

APARTMENT HOUSE BUILDING IS BRISK

\$60,000 Structure to Go Up at Fifth and Hall.

ELTON COURT WORK ON

Erection of \$65,000 Apartment Building on Lovejoy Street Is Proposed.

Apartment house construction in Portland during the past three months has been unusually brisk and indications are that the same brisk trade will be carried on in this building activity during the fall season. The announcement that construction work had begun on the new \$60,000 apartment building at Fifth and Hall streets and the proposal of a new one on Lovejoy street between Twentieth and Twenty-first streets to be built at an expenditure of \$65,000, were made this week by Clausen & Clausen, architects.

Elton Court Work Begun.
In addition to these two projects it was learned that preliminary work of the reconstruction of the Elton Court apartments on the northeast corner of Eleventh and Yamhill streets has already begun. R. H. Moore, owner of the structure, declared that the plans of reconstruction were not sufficiently definite to give out yet but that extensive specifications were under consideration which would include the remodeling of the building.

The Elton Court apartments were partially destroyed by fire August 1, 1922. Four lives were lost. Since that time the building has been tied up in litigation which has prevented repair work and the skeleton structure has been allowed to stand since the fire.

Razing Is in Progress.
Razing of the old frame building on the corner of Fifth and Hall streets to make way for the new \$60,000 structure to be known as the Westfall apartments was begun this week by W. R. Griffith, the contractor. The new structure will be owned by William J. Cressie and will be of concrete construction with brick facing. It will be completed about November 1.

The new building announced by Clausen & Clausen to be built for Oscar Hendrickson on Lovejoy street, in the west side apartment house district, will be of the mission type, according to the architects. The building will be three stories and a basement and will include strictly modern construction throughout with hardwood floors. Seventeen apartments will be provided and work will start in time to finish the building before the winter season begins.

\$20,000 LEASE PURCHASED

Joe Fay Takes Possession of New Scott Hotel.
Through negotiations recently completed, Joe Fay, Portland hotel man, has acquired the furnishings and lease on the New Scott hotel on the corner of Broadway and Ankeny street, for a consideration in excess of \$20,000. Mr. Fay's lease extends for a six-year period and was negotiated with the Malarkey estate, owners of the hotel building. The new proprietor has taken possession.

Mr. Fay until recently has been proprietor of the Philip hotel on Burnside street between Fourth and Fifth streets, and previously was proprietor of the Quimby hotel on Fourth and Adams streets. He has been in the hotel business in these various locations in Portland for the last 20 years. The New Scott hotel is an 84-room building of stucco finish.

PARISH HALL TO BE BUILT

Plans for Woodstock Avenue Structure Are Completed.

Plans for a new parish hall for Our Lady of Sorrows parish, which will be erected immediately at 5203 Woodstock avenue, have just been completed by Smith & Griffiths, architects. The plans for the new structure include a building 33 by 64 feet of one story and basement, costing approximately \$8,000. Six classrooms will be added within the next few months, however, which will increase the cost of the finished building several thousand dollars.

Construction work will begin at once, according to the announcement of the pastor, Rev. G. C. Faller, and will be rushed to completion. The building will be of tile and concrete with stucco exterior finish and will include an auditorium 41 by 35 feet with a full stage and necessary dressing rooms.

NEW BUILDINGS ASSURED

TWO BUSINESS STRUCTURES TO GO UP AT ONCE.

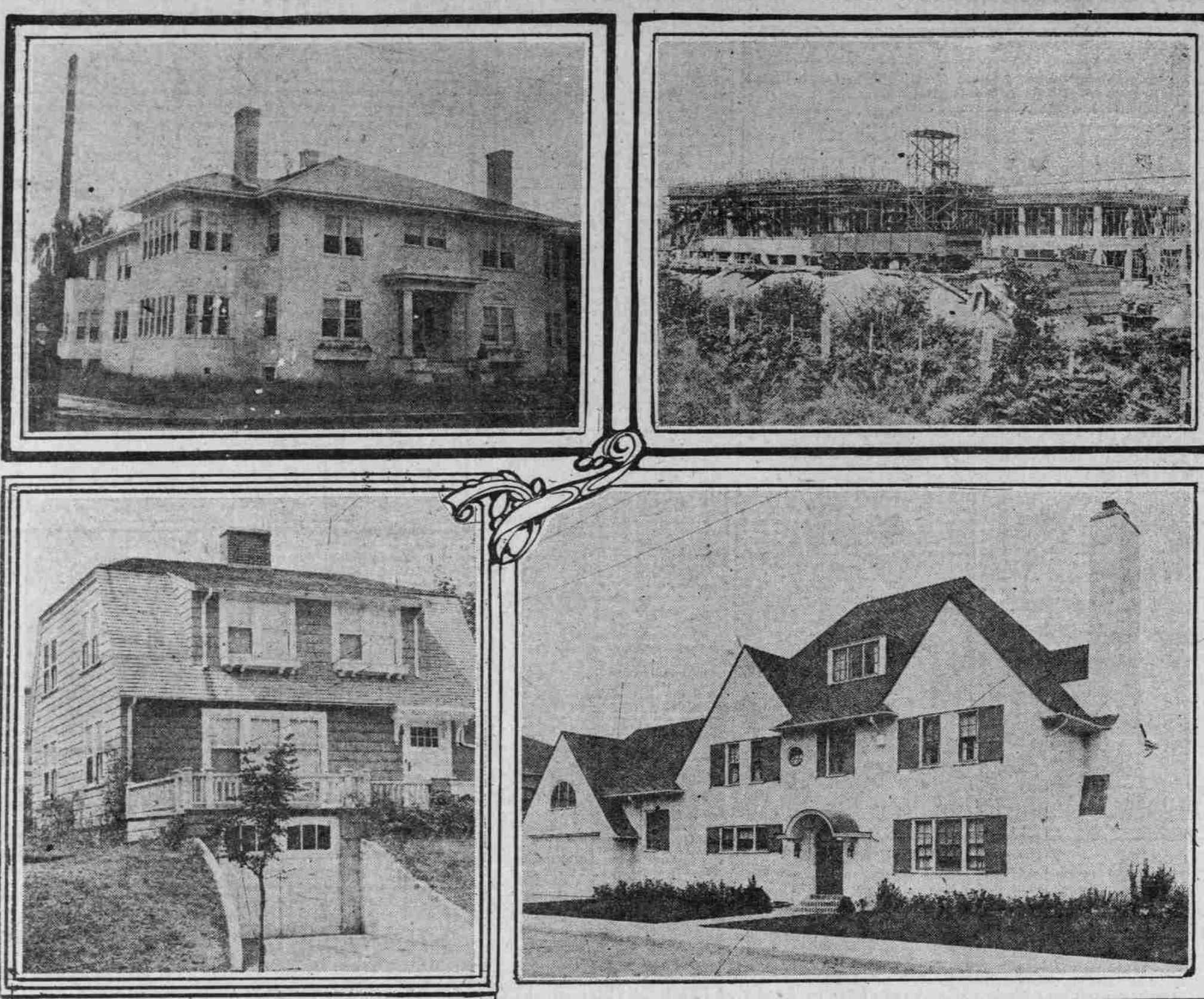
One Will Be New Factory for Bergman Shoe Company and Will Cost \$40,000.

Construction work on two new business buildings involving an expenditure of \$52,000 will begin at once, according to Clausen & Clausen, architects, who have just completed the plans. One of these is for the Bergman shoe company, which will be a new factory building to be constructed on Thurman street near the corner of Twentieth and Twenty-first streets, at a cost of approximately \$40,000. The other is for J. A. Patterson, which will provide space for six small stores at the southeast corner of Broadway and Larabee street.

The contract for the new shoe factory will be let next week. Figures were received the latter part of the week and as soon as the contract is placed construction work will begin. The buildings must be ready for occupancy this fall. The new structure is to cover 60x200 feet, one story, built of concrete with brick facing.

Construction work on the store building for J. A. Patterson, at a cost of \$12,000, will start at once and will be rushed to completion. The building will be strictly modern, with display windows and will provide ample space for six business establishments. It will cover 60x100 feet. Construction will be of concrete with tile trimmings.

COMPLETION OF FINE NEW RESIDENCES AND APARTMENTS AND MANY NEW BUSINESS BUILDINGS IS ACCOMPLISHED IN PORTLAND.



FINE RESIDENCES RISING

EASTMORELAND NOW SCENE OF BUILDING ACTIVITY.

Structures Aggregating \$250,000 in Value Erected This Season. More Are Promised.

Residences of an aggregate value of \$250,000 have been erected in Eastmoreland during the spring and summer, according to Frank B. Upshaw, sales manager for the Ladd Estate company. In addition, he said, plans have been approved for the erection of more than 20 additional high-class homes within the next few months.

To give an idea of the extent of the building activity in that district he cited the following: C. A. Schram has under construction a \$10,000 home on the northwest corner of East Thirty-first street and Tolman avenue; Charles T. Parker is building a \$10,000 residence on the southwest corner of East Twenty-ninth street and Rex avenue; Mrs. Sadie E. Taylor, \$9,000 house at the northwest corner of East Twenty-eighth street and Rex avenue; A. M. Craythall, \$10,000 home on the southwest corner of Thirtieth and Carlton streets; J. A. Manning, \$6,500 home on East Thirtieth street near Crystal Springs boulevard; Donald E. Morgan, \$6,500 house on East Thirtieth street and Rex avenue; Mrs. Janet L. Addison, \$6,000 residence under way at the northeast corner of Crystal Springs boulevard and Reed College place.

P. P. Campbell is building a \$6,000 home on East Thirtieth street near Knapp avenue. Robert Morrison has a \$6,000 home under way at East Twenty-eighth street and Crystal Springs boulevard. C. C. Ludley has a \$5,500 dwelling under way on the northeast corner of East Twenty-eighth street and Crystal Springs boulevard. C. C. Richard is the owner of a \$15,000 home that is nearing completion at the southwest corner of East Thirtieth street and Tolman avenue. R. R. Cook has a \$6,000 residence under way at East Thirtieth street near Knapp avenue. Elmer Young has a \$7,500 home at the northeast corner of East Thirtieth street and Crystal Springs boulevard is well under way.

Dr. T. Rex Baldwin has acquired a 100 by 160-foot building site on East Twenty-eighth street near Tolman avenue and will build early in the spring. T. B. Collins purchased the double lot at the northwest corner of East Thirtieth and Crystal Springs streets and will build after the first of the year. George M. Allen will build in the spring at the northeast corner of East Thirtieth and Claybourne streets. James K. Fudge has a home under way on East Thirtieth street near Bybee avenue.

Dr. Dave Hafferty is to begin immediate construction on East Twenty-eighth street near Rex avenue and Harry Hafferty has plans for a residence on the southeast corner of East Twenty-eighth street and Rex avenue. Albert T. Bergeron is building a \$10,000 home at the southeast corner of East Thirtieth street and Bybee avenue.

SALE OF HOMES IS ACTIVE.
Organization of Frank L. McGuire Enters Upon Record Month.

What promises to be the biggest month in point of real estate sales in the history of the Frank L. McGuire organization is indicated by the volume of business so far for August. Up to yesterday sales of houses and lots totaled 147, representing \$378,045 in value. The total volume of business for August last year was 148 sales, aggregating in value approximately the same amount reached for the first 19 days of the present month.

"At the rate business is being

closed we will have totaled nearly 275 sales by the end of the present month," said Mr. McGuire. "This will put the total value up to more than \$600,000. This will be the banner month in our history. The largest previous month's business was in last month, when we closed 215 sales."

"There is a big demand for good, medium-priced houses. Even at the rate attractive new houses are being built, the supply is too small to meet the demand. Portland is growing along more substantial lines than ever before. New people are coming in all the time and a majority of them are looking for their own homes."

SUBSTITUTE BRICK IS USED

Cheap Variety Is Reported Making Way Into Market.

Recent tests made by Professor R. H. Danforth of the Case School of Applied Science in Cleveland indicate that substitute brick of a cheap variety is now making its way on the market as a result of the present phenomenal demand for all kinds of building materials. Much of the imitation brick has been found to be of sawdust or cinders bound together with various types of cementing substances.

Some of the findings made by the experimenter in testing the imitation brick made of cinders and lime are interesting. The imitation brick will only stand making its way on the market as a result of the present phenomenal demand for all kinds of building materials. Much of the imitation brick has been found to be of sawdust or cinders bound together with various types of cementing substances.

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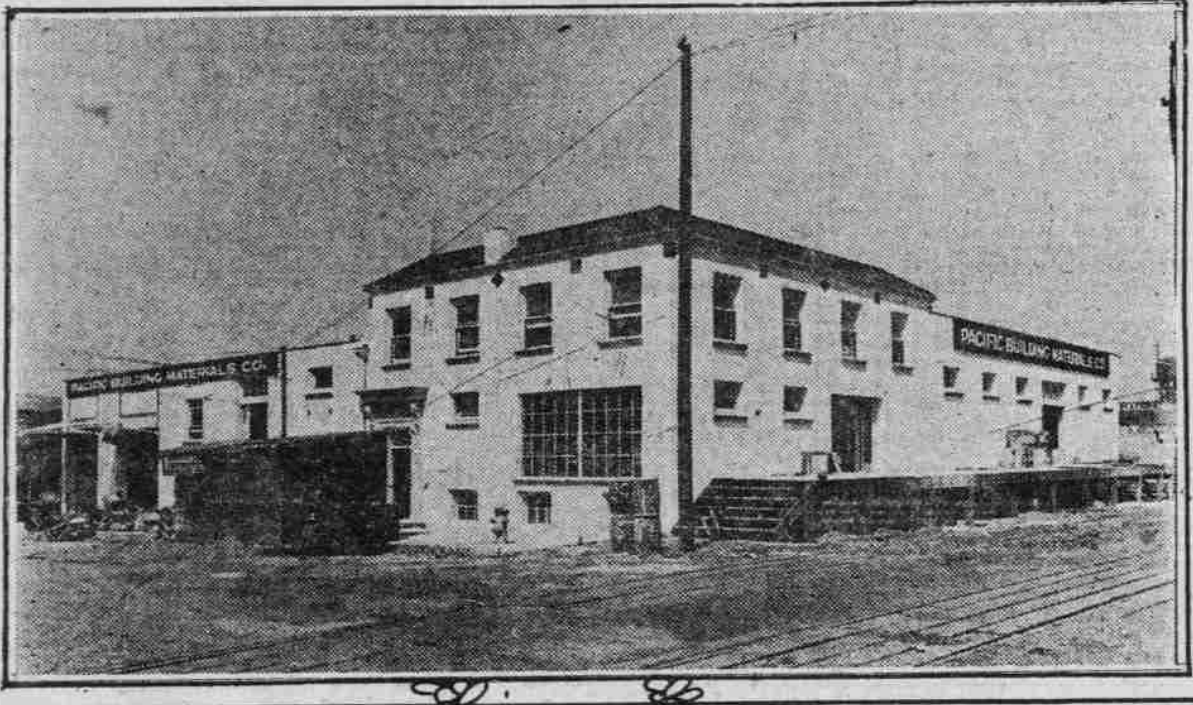
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Upper left—Distinctive apartment house just completed on the corner of East Sixteenth and Welder streets in Irvington by H. J. Collins. Upper right—Early completion of the \$250,000 plant now under construction in North Portland for the Columbia Tire corporation is assured by contractors, the building is in the last stages of construction now. Middle left—Attractive six-room colonial home in Irvington sold during the past week for \$8,000 by J. W. Hardgrave to James F. Cobb, the deal being handled by R. H. Torrey. Middle right—Beautiful new home on Westover Terrace just completed for F. O. Downing. Wade Pipe, architect. Lower—Attractive new business building in east side factory district which will be occupied by the Pacific Building Materials company.

leased to K. Masters. It is also reported. The storeroom is 100 feet deep and will be utilized for a restaurant. Most of the space here from the east and is opening up an establishment which he claims is different from anything here at this time.

Mr. Metzger announces that construction is started on a one-story 50 by 100 feet building on the corner of Fourth and Davis streets, which calls for an expenditure of approximately \$10,000. The plans call for six storerooms, two facing Fourth street and four facing Everett street. The building will be brick and concrete with steel posts, doing away with the old style of brick and concrete. Most of the storerooms have been rented in this building.

EAST SIDE TRACT IS OPENED

Old Torrence Rogers Claim Is Placed on Realty Market.

A new east side residential tract facing the Powell valley road near the former Suburban Homes club tract has been opened up and placed on the market by Ritter, Lowe & Co., according to announcement made this week. The tract, although not large, offers some of the finest residence property which can be bought in the east side districts and is predicted will find ready sales. The property is owned by Mike Moll and is a part of the John Moll estate, which has been in the family possession for the past 20 years. The particular plot which is being opened now has long been known as the Torrence Rogers claim among the old residents of the district.

Residence construction has been active in the vicinity of the tract during the past few months and many fine homes have been built, which would indicate a substantial residential district. Several sales have already been made by the real estate firm and many more are expected to be closed during the coming week.

Tokio Children Catch Flies.
SAN FRANCISCO.—School children of Tokio up to the age of 15 years have entered a fly-catching contest at the instigation of the city sanitation bureau, says a recent message from there. Prizes ranging from 50 cents to \$2.50 have been offered for the greatest number of flies gathered in ten days.

\$500,000 IS SPENT IN NEW BUILDINGS

East Side Business District Grows Rapidly.

RECORD IS SIX MONTHS

Investment of \$250,000 in New Market Structure Adds Impetus to Projects.

That the investment of \$250,000 in the new market building on Union avenue between East Madison and East Main streets has provided a substantial impetus in east side building circles in that immediate vicinity is carried out by the fact that two new buildings have just been constructed close by, while one other is now under construction and another will be started next week. Nearly \$500,000 will have been spent in the building activities in this area within the last six months, according to the available figures. Other contemplated structures not definitely announced will swell this amount past the half-million dollar mark.

Rapid Development Foreseen.
That this particular district lying west of Grand avenue and between Hawthorne avenue and East Morrison street will be developed rapidly, due to a variety of causes, is freely expressed in east side real estate circles. It is understood that options have been taken recently on several desirable tracts in the area and the fact that excellent truckage facilities are offered on all of the streets up as far as Union avenue makes the district highly desirable for factory and warehouse sites.

The recent announcement of the big development project by the Southern Pacific company, which will directly affect this immediate district, is said to have had some bearing upon the recent activity in real estate and building activities here, as well as in other parts of the factory and warehouse district on the east side.

Announcement of a new \$30,000 concrete building for the James A. C. Tait company, dealers in building materials, was made yesterday by W. W. Lucius, the architect, as the latest development in the new industrial area. Work will begin next week on the structure, which will be built on the northwest corner of East Third and East Madison streets, and will be about 100x100 feet, two stories high.

The portion of this same block facing on Hawthorne avenue is now being developed by the Howard Cooper corporation, which will soon have their new building ready for occupancy. W. W. Lucius was likewise the architect for this building, which will cost approximately \$45,000. Plans to build one additional building on the block.

tional story on the structure were made last week, the original specification calling for only a two-story building. Work was begun immediately on the additional floor and now a three-story concrete building will occupy the southwest corner of Hawthorne avenue and East Third street instead of a two-story building, as originally decided upon by the Cooper company. A. C. Meyers is the contractor for the structure.

Buildings Same Style.
It is interesting to note that these two buildings and the new \$250,000 market building on the same street just north of them were all designed and planned by W. W. Lucius. The same style of construction will be used throughout in the new buildings as that used in the market building and will give a distinctive note to the new structures in the district.

The third new structure, which is now in its last stages of construction, is the new home of the Pacific Building Materials company, on the southeast corner of East Second and East Main streets. The building is unique in construction and features both in exterior and interior finish the products of the Acme Cement Plaster company, the owners. The two stories and a mezzanine floor, which will be occupied by the offices of the Pacific Building Materials company and the Acme Cement Plaster company, have been constructed to allow for the greatest efficiency in handling the products and for the convenient display of them whenever occasion demands.

Building to Cost \$75,000.
The building, when completed entirely, will cost approximately \$75,000, and is provided with freight chutes and elevators and specially constructed loading platforms in the interior, which will facilitate the handling of the tons of building material passing in and out of the warehouse daily. The Acme firm is said to be the only time and plaster concern in the state which manufactures all of its products here. The company has a \$700,000 investment in Baker county, which includes about 480 acres of land, from which the lime is secured.

The new \$10,000 home of the Hawthorne Fruit company on the southwest corner of East Madison and East Second streets completes the list of recent construction activities in this east side area. The fruit concern's new building was finished early in the spring and is now being used to capacity and will be until the fruit season ends, when it will be used for storage purposes during the winter months.

NEW BUILDING IS PLANNED

Four-Story Structure Proposed for Twelfth and Alder.

A modern four-story building will be erected on the northwest corner of Twelfth and Alder streets by the realty firm of Jennings & Co. as the result of their purchase of that property last week from Anna P. Bernard. The property is now improved by a four-flat building. The price was \$25,000. The deal was negotiated by R. F. Bryan.

It is the intention to wreck the flat building, which is an old structure, and put up the modern building of brick construction. It will be provided with a full basement, a ground floor and a hotel on the upper floors. The property has a ground space of 52 by 66 feet.

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NEW RESIDENCES RISING
FINE HOMES GOING UP IN ALL PARTS OF CITY.
Construction Figures Are Easily Maintaining High Mark Set Early in Season.

Residential building activity continues brisk in all parts of the city and many new permits were issued the past week. Construction figures are maintaining the high mark set early this summer with comparative ease and plans and specifications for many fine new homes are being announced which will be completed before the winter season sets in.
A new \$65,000 structure to be erected at 452 East Thirtieth street North has been announced by Robert Kirkland, who is building it for himself. It will cover 34 by 34 feet.
A new residence at 844 Dekum street, in Irvington Park addition, for John Thompson will cost \$65,000 and will cover 24 by 36 feet, with two stories, according to announcement of Charles A. Peters, the builder.
Three new \$5,000 residences on which work has been started will soon be ready for occupancy. One of these is for C. C. Marlow of Milwaukie, to be built at 970 Johnson Creek road by Fred L. Mills. A second is at 41 East Sixteenth street, between Oak and Pine streets, for Alma J. Black. G. the builder.

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