

FAVOR PLAN TO BUILD FACTORIES

Up-Columbia Townsite Attracts Attention From Realty Men.

INSIDE DEALS HOLD BACK

Market Inactive in Spots, but as Whole is Considered Better Than in Other Cities of Like Importance.

Attention was diverted the past week from what has become routine in the realty market, in evidence for the past couple of months—sales of lots in suburban districts. There were more sites for business purposes handled than in a single week for quite a long time, but mostly outside the old business district.

The proposal to start a new manufacturing center up the Columbia River at Jordan Falls attracted more attention than any movement made in prospective enterprises on a large scale since the closing of the Swift deal on the Lower Peninsula. The woolen-goods factory has been talked of for a year or two, but now appears to be on something like a substantial basis. The promoters of the enterprise have the merit of being enthusiastic to a degree over the ultimate success of the plans, and express confidence in their ability to interest the necessary capital to swing the enterprise. Charles Cooper, an old resident and business man of Portland, is doubtless aware of the difficulties he is to encounter in infusing confidence in a new enterprise among a certain class of local capitalists, but as he for many months has been engaged in showing Eastern men of wealth, as well as progressive local people, what opportunity exists for the establishment of manufacturing plants at the site chosen, the presumption is that sufficient capital is promised to ensure success of the undertaking.

Details Being Considered.

Details of the projected undertaking are being worked out and are said to include the laying out of a townsite along the line of the railroad on a strip of land about a mile wide from the mountainside to the river.

In reality circles the enterprise is looked upon with favor for the reason that nothing contributes so much to the up-building of a city as the location of manufacturing plants in its vicinity, and while the new site up the Columbia is rather far removed from the city, its influence would be in the direction of stimulating further investments in real estate in suburban localities.

Building of factories and wholesale warehouses in the vicinity of the terminal yards, and in the growing district of East Portland along the tracks of the Southern Pacific, continues, and several structures of large dimensions are already well on toward completion. The better sites in the northeast end of Couch Addition have been pretty well cleaned up, especially those fronting on tracks, and indications are noticeable of the district spreading out into contiguous blocks.

In addition to these warehouses there are several business buildings, including office buildings, either well under way or about to be started in the old wholesale district. The change in the appearance of the city is subject of comment and surprise by returned former residents. Comment last week by one of these was of significance in putting the matter from a realty man's standpoint, that of J. L. Craig, of California, who had not seen Portland for about two years. He said that time the number of new big buildings erected in Portland, he had found in looking over the city to be remarkable both in number and character of the structures. He had thought to keep "in" building operations here, he said, but had fallen much short in making long-distance estimates and forming ideas of what the new buildings might look like.

Transfers Average \$60,000 a Day.

The transfers filed for record for five days last past amounted to \$386,000, or an average of \$77,200 a day, somewhat over the average for the last few weeks. Again the deeds filed for record give only nominal consideration, in a large number of cases.

Up to the close of business Friday there had been two building permits issued during the month for amounts of \$100,000 and over and one for \$30,000. The letter for the annex of the Good Samaritan Hospital, permit for the Rosenblatt Hotel, \$100,000 and the Y. M. C. A. building for \$30,000 were the other two. There not only has been no falling off in building during the month of moderately sized dwellings, but the records show quite a marked increase over the month of June at a corresponding date.

This continuation of building operations compensates for the dullness of the week reported in most realty circles, for the totals of transfers would indicate normal amount of realty sales, the fact is the deeds recorded in any amount have amounts were the sales made some weeks ago. The complaint of dullness comes from dealers that handle inside property, for those who plan to buy and lots and acreage report a good amount of trade for the season.

A. H. Masely, just returned from an Eastern trip, says our realty market is in much better shape than it is in most of the places he visited. He says, however, there is a gradual improvement throughout the East, but he finds no city equal to Portland either in business opportunities or in appearance.

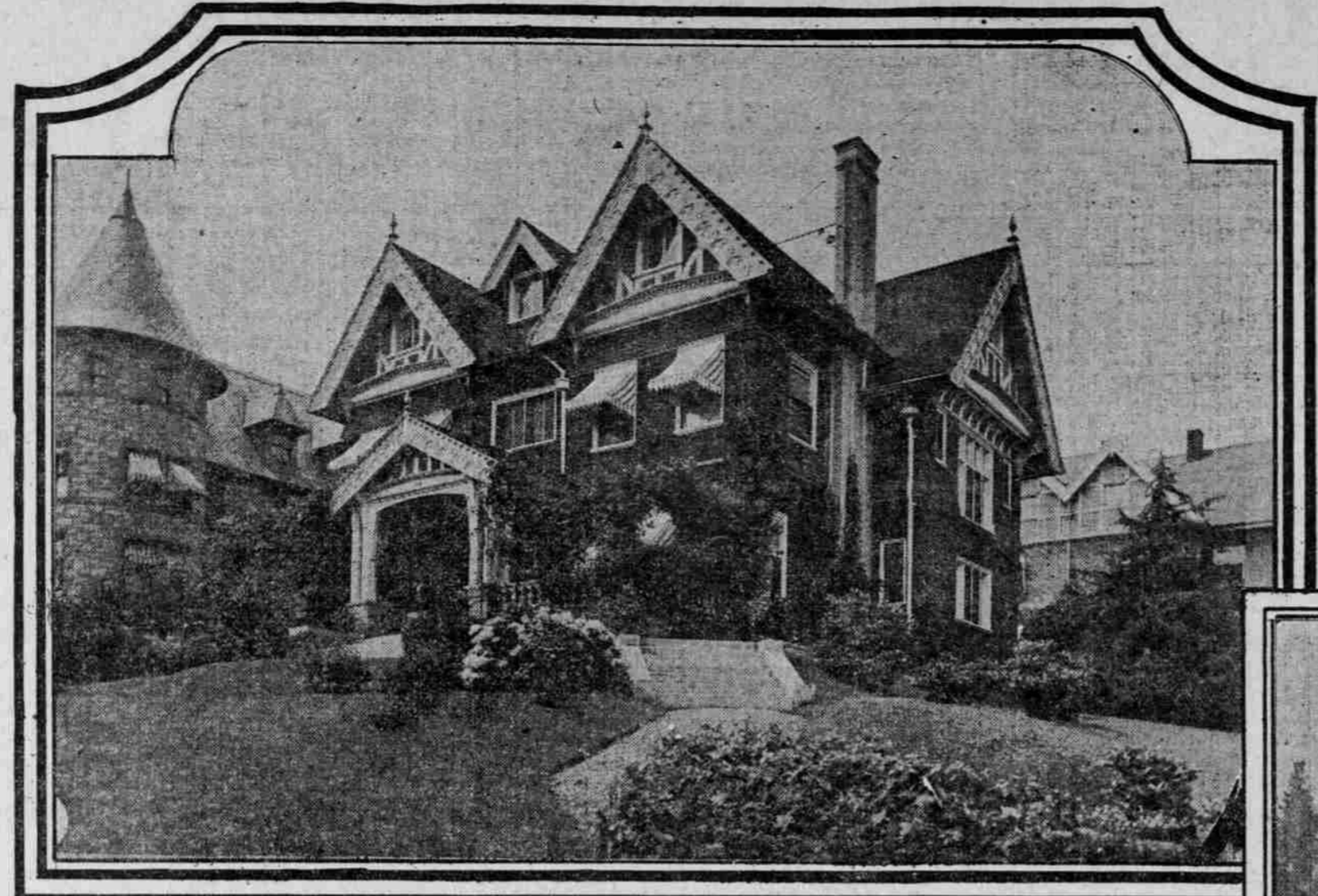
Realty Board Movements.

No answer has been received by Secretary Rountree to a letter of invitation sent John McVicar to deliver a lecture in Portland before the Realty Board on the subject of the "White Wings" and municipal government. It may be the letter has not yet come into his hands, as he is much away from home on lecturing tours. The Board probably will not have any meeting for some weeks, as many members are absent on vacation trips and beside it is difficult to get a turnout during summer. A trip of the Board and guests is being talked up to visit Vancouver, but likely will be put off until the bridges are completed and opened for traffic.

In the opinion of some of the leading realty men the market last week for inside pieces experienced but a temporary period of inactivity, for there are several deals on that will come through in the next week or ten days which, when released for public announcement, will prove the condition to be quite as good as earlier in the year and lead up to what all expect in the Fall—the best market yet enjoyed in Portland.

Dealers and brokers who have made recent trips to other cities repeat the report of last Fall, that valuations here, everything considered, are lower than in cities of similar size and importance.

SOME TYPES OF THE COMFORTABLE HOMES THAT ABOUND IN EVERY DISTRICT OF PORTLAND



ADOLPHE WOLFE - 189 KING ST.



PAUL WESSINGER, 555 DAVIS ST.

will be kept up for the balance of the month, but from present indications the total for the full month will exceed the figures for June, which were \$50 permits, carrying \$283,350.

Some of the larger buildings under way for which permits were taken out this month had but partial cost reported in the permits, the practice being to take out permits piecemeal where different contractors are engaged in the construction.

For the past week Inspector Dobson issued 110 permits, carrying \$159,910, or about one-fourth of the total of the 15 days of the month.

SPREAD RAPIDLY AT LENTS

Suburban Town Reaches Out in Different Directions.

A remarkable suburban growth is still in progress at Lents, on the Mount Scott railway. For two miles in all directions from Lents new homes are being built. Toward the northeast is a comparatively new section, in which 50 homes have just been erected, together with a paint factory. New roads have been opened and improved eastward from the schoolhouse into this new suburb.

The stranges have just bought a lot 100x180 feet on the street leading to the schoolhouse, and will erect a concrete fraternal building, 40x80, two stories. A stock company, with \$5000

12 rooms. It will either be moved or torn down. It is not considered safe. Over 300 pupils attend here.

It is estimated that 300 homes are being built between the Powell Valley road and Lents, which will cost on an average of \$2000 each. A number of residences are being built along the Mount Scott railway that will cost upward of \$6000. The growth has been so great in the southeastern suburbs of Lents that the local water supply has become inadequate to supply the people and the Mount Scott cars are overcrowded at nearly all trips. The Mount Scott Improvement Association has asked the electric railway company to double its track to Lents and provide more cars to relieve the congestion.

At Creston, the Jesuit Fathers are completing a school and church combined that will cost \$15,000.

BIG LAND AND SHEEP DEAL

Eastern Oregon Stockman Sells Ranch and Flocks.

Fred Falconer completed a big land and sheep deal Thursday, selling to John Johnson, of Imnaha, his 900-acre Pine Creek ranch for \$5000 and 4000 breeding ewes, says the Enterprise News. They are to be paid for with lambs. Mr. Falconer is not going out of the sheep business, for on the same day he bought 1700 head, 3000 ewes from E. O. Malen and 2300 yearling wethers and 2400 lambs from John and Leonard Johnson. The Pine Creek ranch that figured in



JOHN A. KEATING, 7 ST HELENS COURT



JOSEPH N. TEAL, 179 ST CLAIR ST.

TELLS OF DENVER

C. K. Henry Compares It With Portland.

FINDS IDEAL BUILDING

Streets of Mountain City Kept in Excellent Condition, but Grounds in Residence District Have No Roses.

Charles K. Henry, who attended the Democratic National convention recently held at Denver, returned home last week. He said yesterday that while his time was rather fully taken up with politics while away, he took advantage of his opportunity to look over the city of Denver, paying particular attention to its larger buildings and the condition of the streets.

"There was one building in Denver," said Mr. Henry, "that appealed to me very strongly as a type that might be introduced with fine results in Portland. I refer to the Ideal, an office building completed not a great while ago. The tall structure is of reinforced concrete, faced with white enamel brick and trimmed with white marble. To my mind a building of that description would be a pleasing change from the styles of building now in vogue in our city. We go in too much for buff and slate colors, and you see what happens. There is continual cleaning of the fronts of our big buildings to keep them in a presentable condition, for the dust arising from the streets settles on the rough fronts and when a shower comes along it makes a sort of cement that sticks and causes a dull dirty coating.

Enamelled Brick Clean.

"Now, if we had enamelled fronts that condition would not have to be contended with, for the least little rain would wash off the fronts as clean as when new, besides dust would not adhere to any great extent in the first place. Upon inquiry, I found that concrete

construction costs about the same all over the country, but ordinary brick costs about twice as much in Denver as in Portland, and lumber has even a greater proportion. That is why that city is a stone and brick city, where ours is so largely wood-stone is cheaper there than lumber. But, to revert to the Ideal building. Of course enamelled brick cost more than our ordinary building brick; but, I take it, an individual of concern with plenty of means to put up a skyscraper is not inclined ordinarily to quibble over additional cost of the structure, if it can be shown that he is improving its appearance and getting benefit in other ways. Again, while the Ideal building makes a fine appearance in Denver, there is such a glare of sunshine as to detract from it somewhat for the reason that it hurts one's eyes to gaze at it when the sun shines. Here that objection would be absent by reason of our many overcast days the year around. I brought home with me some photographic views of the building and sample of the brick used, with the intention to show them to prospective builders of large buildings, who will be advised to look into this style before deciding on the type of construction.

Streets Kept Clean.

"I cannot speak too enthusiastically about the department of street work, both of construction and cleaning, observable in Denver. Their street paving is admirable, and the care of the streets about perfect. Throughout daytime 'white wings' (men clothed in white uniforms) patrol the streets with sweepbrooms and portable dirt-cans, and pick up whatever refuse finds its way to the roadway. At night contrivances drawn by horses sweep streets thoroughly, and carry off the accumulations without raising dust, as the whole machine is closely inclosed in canvas hoods. Then at intervals along the streets there are located waste bins into which all manner of refuse may be deposited, and the ordinances forbidding the throwing of dirt and paper on the streets is strictly enforced, quite in contrast with the manner our ordinances are carried out. Right at this time I can show you how the ordinance against throwing refuse on the streets is disregarded, in the North End for instance. The waste bins in Denver are made as attractive as is possible for such receptacles to be made. They are neat and kept bright with coatings of silver paint.

Car Service Excellent.

"I was impressed with the admirable streetcar service and equipment of Denver. On the principal streets the cars are large, and passengers enter and leave them through doors opening in the middle instead of at the ends. Doors are only on the curb side

of the cars, so that it is impossible to get off in front of a car approaching from an opposite direction. A few weeks ago when I was in Chicago I noticed placards in the streets of that city that attracted my attention as a pretty good way to enlist the cooperation of patrons of the lines to prevent accidents. The placards read:

PLEASE DO NOT CROWD.
HELP US AVOID ACCIDENTS.
THE CITY GETS 55 PER CENT.

"I learned that the last franchise granted the streetcar companies carried with it a proviso that 55 per cent of the receipts were turned into the city treasury.

Portland Values Lower.

"I was not much in the suburbs of Denver, but I found quite a difference in the districts I visited to those at home. The lawns are kept in fine condition, but there was an absence of flowers. That locality is frequently visited with electrical storms, beating down plants and shrubbery, so that the residents find it impracticable to undertake the decoration of their grounds with such plant life as has made Portland the envy of the country.

Hotel Property Changes Hands.

Dr. C. B. Brown and wife have sold through the agency of Devlin & Fire-

Hotel at Thirteenth and Alder streets, to W. M. Seward, an experienced hotel man, who is to expend several thousand dollars remodeling and refurbishing it. Consideration, \$5000.

JULY PERMITS CLIMBING UP

Over \$657,000 Already Estimated as Cost of New Buildings.

For the first 15 business days of July there were issued by the Building Inspector 249 permits for new buildings and repairs of old ones, with the estimated cost of the same reported to be \$657,010. It is not to be expected that this average of about \$43,800 a day

capital stock, will be formed to handle the finances.

As Lents is an important center, it is considered certain that such a building is needed and will pay. A new bank has just been established at Lents. The present schoolhouse will be replaced with a modern building next year. Owing to the faulty plans of the present building, it cannot be used, although it is not an old structure, and contains

the foregoing deal is one of the best stock ranches in the country and the new owners will make a handsome profit on it.

Mr. Falconer is optimistic over the outlook for the sheep business, notwithstanding the low price for mutton in the Eastern markets. It is just the time to go into the business. Following the Heppner sale with a high mark of 15 1/2 cents, the Shinko sale with wool selling as high as 16 1/2 cents.

TOPIC OF DISCUSSION

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