

## PORTLAND BEGINS TO NOTICE GROWTH

Old-Timers Become Enthusiasts Over Future Prospects of City.

### NEW BUILDINGS IN GROUPS

Investors From Outside Acquire Holdings in This City, Which Is Expected to Have Good Effect on Local Men.

BY JOHN J. HARRISON.  
"Bah, rah, rah; what's the matter with Portland?"  
Catching the spirit of enthusiasm that pervades the country at this season, the question may, without over-exuberance, be put to the world, confident the answer will be yelled back—"She's all right!"

With twenty-odd new buildings of large dimensions under way on both sides of the river, and with dwellings, flats and apartment-houses rising like mushrooms after a shower, Portland has every reason to be proud of its advancing position among the cities of the country along the lines of building operations.

Not only is the present activity a matter of surprise, considered by other less-favored communities, but from reports made by leading architects it is reasonably certain that the next year will even exceed the present. One of these architects said yesterday that his firm alone had commissions for preliminary estimates on three buildings—one for a full block, one for half block and the other a quarter block—all of over nine stories in height. He said he had information that other firms had similar orders and made the prediction that the coming year would see more large buildings started than at any time in the history of the city.

### Large Transfers Pending.

A leading realty broker is authority for the statement that between now and the first of the year some of the largest deals yet made in inside realty are to be closed and that in nearly every instance an important building is to be erected on the sites transferred.

During the week record was made of the investment of \$200,000 in Portland real estate by a concern operating on the Sound. This company is the Gregory Investment Company and is reported to have been in the real estate business for a long time and made a success in Spokane before coming to Seattle and Tacoma. Their present intention is to plat the tract acquired in the Rose City Park district and in all probability will continue to operate in this city. Dealers to a man say this bringing of outside capital into Portland will act in two favorable ways—will attract attention of other investors in different parts of the country and will stimulate local men of means to step in and take advantage of the undoubted opportunities Portland offers in real estate investments.

One of the notable changes that is taking place in Portland is the recognition its residents have had forced upon them that the old town has assumed proportions of a great city. Only a few months ago any reference made to the growth of the city was received with equanimity and in some cases with incredulity. There is no much evidence in sight of the metamorphosis going on that former indifference has disappeared. The old inhabitants rub their eyes, scarcely able to believe their senses when they realize that landmarks of their early days have passed away and that instead high, modern buildings rise to prove a long-deferred awakening to a progressive spirit.

### One Improvement Starts Another.

It has been remarked that the starting of one big building in a locality is followed by others in a remarkably short time. For instance, the Sweetland and Buchanan buildings had hardly been completed before the Couch, Rothchild, Fuller and Corbett followed along, with other structures in the vicinity projected. The new Board of Trade brought the Commercial Club, the matter that is not confined to Portland. There is not a big city in the country whose appearance is not marred by the presence of inferior buildings. In New York, for example, the largest bank in that city, the Chemical National, for years and years occupied a three or four-story building of ancient construction on lower Broadway, which Henry Green and the other owners of the bank seemed to take pride in rather than being ashamed of. A contrast with the huge marble piles that surrounded it. Another example is found in Chicago, where State street, the main business street in the loop, after ten blocks of imposing buildings, suddenly emerges into a district of equaler where two and three-story frames line that street on both sides.

### Question Not Solved.

The matter of having enforced improvement of city lots has not yet been solved, even in the "backbone" of the Atlantic Coast. Probably one day some one will suggest an amendment to the Henry George theory that may bring results, but in the meantime nothing save civic pride can bring about the desired reform.

The month is forging ahead steadily in the record of new buildings, though the big structures under way in several localities yet remain to have their cost figure in the totals. For the month to date there have been 218 permits issued with \$192,250 total cost. The week's record of real estate transfers brought the average considerably higher than for several preceding weeks. For some time the average was held at about \$50,000 a day. Last week the average reached over \$75,000.

## Two Handsome New Residences



MRS. G. F. WELLS - E. 21ST & TILLAMOOK.



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### LOWER PENINSULA GROWS

FIRST SETTLEMENTS DATE ONLY FROM 1890.

Dozens of Platted Tracts Now Offer Inducements to Buyers for Homes and Factories.

Development of what is now known as the lower peninsula district had its actual start when the railroad was opened to St. John. The O. R. & N. line was completed to that point in 1892, and from that date until the present time there has been remarkable building up of the district, extending from the Willamette eastward to Columbia slough.

Francis L. McKenna, one of the pioneer investors in that part of the peninsula, furnishes some data regarding the early history of the district, and from his records the following is compiled:

As far back as 1840 Portsmouth was selected by a man named Kelly as the site of what he believed would be eventually a town of great importance. This was before Portland had an existence. Mr. Kelly was correct in his opinion to the extent that Portsmouth today is one of the prosperous districts in that part of the peninsula and contains a population of some 1,000 people.

Only as far back as 1888 the thriving town of St. John was merely a postoffice station, but in the following year townships began to assume considerable importance. In 1890-91 these townships were platted: University Park, Point View, Arbor Lodge, University Park Addition, Peninsula Addition, Northern Hill, Burroughs tract, Willamette, Graybrook (now Kenton); and in the years following such sites as McKenna Junction, Massey Junction, Loveleigh, Wilburton, Swinton, Fairport and many others of almost weekly record bring the settlements of the lower peninsula south to the older sites of Piedmont, Woodlawn, the Irvington strips and the Albina.

Crossing this district above ground is the line of the Spokane, Portland & Seattle railroad, and under ground the tunnel of the Oregon & Washington. These two lines, with the projected extensions of the streetcar system, will furnish transportation facilities for that part of the peninsula down toward its toe, and from every indication the manufacturing district started by the Swifts will be built up within less time than the residential portions have been.

There is a great amount of vacant land in that district of the city, but from the way it is being acquired by syndicates of capitalists the time is not far distant when the whole of it will be disposed of, or at least platted into building lots and placed on the market.

OVERTON STREET STEPS UP  
Street Improvement Attracts Experienced Buyer to Building Lots.

E. J. Daly has purchased from Louis Goldsmith two lots on the north side of

### RESULTS OF ANNEXATION

MOUNT SCOTT DISTRICT REALTY IN DEMAND.

Manufacturing Sites Taken Over and Other Sales Will Come With Water.

Sales of realty in the annexed territory in the Mount Scott district have increased since the favorable vote on that question. A two-acre tract on the Foster road at Kern Park, near the gravel pit, was sold the past week for manufacturing purposes, but the name of the purchaser has not yet been announced. It is said that the two acres brought \$500. Other smaller sales, at Arleta, and at other points out to Lentz, are reported mostly for residence purposes.

O. N. Ford, who keeps in close touch with the realty conditions in this suburb, says there has been a decided improvement recently. This improvement, he considers, is due to the certainty that Bull Run water will eventually be furnished that district, and possibly temporary arrangement may be made so water may be had from the Mount Tabor reservoir, before the shortage of next summer, by laying a 24-inch water main to Foster road and there connecting with the ten-inch main of the Woodmere Water Company.

Committees have been appointed by the four push clubs of the section to take up the matter of having the main laid. If laid at all it will have to be done through a petition, and the property of the whole district will be assessed to pay for the pipeline. It is realized that the future prosperity of the district is largely dependent on getting Bull Run water, and car service that is adequate to the needs of the people.

Will Build Public Hall.  
At the last meeting of the Harmony

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It should be well lighted and heated. We have the latest improved designs in lighting fixtures, mantels, grates, dogirons and andirons. You should investigate our line and prices before buying.

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# Prospect Park

Cream of Irvington  
Highest Part of Irvington  
Best Improved Section of Irvington  
Ten Minutes' Ride From Down Town  
Only One Block From Streetcar Line

## Cream of Irvington

Prospect Park is the highest part of Irvington, being 190 feet above First and Washington streets. Prospect Park overlooks Holladay Addition and commands a magnificent view of the mountains and surrounding hills.

Public improvements have been installed at an expense of \$250,000. This work has been done in the most scientific manner and with uniformity throughout the entire tract.

A ten-minute ride from down town by the Woodlawn or Alberta cars, leaving Fifth and Washington and Second and Washington every five minutes during the day and every three minutes during the rush hours.

Prospect Park is one mile from the Steel bridge and is reached by hard surface pavement all the way from the city.

## Prospect Park in the Making

A thorough and complete description of Prospect Park, "the Cream of Irvington," is given in a novel folder entitled "PROSPECT PARK IN THE MAKING."

Illustrations and engineer's diagrams of the improvements that have been installed in Prospect Park, showing exact manner of construction, make this folder interesting reading to him who is in search of high-class residence property.

This folder clearly shows the reader the tremendous scope of the improvements in Prospect Park.

Rountree & Diamond 241 Stark St. Eastside Office  
Portland, Or. E. 7th and Knott

Improvement Society, near Mount Scott. Ground for the hall was donated by a resident, and the concrete foundation was completed some time ago. The Harmony Improvement Society is composed entirely of women, with Mrs. E. J. Spooner as president. Willis C. Peck, of Portland, has volunteered to give a concert next Wednesday night in Davis Hall, at Lentz, for benefit of the Harmony Hall project.

## EVERY ACRE ACCESSIBLE

Many New Streets Are Being Opened and Improved

METZGER ACRES have met with such great favor since they were platted and placed on the market last Spring that it has become necessary for us to open and improve many more new streets. This improvement will make some of our most desirable ACRES accessible and will also add greatly to the appearance and value of each and every acre in our large tract. We are still offering these choice tracts at the original prices and terms, so those desiring one or more of these acres will have to act quickly, as prices are sure to advance in the near future.

## METZGER ACRES

Are located just south of Portland, on the Salem electric line, one of the best-equipped interurban systems on the Coast. Several cars have been added to the daily schedule, which makes a very frequent service. Take car at Front and Jefferson streets, get off at Metzger Station, and investigate this proposition from every standpoint. You are making no mistake.

PRICE \$200 AND UPWARD, ACCORDING TO LOCATION

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INTEREST—6 per cent per annum on deferred payments.  
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For particulars and beautiful descriptive plat call at our Portland office, 226-228 Front street, or at Metzger Station. All cars stop at Metzger's.

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