

# Portland's East Side Noted for Its Many Handsome and Beautiful Residences

## MUCH ACTIVITY IN NORTH-END LOTS

### Big Fire in July Causes Investors to Pick Up Desirable Sites.

### SEVERAL SALES REPORTED

#### Some of Leading Firms of Portland Located North of Burnside, With Other Large Buildings Under Way.

From the way interest suddenly has been attracted to what is locally known as the North End, those unfamiliar with conditions, might suppose that heretofore the district surrounding the Union Depot and on southward, too, say, Davis and even Burnside, along the streets leading from the station, was a sort of terra incognita among active realty dealers. A tour of that district, however, convinces the observer that many of the leading concerns of Portland are located there already, and others are preparing to establish themselves.

The fire that swept over two blocks and parts of adjoining property, the latter part of July, bared the ground of tumble-down frames and disclosed sites that before were passed by as impossible by purchasers, so strong is the impression given of a locality by the class of buildings in evidence.

#### Important Buildings Erected.

Since the fire there has been a marked activity in that district of the city, and the buildings of creditable appearance scattered through the section seem to stand out with greater prominence than before. Among the buildings in the North End that would be creditable to any district of the city, to be found with others, are the Union Meat Company, Fourth, from Hoyt to Gisan; Hazelwood, approach to Steel bridge; Dammeyer, Fourth, from Everett to Flanders; Chinese, northwest corner Fourth and Flanders; Ames-Harris-Neville, southwest corner Fifth and Davis; Mason, Ehrman & Co., southwest corner Fifth and Everett; Povey Bros., northeast corner Fifth and Flanders; Oregon Casket Co., northwest corner Fifth and Flanders; Pacific Coast Biscuit Company, southwest corner Sixth and Gisan; Hood hotel, northeast corner Sixth and Everett; Schwarzschild & Sulzberger, branch, Everett, near Seventh; Golden West hotel, northeast corner Seventh and Everett; United States Custom-house, block, Davis, Everett, Seventh and Park. At the northeast corner of Park and Everett, excavation is made for the wholesale drug house of Blumauer-Frank Company.

The foregoing is by no means a complete list of the large buildings in the district, but will serve to explain why every indication points to a substantial building-up of a section of the city that has gradually been coming to the front, and which now enjoys an unusual inquiry for suitable sites for business structures.

#### More Townsites Projected.

There continues to be an extension of platted sites down the Peninsula. One of the more recent is that of Wilburton, so named for R. M. Wilbur, one of the promoters. The tract contains 268 lots, most of which are 200 feet by 100 feet, being 7x100. Mr. Wilbur, who is a veteran in the real estate business, believes the site selected is one of the best in that district of the city, being between Portland boulevard and Patton avenue. A franchise has been applied for by the streetcar company for a line along Patton avenue. The lots have not yet been put on the market, but watermain, cement sidewalks and other improvements are being put in. The greater portion of the property has been reserved for shade and ornamentation.

The S. Morton Cohn Real Estate Company bought last week about 40 acres from John F. O'Brien, in section 19, township 1, lying east of Rose City Park. The deal was handled by Theodore Goldsmith, and the consideration was \$17,500. The O'Brien brothers held the tract for some time, having bought it as an investment. They did not care to plat the piece and sell lots, so disposed of it at a reasonable advance over the cost.

As will be seen by the pictures printed elsewhere, new buildings to be erected during the current year are of a character to add greatly to the appearance of the city. These new buildings will attract attention from visitors, and will be lasting advertisements of the progressiveness of Portland. Other wholesale houses have in view the erection of important buildings, and by the end of the year there will be eight or 10 of these structures under way or well on to completion.

#### Cheap Flats Go Begging.

In the meantime there is no observable falling off in the number of dwelling-houses being built, both in the more thickly-settled parts of the city and in the suburbs. It would appear that rather too many flats and apartment-houses of a cheaper sort have been rushed through, for here and there are now to be found "to let" signs on some of these. With the better class, however, as with separate dwellings, the demand has not yet been met. Building operations in the outlying townships is keeping up to the same degree that has caused comment since the city began to spread out, about two years ago, and the best evidence that no cessation has occurred lies in the fact that building mechanics are all employed. It is a rare thing to meet with a mason, carpenter, plumber or painter "looking for a job."

Several realty brokers complain of being unable to find suitable sites for business structures, the whole to be leased at figures within the means of business concerns being not both to draw too heavily on their own resources. In other words, several firms want to move closer in, but cannot see their way clear to pay the big rentals commanded by property in the "business district." The extension of this district, noted for the last few months, may provide a solution of the difficulty before a great while. The feature of the situation is, however, that business sites and buildings in the old district are taken as soon as opportunity offers, proving anew that the declaration made time and again is true—Portland values are within reasonable bounds despite the remarkable activity in building that has characterized the last two or three years.

#### Portland's Good Showing.

From a compilation made by the American Contractor of Chicago of



RESIDENCE OF J. L. WRIGHT, 22ND AND HANCOCK STS.



PRENDERGAST RESIDENCE COR. KILLINGSWORTH & MALLORY AVE



THE BELLEVUE FLAT BUILDING COR. LARRABEE AND DUPONT STS. ERECTED BY J. V. LANKIN



RESIDENCE OF MRS. EDITH M. ALDERMAN, 1030 E. MORRISON ST.

## HAS ITS FUTURE ASSURED

### JENNINGS LODGE PERMANENT INSTITUTION.

Campmeeting Association to Build Auditorium to Seat at Least 1000 Persons.

### MILWAUKIE PUBLIC SPIRITED

#### New Additions Added and City Hall About Ready.

Mayer Schneider, of Milwaukie, is a contractor, and has just completed a house in the new addition of Kerr & Schneider. Already seven new houses have been built in this addition, and W. B. Harvey will have a dwelling built at once. Work is going forward on the City Hall. When completed a celebration will be held in the building. A good many citizens thought it unwise to erect so large a building, but the money did not come from direct taxation, and now they are satisfied that it was a good thing to erect the building. The new schoolhouse is being completed by Contractor J. M. Snyder. Modern plumbing is being installed in this building; patent closets are used, and an eight-inch sewer extends to the Willamette River. The addition contains four rooms, and two will be completed and furnished for present use. On the lower floor the two new rooms are so arranged that the separating partition may be raised, thereby making an ample assembly hall for public school functions.

#### East Side Passenger Depot.

Plans are being completed for the new passenger depot for the East Side on the corner of East First and Morrison streets. The building will be concrete block, 124x26 and will be an attractive structure. Already the ground on which this depot will stand is being filled in. A concrete foundation will be built.



RESIDENCE OF MRS. EDITH M. ALDERMAN, 1030 E. MORRISON ST.

waterfront for \$300 an acre, receiving more for the three than it paid for the eight in the first place. This indicates that the value of land near the Willamette River south is increasing rapidly. Ground fronting on the river is wanted for summer and suburban homes. Permanent establishment of the convention grounds at Jennings Lodge undoubtedly will tend to further advance the value of these tracts. The natural shrubbery has been retained as well as most of the larger trees. It is estimated that about 50 houses will be built on the grounds before the next conventions are held.

#### Firemen's Ball at Rainier.

RAINIER, Or., Aug. 15.—(Special.)—The Rainier Volunteer Fire Department gave a ball in Masonic Hall Friday night, the proceeds, about \$50, to be used in purchasing paraphernalia for the firemen. The fire companies are doing some good practice. The town has been made into districts, each of which has its own company. Company No. 1 is located on Main street, Company No. 2 on Union street and Company No. 3 in "Kentucky Flat."

#### EPWORTH CHURCH WILL BUILD

#### Handsome Edifice to Be Erected on Savier Street.

An \$8500 permit was taken out by the trustees of Epworth Methodist Episcopal Church, August 13, for the preliminary work of construction of a

## AUGUST PERMITS MOUNT UP

### OVER QUARTER MILLION SO FAR THIS MONTH.

### Several Large Business Structures Are to Figure in Next Few Days' Business.

In the week just ended there were 85 permits issued at the Building Inspector's office, carrying a total of \$117,978 in estimated cost of structures. The number issued since August 1 is 185, with \$268,388 in valuations.

Among the permits of the past week were the residence of Philip Buehner, on Mount Tabor, \$20,000; flats for W. E. Prudhomme, Twenty-fourth street, between Hoyt and Irving, and dock addition between Ankeny and Burnside, for J. Couch Flanders, \$5000. Within the next few days permits will be taken out by Meler & Frank Co., Crane & Co., Pacific Paper Company, Gay Lombard, Homeopathic Hospital and probably Charles K. Henry and Blake, McFall & Co., all for large buildings, which will bring up totals to handsome proportions. In the latter part of the month or early in September work is to start on the Wilcox Hotel building at Seventh and Stark, the

tenants having been notified to vacate the old buildings on the site.

### CITIZENS WORK IN HARMONY

#### Public Building to Be Erected in Milwaukie Suburbs.

Harmony, a suburb of Milwaukie, has decided to erect a modern four-room schoolhouse. Provisions have been made by vote for the building, although there was some opposition to it. This new building for the district is the result of the agitation of the Harmony Civic Improvement Association, the officers of which are women of the neighborhood.

A two-story public hall is projected by this club. The site for the building has been donated by Mr. and Mrs. Isaac Pollock and the club has \$400 on hand. When more money has been raised work on the hall will be started.

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East End Burnside-Street Bridge. Portland, Oregon.

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## IMPROVED METHOD OF GRADING STREETS BEING USED IN IRVINGTON



The accompanying illustration shows how Elwood Wiles is improving and grading the streets in what was known as the old Irvington, race track. This grading outfit is the most improved and up-to-date in the city.