

FEEL EFFECT OF WEST SIDE SALES

East Side Suburban Tracts in Continued Request and Prices Improving.

FACTORY SITES PICKED UP

On Outskirts of Big District There Are Active Building Operations and New Streets Are Projected Into New Territory.

According to East Side real estate dealers, the recent big sales in the West Side have greatly strengthened suburban property. Henry Staub, of Sunnyside, says that these sales inspired more confidence out and through the suburbs.

"It is most remarkable," declared Mr. Staub, "how these sales have increased confidence in all Portland property wherever located. We have noticed this more particularly the past week. Several men from Seattle have invested out here. They told me that when Portland men show such confidence as has been displayed in making recent investments at home, it speaks wonderfully well for the city. There are no houses vacant in this part of the city. A quarter block in Sunnyside, bought by the Sunnyside Congregational Church for a \$25,000 office for \$200 a short time ago, would now bring at least \$4000.

"In the 21 years I have lived in Portland, and I have had more hard work for a considerable portion of that time, I have never seen conditions here more promising. No man can make a mistake in buying property in Portland anywhere at present prices. Other East Side sections are just as good as Sunnyside, and it cannot be said that any one section is building up or going ahead faster than the others. The city is extending as a whole."

Many Suburban Sales.

The largest sale of East Side property during the year was that of Frank A. Sweeney to T. W. Clark of blocks 1, 8, 6, 7, 2 and 5, in Floral Park addition at Midway, for \$30,000. The land in this tract is on the Milwaukee road and was recently put into shape for the market. There is quite an active movement at Midway on both sides of the Milwaukee road southward. It is announced that at least a portion of the Ladd farm will be platted and put on the market. This will provide more streets to Seaford beside the Milwaukee road, now the only street entering the city from the south. With the new Floral Park tract and part of the Ladd farm placed on the market more tracts will be required toward Seaford.

In Holiday addition Harry Walter Peterson bought lot 7, block 262, of John Leland for \$4900. A. M. Knapp bought a quarter in John Irving's first addition for \$3700. One-half of lot 18, block 17, Albina, was bought by Fannie M. Anderson for \$2000.

At Mount Tabor W. G. Howell bought the south half of lot 4 of Mrs. Della A. Dowd for \$3000. Mrs. M. J. Heaman bought a quarter block at Creston for \$700.

There have been many sales made at North Mount Tabor, near Villa avenue, on the higher ground. Many people have bought in the tract and have put up tents preparatory to the erection of homes. Sales are as numerous as ever, but many are recorded for \$1 or for a nominal consideration where the price must have been four figures and even more.

Build Manufacturing Plant.

The Star Drilling Machine Company is pushing construction on its plant at Clinton street, between East Twelfth and Fifteenth streets. Buildings are being erected at the corner of Clinton and East Twelfth streets covering nearly an entire block that will cost \$200,000. It is for the woodwork department and the two-story is for machine shops. It is announced that the company will have an investment of about \$300,000 when the plant is completed and machinery installed. The plant is a branch of the main manufacturing concern at Akron, O., which turns out drilling machines for a world-wide market.

The local plant will manufacture machines complete in Portland, except some of the castings, which will be brought from the plant at Akron. At the company has secured ground for an extensive plant and can enlarge when conditions warrant, the concern is considered one of the most important that has come to Portland for some time. The plant will probably be completed and in operation within the next three months.

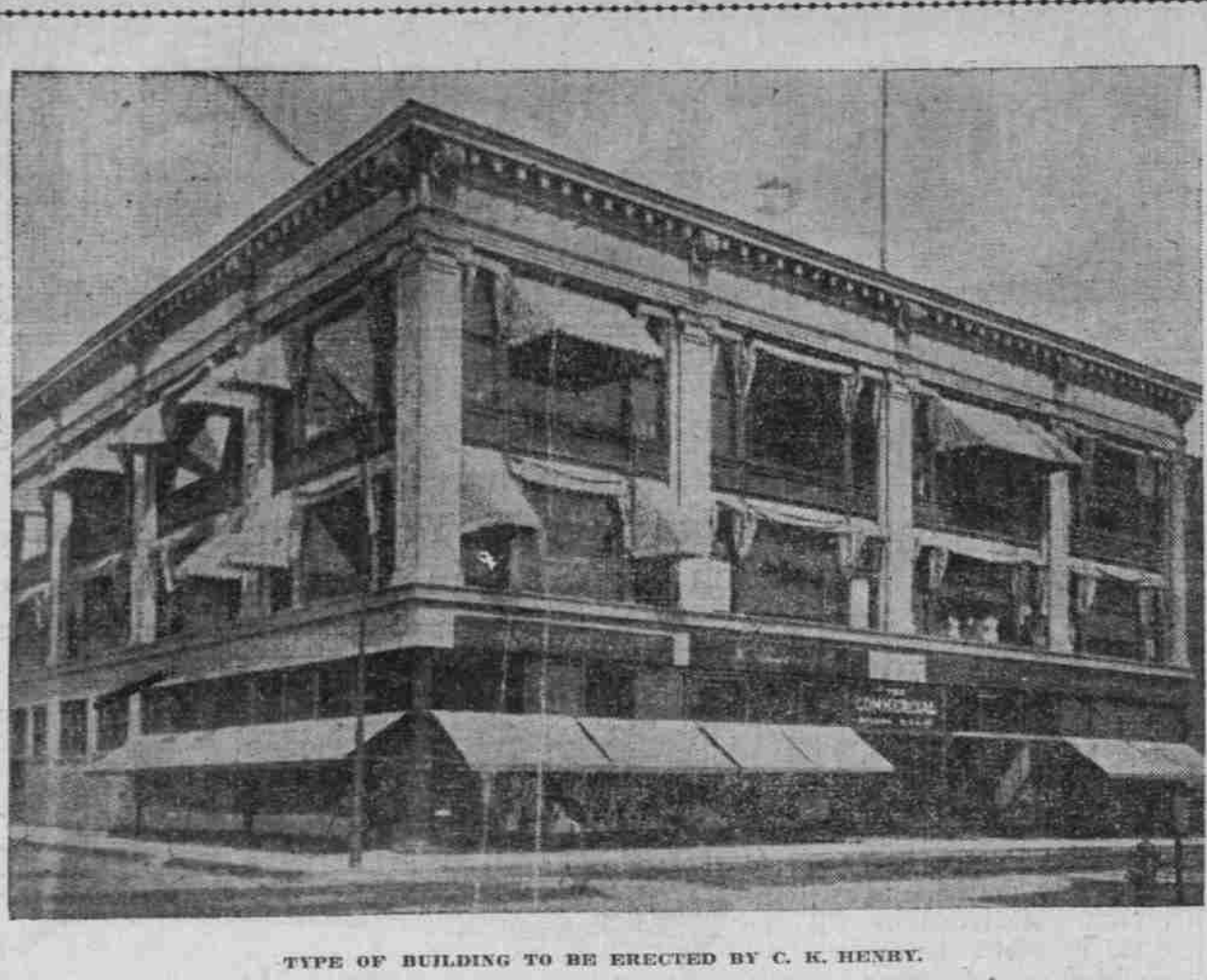
New Work Starts.

New work is starting up every day on the East Side. This is true of inside and outside property as well. Outside the city limits in every suburb new houses are being built. These, of course, do not count for anything in the building permits, for they are not recorded, but they cut an important factor in the growth of the city.

To keep in touch with growth in the suburbs requires constant personal visitation. Beyond Montavilla on the route of the proposed extension of Villa avenue, where many small tracts of five and ten acres have been sold off, a considerable number of attractive dwellings are being built by the purchasers of these tracts. Three or four houses are under construction in this suburb, which will cost \$5000 each. All these suburban tracts are being improved as far as Fairview. Brush and stumps have been cleared preparatory to cultivating the land. Land that sold for \$5 and \$10 an acre in this district a short time ago cannot now be had for double.

It is only necessary to open some county roads through this district to make it more attractive. The purchasers of these small tracts have found their investment very profitable. Speaking of Portland suburbs, it may with truth be said that these extend to the Sandy River, for much of the land is held by Portland men on all the county roads. The good roads and automobile and electric railways have combined to bring the territory as far as the Sandy River within easy reach.

There has been a quiet agitation for making the city and county one municipal government, combining the offices and administering county and city affairs un-



TYPE OF BUILDING TO BE ERECTED BY C. K. HENRY.

der one head, now that the city and suburbs have become so closely welded by easy and quick transit.

Kenilworth Developments.

Property owners on Gladstone avenue, Kenilworth, are rejoicing over their new and handsome street, which has been improved between East Twenty-sixth street and Ivanhoe, a distance of over one mile. Gladstone avenue is 80 feet wide. Most of the sidewalks have been built of concrete. For the present the street is not traveled, but this will come later when the property owners are better prepared to meet the cost.

This street cuts through a fine growing district and is the first street for that section.

Being wide, the cost of improvement, even as far as it has gone, has been heavy, owing to the cuts that have been made, especially beyond the highest point in Kenilworth. Through the Williams tract there were both heavy cuts and fills, but it furnishes an outlet to that whole section that practically had no outlet. The extensive street improvement projected in Kenilworth has added much to the value of that section for homes. More houses have been built in this suburb this year than ever before in the same length of time.

Property is held at a good figure, but not at prices that would be considered prohibitory. It is expected that the electric railway company will put down another track on Gladstone avenue as far as Ivanhoe and improve the service. What has been done in Kenilworth is due to the activity of the Kenilworth Push Club. When the club was started a year ago there was nothing doing in that suburb, but now building and other improvements costing above \$100,000 have been started.

Affairs on the Peninsula.

On the Peninsula some important enterprises are projected outside the Union Meat Company plant. A deal with a manufacturing concern at Maegly Junction is being negotiated and will probably be closed up within the next ten days. It is a large concern and will occupy several acres. The details at present are withheld from the public, but these are practically settled. Several other manufacturing enterprises also are to be established near Maegly Junction when depot facilities are provided.

At Kenton, the new townsite, near the Union Meat Company plant, a force of men and teams is grading the streets, preparatory to erecting a number of houses. As the work of construction on the big plant is under way, a large number of houses will be built soon—between 400 and 500, so it is announced—costing from \$1000 upward. The town will be a model one. Each house will be set back 15 feet from the sidewalks. It is announced that a company is being organized to erect these houses.

Another important deal for the Peninsula was the sale of 140 acres of the Love donation land claim to the Columbia Trust Company for \$100,000. Work of clearing this tract preparatory to plating was started this week. Streets

are to be graded and water mains laid. This tract lies east of Kenton.

H. G. Sibray & Co. sold a house and four lots at University Park for J. Slaughterback to Mrs. J. Fishback for \$4000 last week. They also sold a lot to A. H. Cone, of Butteville, who has started the erection of a home. Mr. Sibray says: "Really looks good on the Peninsula. People have great confidence in the district. We are making sales right along. We have some difficulty with the owners of property, who want to advance the price when we find buyers. Other dealers also are making numbers of sales on the Peninsula."

Hawthorne-Avenue District.

There is a most remarkable growth between Hawthorne avenue and Division street east to West avenue. Nearly all the cross streets have been improved. Two years ago there were few houses in this district, but now houses have been built out to East Fifth street. Beyond East Fourth street foundations for new dwellings are being laid in all directions. The new eight-room schoolhouse which is being built on Haversham street is nearly completed, and will be ready for opening this fall.

On West avenue and at South Mount Tabor many new dwellings are being built. On the south slope of Mount Tabor is a favorite place for new homes, as the ground is high and commanding. This suburb has been a little slow in starting, but is now building up rapidly. Hawthorne avenue is to be paved nearly to West avenue this year, and will be carried through to West avenue in the near future, providing a fine wide avenue for this growing section leading direct to the Willamette River.

Important Highway Projected.

Whether Union avenue is widened between Hancock and Morris streets or not, it is evidently destined to be an important thoroughfare. It is the longest street running north and south and with the completion of the Union avenue bridge and Sullivan's road, it will be open through to Woodlawn, and may be extended through to Columbia boulevard. There are many who question the wisdom of the effort to widen the avenue to Morris for the reason that it will effectually stop the movement for the proposed hard-surface pavement from Holladay avenue to Highland. The property owners declare they will not care to go on with an expensive pavement if there are prospects of having the street widened to Morris street.

North from Morris the avenue is 70 and 80 feet. Union avenue to Highland is built up with business buildings and residences and more are being built. A hard pavement laid to Highland and finally to Woodlawn would add greatly to the importance of the street.

Favors Annexation to Portland.

H. Vincel Conway, who resides in the Mount Scott district, is confident that suburb is bound to be one of the

most prosperous Portland has, and believes that annexation and Bull Run water are factors to make it so.

"I have lived in this section for five years," said Mr. Conway, "in fact, came here at a time when there were but a few houses and the district was covered with brush and trees. I have seen the territory cleared and a big settlement of progressive people started out here. Everything is favorable in this district. This ground is high and level and conditions healthful. We need some regulations. We need water. Annexation would certainly carry now if there should be a vote on the question at once, and I think it will carry this fall. If we can get another vote on the subject. Some may forget the water shortage when the Summer heat is over, but not enough to defeat annexation. Settlement has gone on here out to and beyond Lents and for several miles south. For homes I question if you can find a better suburb."

A petition asking for another vote on annexation is being circulated in the territory between Anabel station and Gray's crossing, and already has received nearly enough signatures to get a vote if the City Council will grant the request. The promoters of annexation will ask for a vote at the time of the Presidential election this fall.

ST. JOHN IS PROSPEROUS

BUILDING PERMITS DOUBLE LAST YEAR'S RECORD.

New Street Work Keeps Pace With Requirements of Growing Community.

According to records made in St. John, building operations in July were much in excess of those for the same month last year, in fact nearly double. The record for July, 1907 was \$1600 in valuations and for last month \$7000. From January 1 to August 1 last year the total reached \$71,235; for the same months this year the total is \$105,450. Families now largely occupy new dwellings which has resulted in leaving quite a number of old houses without occupants.

Streets are being made better in proportion to the requirements of a growing community, and an improved rock crusher has been installed to provide paving material. The crusher and site for its location cost \$7000. St. John would seem to be enjoying a marked degree of prosperity, for bankers and merchants assert that funds are plentiful and business conditions all that reasonably can be desired.

Prices talk at Rosenthal's shoe sale.

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BRANCH OFFICE AND SALESMEN ON THE TRACT

Japan May Sell Railways.

TOKIO, Aug. 8.—There is a fresh confirmation of a movement which appears to have for its object the retransfer of the nationalized railways to private hands. The leaders of the movement are two men of much emi-

nence, namely, Messrs. Sengoku and Yamada. They have not yet openly declared themselves in favor of retransfer, but they are bringing pressure to bear on the government with regard to hastening the time for handing over the bonds which represent the purchase and with regard to the adoption

of some measure to maintain the price of these securities at a reasonable point.

Tomorrow, Monday, will positively be the last day for discount on West Side gas bills. Portland Gas Company.

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