapidly nearing completion. The owners expect to open the structure for its new tenants about August 5. The building cost in the neighborhood of \$125,000.

Negotiations for the erection of the building were handled by B. L. Metzger of the Metzger-Parker company, and he has leased a large portion of the space in the structure.

The structure was designed by Houghtaling & Douglass.

PORTLAND SPEAKER WINS

JOHN MARIELS CAPTURES CUP AT VANCOUVER.

Local Feat Victor in Oratorical Contest Staged by Northwest Association.

With his oration on "Portland, My Home Town," John H. Mariels, secretary and vice-president of the local realty board, won for this city the cup given in the five-minute oratorical contest at the convention of the Northwest Real Estate association held at Vancouver, B. C.

Mr. Mariels' oration follows: "To you who long for the home of your dreaming ideals, I bring today a message from Oregon. There amid the grandeur and freedom of our great and glorious northwest, where in their wanderings from the mountains to the sea, the winsome Willamette greets that monarch of rivers, the Columbia, Portland, the radiant Rose City, bids you welcome to a home with all that the dear old song, 'Home, Sweet Home,' implies. 'Yes, she offers you a home and more. Come with me to yonder beckoning heights and behold the boundless, beautiful scenery melting

away into the dim blue distance. See the busy city, the placid Willamette, the farms green and fertile, the distant Cascades crowned with everlasting snow, and there stands stately old Mount Hood, majestic sentinel of the ages.

"Kondor lies our Columbia highway, road of a thousand wonders, marvel of every changing beauty. There one may behold God's handiwork in a splendid perfection that enthralles. There the crags of the Rhine, the sublimity of the Alps, the flaming tints of the Italian sunsets blend in vistas that satisfy the soul to spiritual and intellectual progress.

"Thus Portland offers you the home beautiful. 'Yes, this is not all, perfect sanitation and a water supply pure as the melting snow safeguard that the precious jewel, health, while 155 excellent schools, 175 churches, and magnificent libraries, all contribute to spiritual and intellectual progress.

"Finally, Portland offers you that which is indispensable to the man of ambition and action—the golden key to prosperity. Towering office buildings, luxurious hotels, building permits for 1921 of \$17,000,000; 24 banks with clearings for June of \$123,000,000, and more than 1000 busy factories with an annual production of \$116,000,000 mark the steady growth of business. Five transcontinental railroads link her to the nation, a 39-foot channel to the Pacific makes her the bridge of the seven seas, while 37 miles of waterfront, with ample dock and warehouse facilities, enable her to ship lines to lay at her feet the water-borne commerce of the world. Yet, greater than all these things in potential importance, is the fact that Portland is the throbbing heart of a vast trade territory of 258,000 square miles, which contains inexhaustible resources and pours its products down to her through natural water grades. Thus, she is the livestock headquarters of the northwest, the second largest wheat port in the United States. Millions of tons of iron, lead and silver ore reveal tremendous mining possibilities, while immense lumber resources of 500,000,000,000 feet, or one-fifth of all the standing timber in the United States, make Portland the greatest lumber-producing city in the world. All of these things bequeathed by Portland's indomitable spirit, stand convincing evidence of her financial stability, and guarantee the success of her world's exposition in 1925.

"So it is that Portland offers you beauty, health, education and unlimited business opportunities. So it is that we of Portland call to you from the land of opportunity, the home city of today, and proclaim that in the heart of this God's country, where the upland Jack and the stars and stripes flank side by side in brotherly love, and where heaven blends the red and gold of the maple leaf with the stately beauty of the towering evergreen, Portland awaits you with open arms amid the perfume of the ever-blooming roses. Come to her then, with the assurance that within her gates 'A man's a man for a' that, and success is measured only by your efforts.

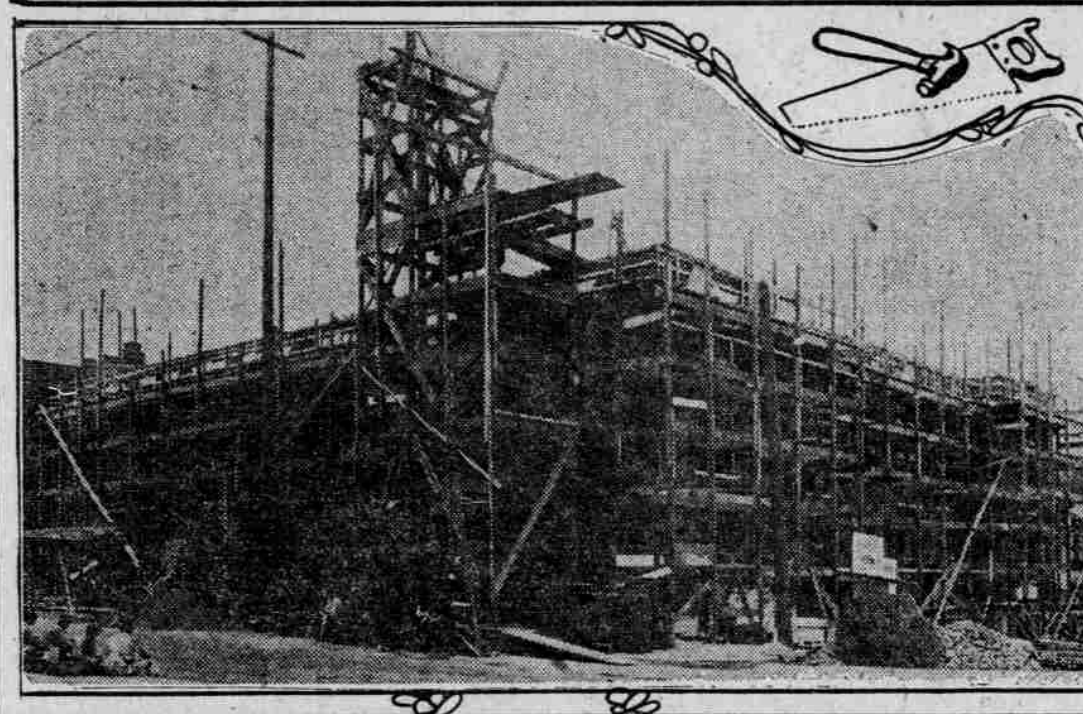
"There you will find at last the land of heart's desire and learn a deeper, truer meaning of that dear old word 'Home.'"

F. O. BROCKMAN IN BUSINESS

Clearing-House for Real Estate Trades Opened.

Fred O. Brockman, former secretary of the Northwest Real Estate association who resigned at the recent convention of that organization at Vancouver to go into business, announced yesterday that he has established the Brockman's Realtor's service bureau. This establishment, he said, would be made a central clearing house for real estate trades with prominent connections in all the important cities of the northwest.

Mr. Brockman was secretary of the northwest association for the past two years and he made an unusual record of success in organization work for that association.



Above at left—New residence of E. S. Hockaby at 1132 Mallory avenue. Above at right—Home of F. E. Burkhardt of Burkhardt Business Builders, just completed at 1232 East Thirtieth street North. Both houses were erected by the Fenner Manufacturing company. Center at left—Fitzpatrick office building, costing \$125,000, now nearing completion at northwest corner of Ninth and Oak streets. Center at right—\$20,000 residence to be sent by the Aladdin company to Tokyo, Japan, for erection for a Japanese merchant. Below—\$120,000 apartment house now going up at the northwest corner of Third and Montgomery streets.

NEW BOULEVARD READY

EAST 26TH STREET TO BE OPENED SOON.

Route to Reed College District to Be Used for Traffic When Concrete Settles.

Development of Portland's boulevard system continues. Within 30 days the city will open to traffic East Twenty-eighth street as far as Eastmoreland, the municipal golf links and Reed college. This will be one of the most important direct routes in the city and will cut half a mile from the distance to the important southeast section over the present Milwaukee avenue or East Forty-second street boulevards.

Travel to the college, the city links, and to Eastmoreland, now ranking as one of the most important districts of the city is gaining all the time. This new route will be opened in about 30 days or as soon as the concrete pavement has an opportunity to settle.

Illustrations of phases of the new growth are evident to all. The Ladd estate company is one firm that is experiencing them. In Ladd's addition, undoubtedly the closest-in subdivision now being marketed, the sales and construction have been phenomenal this season. Not only have individuals purchased as never before, but blocks of lots have been sold for contractor's use and the best type of improvements assured. In Westmoreland the experience has been similar.

In Eastmoreland the type of building has been much better than would be expected. Homes in this district are now of a high class and any number of them are costing in excess of \$10,000. Built for permanency and on carefully selected plans, they should endure and make the district one of the notable view places of the city. In Dunthorpe's and Jefferson streets, improved and available on the west side, with all city conveniences, the opening sales have exceeded the fondest expectations.

Site for Flat Purchased.

J. Fred Staver, local realtor, has purchased from the Reed Institute the southwest corner of Eleventh and Jefferson streets, improved and available on the west side, with all city conveniences, the opening sales have exceeded the fondest expectations.

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Broadway at Taylor

CITY SOMEWHAT OVERBUILT

Realty Man Tells of Conditions in Vancouver, B. C.

Business conditions, especially as concerns the demand for business space, in Vancouver, B. C., are similar to the conditions which existed in Portland immediately following the building boom days of 1905 to 1910, according to B. L. Metzger of the Metzger-Parker company, who was in Vancouver recently attending the convention of the Northwest Real Estate association.

Mr. Metzger said that Portland, although a considerably larger city, has less than one-third as many large office buildings in the business district as Vancouver.

"This has resulted in a superabundance of store room and office building space in Vancouver," he said. "And office space there is available today at \$1.25 a square foot a year, or less than half of what is realized for the best office building space in Portland, notwithstanding the fact that taxes, operating costs and interest rates are higher in Vancouver than in Portland."

Mr. Metzger said business conditions apparently were picking up in Vancouver.

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Broadway at Taylor

CITY WINS HONORS AT REALTY SESSION

A. R. Ritter Elected Head of Association.

LOCAL MAN BEST ORATOR

Portland Chosen Convention City for Next Meeting of Northwest Dealers.

Portland scored heavily at the annual convention of the Northwest Real Estate association held in Vancouver, B. C. Not only was a Portlander, A. R. Ritter, elected president of the association and Portland chosen as the place for next year's convention, but several other Portlanders were chosen as officers and the cup awarded in the five-minute oratorical contest was won by a Portland man.

About 40 Portlanders were in attendance at the gathering. It was as a result of their efforts the two principal offices in the association were given to Portland men. Besides choosing Mr. Ritter as president, the organization gave the office of secretary-treasurer to T. W. Zimmerman, local real estate man and builder. Frank B. Upshaw, connected with the Ladd Estate company here, was chosen vice-president of the association for Oregon.

Portlander Best Orator.

In competition with orators representing the leading cities of the Northwest John H. Mariels of Portland won the five-minute oratorical contest and was awarded the silver cup. In this contest each speaker spoke on his home town.

Portlanders also participated in a number of the conferences of the convention held July 19-22. Among those who led were Harry Beckwith, first vice-president of the Portland board and Coe A. McKenna, and Fred W. German, ex-presidents of the local organization. Paul Cowgill led the conference of board secretaries.

The gathering took action favoring revision of taxation laws with a view to relieving real estate of such a heavy burden of taxation and

favoring reclamation of dry and stump lands. The entertainment, which was in charge of the Vancouver, B. C. board, was most elaborate. There were drives to various scenic spots in and about the city. Dinners and other entertainment features were also on the programme. A special committee also took care of the visiting women's group.

Action was taken regretting the absence of F. E. Taylor of Portland, one of the original organizers and the first president of the association, who was unable to attend the gathering on account of the press of business.

The F. E. Taylor achievement cup, donated by the Portland board and not competed for by this city, was won by Seattle, Caldwell, Idaho, won the attendance trophy.

BUILDING BOOM UNUSUAL

Many Structures Are Under Way in Town of Mount Angel.

MOUNT ANGEL, Or., July 29.—(Special.)—Mount Angel has been having the most substantial building boom this spring and summer that it ever has experienced.

The large co-operative cannery, with large fireproof warehouse; fireproof and modern co-operative creamery, and ice plant; modern brick First National bank building, joining walls with Joseph Eberle's general store building of like construction; the Willamette garage fireproof annex with lift front; A. Rushers, modern brick harness shop with barber shop annex; two-story bakery and office building, now being constructed by Walter Jann, besides the modern and substantial homes being built by John Mamer and Jacob Diers in Elm street; the H. Brinkmann and P. S. Fuchs homes in Sheridan street and the John Schwab and Carl Schaffer residences in West Marquam street, are among the improvements.

Beautiful Homes Built.

A beautiful new residence for F. E. Burkhardt of the Burkhardt Business Builders has just been completed by the Fenner Manufacturing company at 1232 East Thirtieth street north. The house has five rooms and a bath and is finished throughout in a modern fashion. It cost in the neighborhood of \$4500. The same company has erected a six-room house for E. S. Hockaby at 1132 Mallory avenue. It also cost about \$4500.

Drug Store Interest Sold.

S. L. Christenson has sold his interest in the Wilson Drug company, 1054 Corbett street, to his partner, Robert Pauly. The price was not given. Mr. Christenson said he would go on a trip to California.

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