

BUSINESS SITES OF CITY SPREAD

Northwest End Continues to Attract Factory and Warehouse Builders.

PROGRESS ON NEW LINES

Suburban Tracts Rapidly Being Bought Up by Prospective Builders of Houses, and Outlook Bright for Active Period.

BY JOHN J. HARRISON. Portland as a community seems tardy to realize what marvelous things have been accomplished in the last year in the way of building the new city and in making available for business uses new districts which in past years were considered to be outside possible growth for many years to come.

Charles K. Henry & Son made an announcement in this paper Thursday that is in line with comment on the subject in this column the previous Sunday. They say that several pieces of unimproved ground are located in what has become known as the new wholesale district of the Northwest end.

It is in the newer localities of the city, however, where the greatest progress has been made in development. All along the Peninsula and south to the Clackamas line the East Side has extended its borders at a rate that has been the surprise of everybody except those who had studied possibilities and who took advantage of low price of realty early and are now reaping the benefit of their foresight.

There are indications, backed up with recent sales, that business requirements are gradually extending the district in the northwest part of the city. Inquiry is made for ground as far out as Overton street to be used for factory and warehouse purposes.

Prospect Down Peninsula. Train service of the Northern Pacific is now coming over the lower end of the Peninsula, it is believed, will have a good effect on property values down that way. The purchase by Hill interests of large tracts in that section of the city stimulated values, and there are some rumors floating about that more land is to be taken in that district by the railroads.

Transfers recorded for the short week show a good movement in all directions in the city. Last week the daily average was \$2,000, with the usual number of records made with nominal prices named as considerations. It will be found upon examination that suburban tracts are far in the lead in number of transfers made. Reports made by agencies handling lots in East Side additions are quite rosy. Lot sales in the older tracts, especially where street work is finished, and where water, gas, sewer, electric lights and car service are installed, continue to be of the record-breaking order.

Go Over \$10,000,000. In the matter of building operations this year will run considerably over \$10,000,000. December so far contributes \$300,715. If it had not been for slack months at the beginning of the year the total for 1908 would have reached \$2,000,000 more in estimated cost, to put the case conservatively. With that, it is a demonstrable fact that Portland felt the pinch for a shorter period and to a less degree in realty transactions and building operations than any city in the country.

Portland bank reports show plenty of money on hand for lending, so that important enterprises, including building, experience little if any trouble in placing loans, when required. In addition to an easy money market at home, there is known to be large amounts of capital from other sections of the country seeking investment here.

With Christmas taking up so much time before the day itself, which, of course, was observed by the trade in the usual manner, there were in reality but two business days in the past week. Little was accomplished in the way of new business, and most dealers look for another dull week. There is a general opinion that after the holidays, when the accounts, striking of balances and getting down to renewed efforts, there will result one of the most active periods in realty business ever known in Portland. Here's hoping it may prove the fact. Happy New Year!

START SOON ON CAMP GROUND

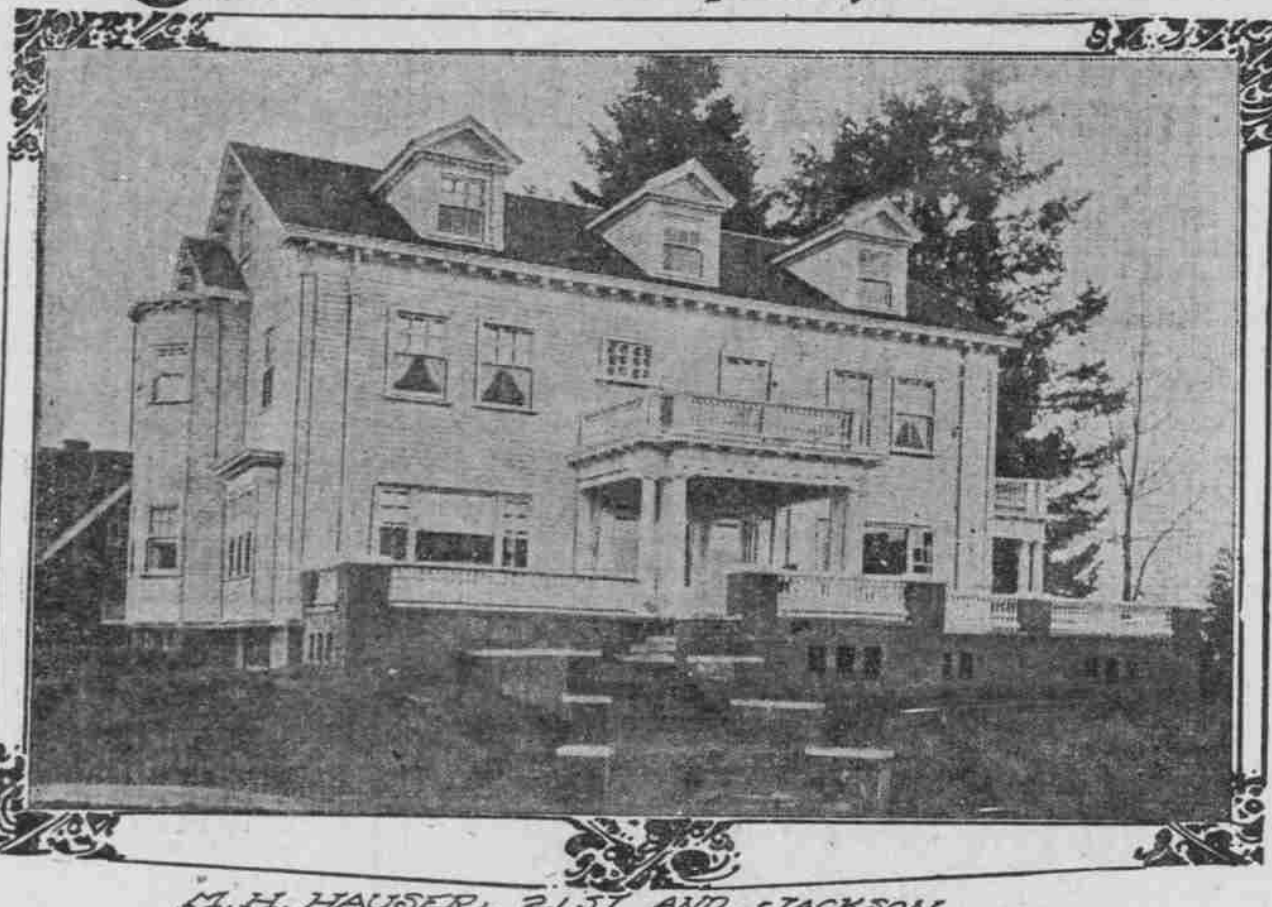
Evangelical Association Leases Lots to Cottage-Builders.

Construction will start on a big tabernacle for convention purposes, and a hotel on the campgrounds of the Oregon Evangelical Association early in the Spring, or sooner, at Jennings Lodge, on the Oregon City electric railway. This announcement was made by Rev. Theodore Schauer, presiding elder for Portland district for the Evangelical Association, who said that work on the building will start soon enough to have them completed in time to hold all the union conventions of the conferences of the Evangelical Association and the United

HIGH-CLASS RESIDENCES ALONG HILLSIDES



LOUIS BURKE HEAD OF LOVE JOY



M. H. HAUSER, 21 ST. AND JACKSON

Evangelical Church of this state. The United brethren people are expected also to take part in the convention.

Mr. Schauer says the intention is to make these grounds the Chautauque of the two branches of the Evangelical churches of the Northwest. A tract of 8 1/2 acres of land on the banks of the Willamette River is owned by the Oregon Evangelical Campmeeting Association.

A number of Summer homes will be erected in the early Spring by families leasing lots of the association. Lots are leased for 99 years, so that the association can always control the property.

GREET VISITING REALTY MEN

Portland Invites Minneapolis Tourists to Come Here.

Through representatives of the Northern Pacific Railroad here and in St. Paul President Fries and Secretary Routree, of Portland Real Estate Board, have learned that it is contemplated by the Minneapolis Real Estate Board to make a trip as a body to the Alaska-Yukon-Pacific Exposition at Seattle next Summer. A letter has been written on behalf of the Portland board to H. F. Newhall, secretary of the Minneapolis board, inviting them to stop in Portland either on their way to Seattle or returning, and enjoy the hospitality of their brethren of this city.

PLATTED LOTS ALL SOLD OUT.

Wichita, Near Johnson Creek, Attracts Buyers at Once.

A large acreage tract near Johnson Creek, between Sellwood and Lents, comprising 170 acres, handled by Knapp & Mackey, has been sold out to home-seekers. The original tract was subdivided and brought on an average of \$250 an acre. The land surrounds the station make Wichita, on the O. W. P. line. Already over 70 houses have been erected in different portions of this tract.

AUTOMOBILING?

Of course you didn't go—couldn't blame you a bit for not wanting to forsake the comforts of a dry and heated room. Still, considering the really miserable weather, quite a number went out to Swinton on Christmas Day, and while out there—bought—like all do who go out to Swinton—simply because the value of the property is so obvious. If you were one of the "stay-at-homes" by all means go out today. Automobiles will be waiting at our office forenoon and afternoon. Couch building, 109 Fourth street, near Washington. Columbia Trust Company.

ON ROOSEVELT PLAN

Farming Community and Townsite Put on Market.

THREE FARMS COMBINED

Portland Capitalist to Carry Out Dream of Life and Leave Monument in Shape of Ideal Oregon Town.

NO STOP FOR HOLIDAYS

BUILDING OPERATIONS PROCEED WITH MILD WEATHER.

Big Structures Under Roof Permit Interior Finishing to Proceed.

Notes of Trade.

Manager Phillips, of the Portland Daily Abstract, is to be congratulated upon the annual edition of his publication, issued last week. The annual is not only handsome in appearance, but contains a mass of statistical information useful to builders, contractors and investors. The edition is prettily illustrated with halftone cuts.

For over a year, or since it was burned over, the Kamma quarter block, on the northeast corner of First and Washington streets, has remained vacant. Occupants of surrounding properties doubtless are pleased that at last an improvement is to be put up that will relieve the street of the bare spot.

The committee of arrangements of the Portland Architectural Club has already made considerable progress toward getting things in shape for the second annual exhibition that is to be held in March. The exhibition will be along the same lines as that of last year, comprising not only examples from local architects, but also from other Coast cities. The expense attending the exhibit will again be provided largely through the sale of advertising space in the catalogue.

A. C. Spencer is having plans made for a private hotel building to be erected on Portland Heights. F. J. Berend is the architect and the plans are being drawn for a building of colonial style, which is to cost about \$15,000.

The two or three days of unusually cold weather experienced in Portland last week temporarily put a stop to concrete construction, but with mild weather immediately following work was resumed.

Excavation is about finished at the southeast corner of Thirteenth and Washington streets for the stores and rooming-house to be erected for Martin Winch.

OUTLOOK GOOD AT LAKEWOOD

District South of Milwaukie Begins to Loom Up.

Lakewood, immediately south of Milwaukie, is a growing district, and on this high ground many residence sites are being sold in blocks of four to twelve lots, so that only a good class of homes will be put up. A number of handsome homes are being erected, ranging from \$300 to \$500 each. W. E. Gelsky, of Portland, has a handsome bungalow under way. J. W. Graessle's \$5000 residence is now completed and occupied. William Edward's cottages is progressing, and Captain J. P. Shaw's log bungalow is nearing completion.

ing sold in blocks of four to twelve lots, so that only a good class of homes will be put up.

Mr. Cartledge, who recently purchased six lots fronting on the Oregon City line, will build in the Spring. S. Buck will soon erect a dwelling on his 2 1/2-acre tract. Rev. Mr. Blanchet has lumber on the ground for his \$275 home. These are some of the houses under way.

At Oak Grove a new Methodist Church is to be put up, the lot for a site having been secured. It will cost about \$2500. A local telephone system has been completed at Oak Grove, through the initiative of the citizens, who formed a local company. The system is a great convenience.

At Gladstone Park an eight-room schoolhouse has just been finished, at a cost of \$10,000. A new Christian Church is being completed at a cost of \$3000.

B. M. Hawley secured property at Ivanhoe from J. D. Morris to the amount of \$9000.

In East Portland J. S. Greeny sold to the Merchants Investment Company the west half of lots 3 and 4, block 21, on the northeast corner of East Washington and East Stark streets, for \$10,000.

Managers Phillips, of the Portland Daily Abstract, is to be congratulated upon the annual edition of his publication, issued last week. The annual is not only handsome in appearance, but contains a mass of statistical information useful to builders, contractors and investors. The edition is prettily illustrated with halftone cuts.

For over a year, or since it was burned over, the Kamma quarter block, on the northeast corner of First and Washington streets, has remained vacant. Occupants of surrounding properties doubtless are pleased that at last an improvement is to be put up that will relieve the street of the bare spot.

The committee of arrangements of the Portland Architectural Club has already made considerable progress toward getting things in shape for the second annual exhibition that is to be held in March. The exhibition will be along the same lines as that of last year, comprising not only examples from local architects, but also from other Coast cities. The expense attending the exhibit will again be provided largely through the sale of advertising space in the catalogue.

A. C. Spencer is having plans made for a private hotel building to be erected on Portland Heights. F. J. Berend is the architect and the plans are being drawn for a building of colonial style, which is to cost about \$15,000.

The two or three days of unusually cold weather experienced in Portland last week temporarily put a stop to concrete construction, but with mild weather immediately following work was resumed.

Excavation is about finished at the southeast corner of Thirteenth and Washington streets for the stores and rooming-house to be erected for Martin Winch.

No particular change in the outward appearance of the big buildings under way was made during the week. Studying and other interior bracing and subdivisions were added to the Meier & Frank Co. structure and the hoisting cranes moved to the top of the sixth

A Small Payment Down

Will secure for you one of the best investments on the market, one or more acre tracts in the very best portion of the suburbs of Portland, the most beautiful city in the world. Only a 25 to 30 minutes' ride from Jefferson-street Station, on the Salem Electric Line. The great development going on along this line is bound to make your property increase in value from the day you make your first payment. In fact, it has increased so much already that as soon as we have disposed of a limited number of these tracts we will raise the price 25 per cent. Buy NOW, before this advance is made.

Metzger Acre Tracts

PRICE, \$200 PER ACRE AND UP Terms, 10 Per Cent Down, 3 Per Cent a Month Discount for Cash

We are opening up and improving many new streets now, making some of the most desirable tracts accessible. The soil is very fertile and productive, and well adapted to raising all sorts of fruit, both large and small, and vegetables. If you want a suburban home, why not buy one of these acres? They cost you less than most addition lots, and are just as close to the city, with a fine car service.

HERMAN METZGER, OWNER

AGENTS ON GROUND Office Phones—Main 474; A 1374. Phone at Station—Main 6409. Call at the Office, 226-228 Front Street, for plats and other information. All Oregon Electric trains stop at Metzger Station.

ter, to be in position for the next section as soon as required.

Concrete floors and girders are going into place on the Wilcox building, to be occupied by the new Imperial Hotel. Steel uprights are in place for first-story columns. Philip Metzger, Jr., returned during the week from a trip in California. During his absence he made a careful study of the newest appliances used in the principal hotels of the Southern state, and says he has taken note of everything modern that can be installed in the Imperial annex in the way of adding comfort for guests and facilitating operations of the hotel. Mr. Metzger remarked after telling of his trip: "When we get our new house in running order we shall not have to take a back seat for any of them."

Work is progressing rapidly on the interior finishing of the building to be occupied early in February by the Pacific Paper Company. Diagonally across Ankeny street the Crawford three-story brick is under roof and work started on the interior.

The last or sixth story of the Roseblatt Hotel, at Tenth and Alder, is in position to show from the street. This story surrounds the lightwell and is not flush with the walls of the lower stories.

Four upper floors of the Oregon annex are now occupied. Beginning with the top floor, on which sample-rooms are located, finishing has moved downward as rapidly as possible and in a short time the rest of the new building will be ready.

The half block on the south side of Holladay avenue between Union avenue and East Third street, lots 1, 2, 7 and 8, block 42, Wheeler Addition, was sold by M. B. Wakeman to T. S. and O. W. West for \$25,000.

Jasper C. McGrew sold the quarter block, lots 5 and 6, block 124, East Portland, to Fred Strong for \$31,000. This property is on the northwest corner of East Sixth and East Morrison streets, and was formerly the property of St. David's Episcopal Church.

B. M. Hawley secured property at Ivanhoe from J. D. Morris to the amount of \$9000.

In East Portland J. S. Greeny sold to the Merchants Investment Company the west half of lots 3 and 4, block 21, on the northeast corner of East Washington and East Stark streets, for \$10,000.

We Might Suggest

that you could buy a lot and build a home before next New Year's Day in

Prospect Park

Take a trip out and see what we have, at any rate.

Either an "A" or "Wood-lawn" car; get off at Knott street; walk one block east to office.

H. L. MUMFORD in charge, every day, all day.

Rountree & Diamond

241 Stark St.

This company then transferred the property to William Reid for a consideration of \$1.

Ed J. Daly, R. B. Sinnott and Dan J. Malarkey are having a two-story frame building erected on the corner of Sixteenth and Washington streets. Their intention is to erect a concrete block from three to six stories in height on this and adjoining lots when leases expire.

A gymnasium, bowling alley and other

athletic appliances are to be constructed at Port Stevens. Bids for this work are asked for by the constructing Quartermaster at Port Stevens and bids will close January 11.

New York—Hearing in the criminal libel suit brought by John D. Rockefeller, Jr., against S. S. Curran, Bradford Merrill and E. A. Clarke, respectively president, secretary and treasurer of the Star Publishing Company, which prints the New York American, was postponed until Tuesday by Judge Finny in the Tombs Police Court today.

BEAVERTON-REEDVILLE Acreage

Only 10 miles from Courthouse, on Southern Pacific; five trains each way per day; road soon to be changed to an electric line. Soil is especially adapted to fruit, nuts, vegetables and homes. No white soil below, but subsoil that gives perfect drainage. DON'T FORGET—1 1/2 hours' drive with team to best market on EARTH.

This property is platted into tracts of from one-half acre to 10 acres each, and is selling to home-builders and investors at the following prices: Stump and Timber Land—\$75 to \$125 per acre. Cleared and Ready to Plat—\$150 to \$300 per acre.

Small cash payment and your monthly savings applied will put you in possession.

Don't fail to call at our office for information and car tickets to these tracts, where our agent will meet you with carriage and show you over the property.

We also have large list of fine farms located throughout the Willamette Valley, at from \$30 to \$60 per acre.

The Shaw-Fear Company

245 1/2 Stark Street.

Artistic Lighting

The art of interior lighting, practiced by many, is mastered by few. Our immense purchasing power and efficient service allows us to give you the newest designed fixtures at the lowest prices. We're always pleased to offer suggestions for homes, churches or office buildings. For all that is new and artistic see Walsh's presentation of portable lamps, fixtures, mantels, grates, tiles and electric novelties.

M. J. WALSH Salesrooms

311 Stark St.

Electric Stand Lamps AT HALF PRICE

We wish to close out the balance of our Christmas stock. SEE WINDOW DISPLAY.

Western Electric Works

NO. 61 SIXTH STREET, PORTLAND, OR. Phone—Main 1696, A 1696.

