

**DOUBLE THE BUSINESS IN LARGE NUMBER**

New Townsite of Kenwood to Take Advanced Position at Once.

GROWTH IS REMARKABLE

East Side Dwellings Erected in Past Eight Months Exceed Those of Last Year to Number of 520.

To contract for the building of 200 dwellings at one time and for one tract is a record in building operations seldom, if ever, met with. That, however, is the announced intention of the Kenwood Land Company, owners of the townsite that took in the old plat of Graybrook on the Peninsula and the lands lying north of that tract and extending to the Columbia Slough. Kenwood is to be the residence and business section of the extensive packing-house industry of the Union Meat Company. Starting with such a large number of houses, most of which will be occupied by people employed at the packing plant, the experiment of putting up these houses before there is immediate demand for them will be watched with interest by owners of other tracts.

On one point the owners of Kenwood are certain, that the townsite has its future as well assured as such enterprises can be, for the tract is the nearest to the new packing plant, and experience in other cities leads the owners to know that employees prefer to live near their work. In the vicinity of the Union Stockyards in Chicago a large community has for years been maintained, composed almost entirely of employees of the yards. There should be a vast improvement in the character of houses for employees at Kenwood over the Chicago settlement, and doubtless will be. Employees will have a great advantage here in the matter of owning their own homes, for after the 200 houses are completed they are to be offered to workmen on easy terms. Lots near the Chicago stockyards are too high to permit workmen to buy, the rents are so high that the majority of the yards' employees walk long distances to localities where rents are cheaper. There is so much vacant land in the vicinity of the projected yards and packing plant on the Peninsula that it will be years before values will advance beyond the ability of workmen to purchase.

**Extension of East Side.**

The Oregon Real Estate Company has prepared comparative figures of this year and last on the number of dwellings in houses erected on the East Side. In August, 1907, there were 151; in 1908, 210. For the eight months ending August 31, there were in 1907, 1418; in 1908, 1535. These figures prove conclusively that the building industry has received an impetus in the building of dwellings that nothing short of a calamity can stop. From data gathered at the Building Inspector's office it is found that permits are being taken for houses in all districts of that part of the city, with some of the older districts leading in the number of residences. In many more restricted areas on the West Side, there were 216 permits taken out for dwellings for the eight months of 1908. Among the transactions of the past week there were several business locations of considerable importance, not so much on account of the considerations involved as in indicating the trend of extension of the business districts. One that attracted attention was the purchase of a quarter block at Fifteenth and Gilman by Lipman, Wolfe & Co. It is the intention of the purchasers to erect a building, which is to be occupied by the Irwin-Hodson Printing Company. The ground and cost of the building represents an investment of about \$75,000.

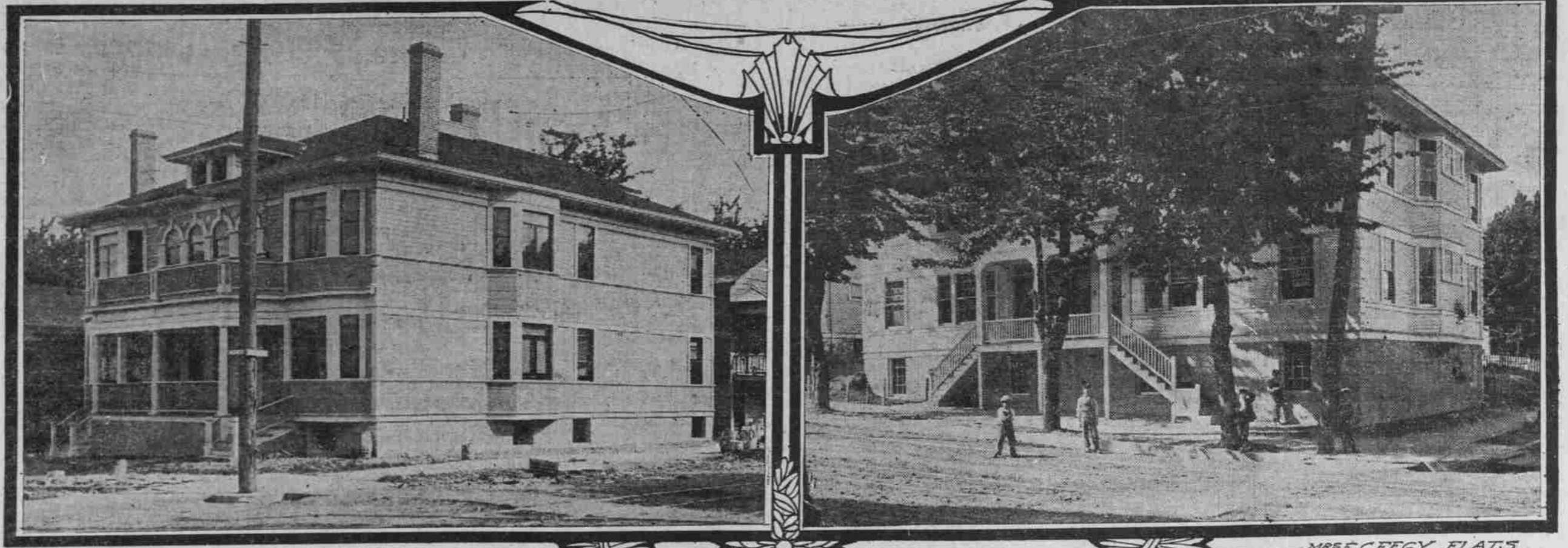
**New Buildings Progress.**

Work on the new structures scattered about in different localities is progressing in each instance. Excavation was finished during the week for the C. K. Henry building at Fourth and Oak; the Gay Lombard at Fifth and Stark; the Pacific Paper Company at Fourth and Ankeny, all to be large business structures. An object lesson in modern excavation is furnished at the site of the new building at Park and Everett is to be rushed, concrete foundations going in at present. In the terminal wholesale district foundations are going in for several buildings, prominent among which are the Crane and Fuller buildings.

**Tone of Market Steady.**

As to the tone of the realty market, a very firm feeling is maintained, and recent sales indicate values to be sustained. The Government evidently has been informed of the activity of realty in Portland, for Postmaster Mitchell requested some little time ago to obtain estimates on suitable sites for a new building. Mr. Minto called into consultation several prominent realty men, and obtained data concerning present and prospective values of several pieces that might be secured for a postoffice site and sent them on to Washington. It is believed that the appropriation bill carrying that for the Portland postoffice may not be reached at the next session of Congress, but the item is well up to the top of the list. Politicians figure out that in case Senator Fulton is succeeded on the committee having the matter in hand by a Senator from another state, some delay may be met with in having the item for this city considered. But from the fact that inquiry was made about ground values, the inference may be made that a site is to be secured soon, even if a new building is not started for some time. In private business this would seem to be a wise move, in view of the strength of values and tendency toward higher valuation.

**MANY TASTEFUL NEW FLATS AND RESIDENCES ADORN PORTLAND STREETS**



R. A. STANBURY, 2ND & LINCOLN

**SEATTLE HIS TOPIC**

Charles K. Henry Draws Lessons From Visit.

**COMMENDS ITS LOYALTY**

Excellent Appearance of Northern City Indicates What Wonderful Improvement Is Possible in Portland.

"The phrase 'Seattle spirit' has fallen into a remark of disparagement, but there is another meaning in the words that we of Portland may well emulate," said Charles K. Henry, the real estate man, on his return from a short trip to the Sound country. Continuing, he said:

"By this I mean that I found the people of Seattle not only loyal to their city, but that they lose no opportunity to laud its progress and predict greater things for the future. One finds this 'spirit' everywhere—in hotels, business offices, barber-shops, among newsboys; in fact while I was there I did not hear a single 'knock' at the city or conduct of affairs from a resident. We spirit manifested at times by our people here. I am too loyal a Portlander to say aught against our city or its people, but as I have lived for many years and have interests here of considerable importance, I feel at liberty to read a little lecture that may be of benefit to us all.

**Plenty of Enthusiasm.**

"In the first place, I was struck with the enthusiasm of the people of Seattle in every measure proposed in the interest of the betterment of the city. Few seem to hold back and urge objections as to cost or to assert that the proposed improvement is ahead of the times. Even if they did object, the charter of that city authorizes the Council to order work of various kinds done, almost regardless of protest, and when a public improvement has been thoroughly considered and finally decided upon favorably, it goes through. I was told, by those in a position to know the facts, that the same spirit of enthusiasm when completed are found to have benefited rather than impaired values, though in certain localities owners of lots partly cut away sustain a considerable loss.

**Lesson for Portland.**

"When comparison is made between the two cities of Portland and Seattle as to natural advantages of location of the former, we are compelled to metaphorically take off our hats to the Sound city in compliment to what is being done there to overcome obstacles. While Portland is forging ahead at a commendable rate, we are slow to consider what Seattle has yet to do to make room for advancement, the thought is forced upon us that if this city would expend even part of the money the Southern city is compelled to expend, we would forge so far ahead in a few years it will be impossible to be overtaken. They are only getting ready to be on par with us even terms with us in the matter of natural advantages.

"Visitors to Seattle are struck with the magnitude of street improvements now under way, giving me city in that direction. The same visitors coming to Portland do not find the same extensive work being done for the simple reason that it is unnecessary here. One point I desire to bring out, however, and that is we are not doing what we should be doing to make the city more attractive to visitors.

**Better Streets Needed.**

"For instance, a few weeks ago Frederick J. Holman and I had the pleasure of showing Judge Parker and Delancy Nichols around the city. They were both enthusiastic over the natural beauties and great natural advantages of Portland, but I could observe they were not favorably impressed with the condition of our streets. We must adopt some plan through which we can have more good streets made, and then adopt a stringent rule requiring them to be kept good.

It was only when he passed away that the new street could be laid. This man was public-spirited along other lines, but argued that the street had served his purpose for many years and he failed to see any necessity to change it. That is the spirit we should endeavor to combat and finally overcome, else our city will be improved in spots.

**Street District Plan.**

"That leads me to express favor of what is known as the district plan of street improvements. The plan is working satisfactorily in the Northern cities with the result that large districts have uniform paving of the best character. Some of the residents of the Irvington-Holladay district on the East Side have undertaken an elaborate scheme of uniform improvement on the district plan, in which I have joined. We expect to demonstrate what can be accomplished in harmonious action by property-owners, and to prove that paving on a large scale can be done much cheaper than in dabs.

"To revert to Seattle, my attention was directed to the public market stations of these stations in different localities of the city. The first one of these is opened for the convenience of the people. It is constructed of tile with an attractive exterior, and is scrupulously clean and sanitary in its plumbing and waste conduits. In contrast with the poor excuse now located on our Plaza it stands far in advance. We ought to begin a movement to have the Council provide several of these stations in different localities of the city.

"Next year I expect to see large numbers of visitors in Portland from all parts of the country and abroad, attracted to this Coast by the exposition at Seattle. Obviously, we should not only proceed with buildings under way and projected and fix up our streets, but ought to repair and use paint liberally on the buildings showing lack of such attention."

**SALE ON NORTH PARK STREET**

Inside Lot With Small Building Brings \$25,000.

Another deal of northwest property was closed yesterday by Whiting & Rountree. The realty referred to is the lot on North Park street between Davis and Everett streets, on which is erected a one-story building, occupied by Graves & Co., as a warehouse. The sale was made for Emil Pittlekan, who built the warehouse last February. The purchaser's name is not given at present, though it is known that he is a resident of Olympia, Wash., and made the purchase as an investment.

**OLD KIERNAN HOME IS SOLD**

Quarter at Sixteenth and Morrison Brings \$32,500.

The residence of John Kiernan, the quarter block and frame building at

Sixteenth and Morrison streets, on the northwest corner, has been sold through the agency of Edgar J. Daly to a local capitalist. The property was in the name of W. Taylor and the consideration named in the latest transaction is \$32,500. A substantial deposit has been put up on the deal, but until the final papers are passed the buyer's name will not be disclosed.

**PAYS FOR DOCK PROPERTY**

Four Lots at St. John Secured for Public Utility.

The city of St. John has paid to M. L. Holbrook for river lots 2, 4, 5 and 6 \$23,500, in the James John Addition. Purchase of these lots was made for the site of the proposed public dock which the city will

erect at the foot of Philadelphia street. It has been nearly a year since the city contracted to take these lots at the foot of this street. The ground is located on both sides of Philadelphia street, which provides a frontage of over 500 feet. As an investment the buy has always been considered a good one, aside from the use the city will put it to. It demonstrates the substantial advance in St. John waterfront realty. The city has sold \$60,000 in bonds for the purchase of the grounds and the erection of the dock. City Engineer Andrews has started work on the plans for the dock. The dock will be 500x100 feet. The roof will cover 440x100, and there will be a lower dock 300x50 for the use of river steamers. The intention is to push the erection of the dock as rapidly as possible. Its cost will be about \$75,000, which will take up the

balance of the money from the bond issue.

**MORE BUILDINGS ARE ERECTED**

Increase Over 5 Per Cent in Number Over Last Year.

Details of the business shown for the month of August of the Building Inspector's office follows. The statement was prepared for submission to the Ex-



W. J. ZIMMERMAN, E 22ND & WEIDLER ST

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**MRS. C. FEY FLATS**

2ND & G. GRANT ST

Kind	No.	Amount
Repairs	128	\$ 38,700
Sheds and barns	77	33,545
Dwellings, east	163	322,500
Dwellings, west	19	61,600
A. B. and C.	8	98,000
Frame houses	15	82,900
Reinforced concrete	2	102,000
<b>Totals</b>	<b>412</b>	<b>\$772,395</b>

There was an increase in the number of items over August, 1907, of 5.9 per cent. There were 823 inspections made and 82 complaints taken care of.

**Purchases by Former St. Louisan.**

Charles K. Henry & Son have just closed the sale of three important pieces of real estate. The properties were purchased by Dr. George Parrish, who recently came to this city from St. Louis. He has purchased the quarter-block on the northwest corner of Twenty-second and Upshur and the quarter block on the northeast corner of Eleventh and Everett streets as investments. He has also purchased a 2 1/2-acre tract on East Twenty-eighth street, near Brazos, where he will in the near future build a handsome home.

**Writer Doubts Municipal Reform.**

PORTLAND, Or., Sept. 4.—(To the Editor.)—I have read a great deal of nonsense about municipal reform and have seen a great many reforms started, and what it all has resulted in is the same old man in a new dress. If the city cleans up the North End, as the Ministerial Association wants, the crusade will drive the bad element out of town, for they are known to the police and there will be others from other cities to take their place.

I am 58 years old, and know what I am talking about. JOHN BEE.

**Shanghaied Boy Going Home.**

SAN FRANCISCO, Sept. 5.—Samuel Dalve, member of a well-known family of Vancouver, B. C., who was shanghaied on board the bark Castor and carried to the nitrate ports on the South American coast when he was only 13 years old, and for the last three years has had a varied experience on several vessels cruising in the South Sea, is to be restored to his home. He reached this port several days ago on the bark Irongard from Honolulu, and today Captain Christiansen, of that vessel, put him aboard the steamer President, which will carry him back to Vancouver.

**Portland Real Estate vs. Moss and Mossbacks**

When we sold the block on Thirteenth and Irving streets, some two or three years ago, to Marshall Wells, before they had received their deed, the company was notified to remove the moss from the buildings that had been standing there for many years; and last year, on selling Marshall-Wells the two blocks on Fifteenth and Johnson, they were also notified in this case to remove the moss that had been accumulating on the buildings there for many years. During the past month, on selling to Mr. T. B. Wilcox the corner on Seventh and Stark streets, we met a somewhat similar experience, for on going to the City Hall to get a permit to remove the buildings, we were met with a suggestion that they were just going to condemn them. From this it seems that the old buildings can stand with the moss on them and in the hands of the times, "WOULDN'T THIS JAR YOU?"

The facts are that there are a good many old buildings on prominent corners of the city that the owners will not paint or fix up, nor in any way improve. Now that a large, cosmopolitan city is to be erected here, MOSSBACKS THAT WANT TO HAVE VILLAGE CONDITIONS AROUND THEM MAY AS WELL REALIZE ONCE AND FOR ALL TIME THAT THERE ARE NEW MEN WITH NEW IDEAS AND WITH MEANS IN THE CITY, BENT AND DETERMINED ON HAVING PORTLAND TAKE FRONT RANK AS ONE OF THE GREAT CITIES OF THE UNION. THE MOSSBACKS WILL EITHER HAVE TO WAKE UP AND MARCH WITH THE PROCESSION IN AN EARNEST EFFORT TO GET WELL-PAVED STREETS, the city well cleaned, well painted and made attractive in every way, OR THEY may as well get out and have their village conditions in Hillsboro, Skamokawa or some other place.

Every individual has rights, but the majority rules in this country, AND THE MAJORITY OF THE CITIZENS NOW OF PORTLAND ARE GOING TO HAVE THE CITY BETTERED, BETTERED AND IMPROVED, NOTWITHSTANDING THE COMPLAINT OR GRUMBING OF ANY MOSSBACK. This city has been cursed with too many men who would not improve their property, nor do anything with it unless they could sell it at exorbitant prices. THE NEW ERA IS HERE. NEW MEN, NEW IDEAS, NEW AMBITIONS ARE GOING TO PROPEL PORTLAND IN A FORWARD MOVEMENT IN A WONDERFUL MANNER. We realize it fully, are inducing the people to buy and are making sales on that understanding. Parties having real estate that they really want sold will find it to their advantage to list same with us. Persons wanting good bargains in down-town properties will find it to their advantage to call upon us, as we have a number of well-selected corners and quarter-blocks that will surely enhance in value.

WE DEAL EXCLUSIVELY IN INSIDE PROPERTIES, have been in the real estate business for 20 years in the City of Portland, dealing solely in inside properties, not running a department store, not doing an abstract business or an insurance business, but we do sell real estate, and sell the very best of real estate—Portland real estate—AND SELL ONLY ON THE COMMISSION BASIS, whereby the owner of the property knows that he is not being speculated upon, and the buyer of the property knows that the price quoted is the price of the owner, thereby insuring absolute fair dealing, are fully qualified to give investors the very best aid and assistance in selecting bargains in Portland City property. We have sold many of the most prominent and largest properties in the city, and respectfully refer the investing public to any bank or business house in the City of Portland, and to their numerous clients.

Bankers, investors, executors of estates, living out of Portland, wanting Portland real estate, are cordially invited to call upon or write to

**Charles K. Henry & Son**

250 Stark Street, Portland, Oregon

**DAVIS & DRENNEN**

406-408 East Burnside Street.

Gas and Electric Lighting Fixtures

Sold direct from manufacturer to the consumer—the highest quality at the lowest prices. Do not fail to get our prices.

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B. E. DAVIS Phone B 2151, East 591. H. T. DRENNEN

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O. E. Heintz, Manager. Phone East 57, Home B 1157.

**CASTINGS OF ALL KINDS, STEEL BUILDINGS AND BRIDGES**

IN STOCK—3 to 24-Inch Beams. 4 to 15-Inch Channels. 1 1/2x1 1/2 to 8x8-Inch Angles

East End Burnside-Street Bridge, Portland, Oregon.

**Builders' Information**

We have made a life-time study of the lighting and fixture business, so are better qualified to do this work for you than most firms. We find now a number of people very much disappointed on account of the lighting effect in their houses—which was all caused by poor or little knowledge of the business.

We are certain we can be of assistance to you in solving the lighting question. Before placing order see

**M. J. WALSH CO.**

Electric and Gas Work in All Its Branches Promptly Attended to. Ring on Either Phone 311 STARK, BET. FIFTH AND SIXTH.

