

LIVELY MARKET IN LAND AND HOUSES

North End Again in Public Eye Through Big Deals Just Closed.

PLAN MORE BIG BUILDINGS

Sites for Skyscrapers Secured in Western End of City Indicate Growth in That Direction in Near Future.

BY JOHN J. HARRISON.
North End realty holdings are again very much in the foreground in discussion heard in the offices of dealers and brokers. Three blocks facing the Union Station have been taken over by a prominent realty agent and two contiguous blocks are said to be figured on to be included in the deals before the big transaction is closed.
This deal comes so close to the former big transaction for the tier of blocks at Thirteenth street has renewed speculation as to what is in the wind, and all kinds of efforts are being made to find out which railroad is behind the transfers, but up to date "the lid" has been kept firmly fastened down and it would seem that nothing short of dynamite could jar it off.
One of the conjectures made in realty circles, but which could not be confirmed by officials of the company, is that the Milwaukee road is buying the land for terminals. It is rather difficult to associate the latest purchase with the former one in figuring out that the Milwaukee is the right guess, except it be that the blocks at the depot are to be held for the purpose of compelling the Terminal Company to make favorable concessions when the time comes that the road shall enter Portland.

New Theater Projected.

Another sale announced last week that has particular interest to the public is that of property at the southwest corner of Seventh and Taylor streets to the Calvin Heilig people. The location is regarded as excellent for a theater building, being well in toward the business districts of the city, at the same time it is on the edge of a thickly settled part of the residence section. Mr. Heilig is not prepared to announce definite plans for his new theater, only that he will have the building erected, its size and cost to depend on how the enterprise is regarded by property-owners of the neighborhood whose buildings will be materially benefited through the location of the building there.
Announcement was made during the week that the Portland Railway, Light & Power Company intends to erect extensive carshops in Portland at some point not yet decided upon. In event this project goes through it is believed the ground belonging to the company on the south side of Washington street at Ford will be sold. Doubtless the advocates of a new entrance to the City Park will renew efforts to have the city buy the land from the railroad company, now that it can be bought without buildings on it.

The successful trial trip of the H. D. Kennedy, made last Thursday, has demonstrated that Portland yards are equipped for turning out high-class vessels, and the event also has renewed interest in projects to enlarge the city's facilities. A large tract near Gault's Lake was bought some months ago by a syndicate, with the intention of installing a shipbuilding plant at that point. The project has not been given up, but is held in abeyance pending the formation of a company among the owners, who are said to be men of wealth and fully able to carry out plans on a large scale.

One of the selling agents of an East Side building tract proposes a novel scheme in connection with the business. He threatens to circulate a petition among buyers of lots in tracts where promised improvements have not been made, asking the courts to take cognizance of these failures to carry out contracts—written or verbal. This agent says it is a notorious fact that purchasers of lots in some of the suburban districts have waited in vain for sewer, water and gas connections, sidewalks, good streets and similar work. He believes that if the matter is brought to the attention of the proper authorities the delinquents can be made to comply with the promises made when the lots are sold. There may be some instances where the fault complained of can be proved, but as a general rule the new tracts are fairly well advanced in putting in the agreed-upon improvements.

Architects Give Great Show.

Of more than ordinary interest, and covering a wide scope in its display, the show of the Architectural Club at the Museum of Art is attracting large daily attendance. The exhibition is creditable to the club's management and committee, and prospective builders should not miss the opportunity to view the collection, as it is certain to be found both interesting and instructive.

For five days of the past week the daily average of transfers recorded exceeded \$30,000, the total being \$483,718. There is little improvement in the unprogressive practice of recording deeds with nominal valuations. If real values had been given last week, for instance, the total would be nearer \$500,000 than \$400,000.

The publication in Eastern trade papers of building permits issued in the large cities of the country unfortunately omit Portland too frequently. This is accounted for in a measure by the time required to have the data in the hands of the publishers. The American Contractor, at Chicago, prints a list early in the month, compiled from official sources and really writes on newspapers. The Oregonian sends the figures from Portland to this publication on the last day of each month, and the Building Inspector's office does likewise. Occasionally the report does not arrive in Chicago until after publication day, which accounts for the city not being in the list at times. There is no possible reason for the Contractor to leave Portland out; we are simply too far away from that city to get the report there in time for their compilation.

Considerable comment was occasioned by the announcement that a skyscraper is to be built on upper Washington street by the Van Schuyver estate. This will be a pioneer big building for that district of the city and is frequently for improvements of this character, there are persons who express the opinion that the movement westward is the need of the times. Downtown office buildings are all filled up and there is no reason why other districts of the city should not be selected by builders of this class of structure. The city is spreading rapidly, not only westward, but in other directions as well, and in the opinion of observing realty men the proposed Van Schuyver and Arata buildings will be found to be just about as handy for tenants as they would be farther east.

PORTLAND PEOPLE WELL HOUSED



CRITICISE LAND-OWNERS

DOG-IN-MANGER METHODS ARE CONDEMNED.

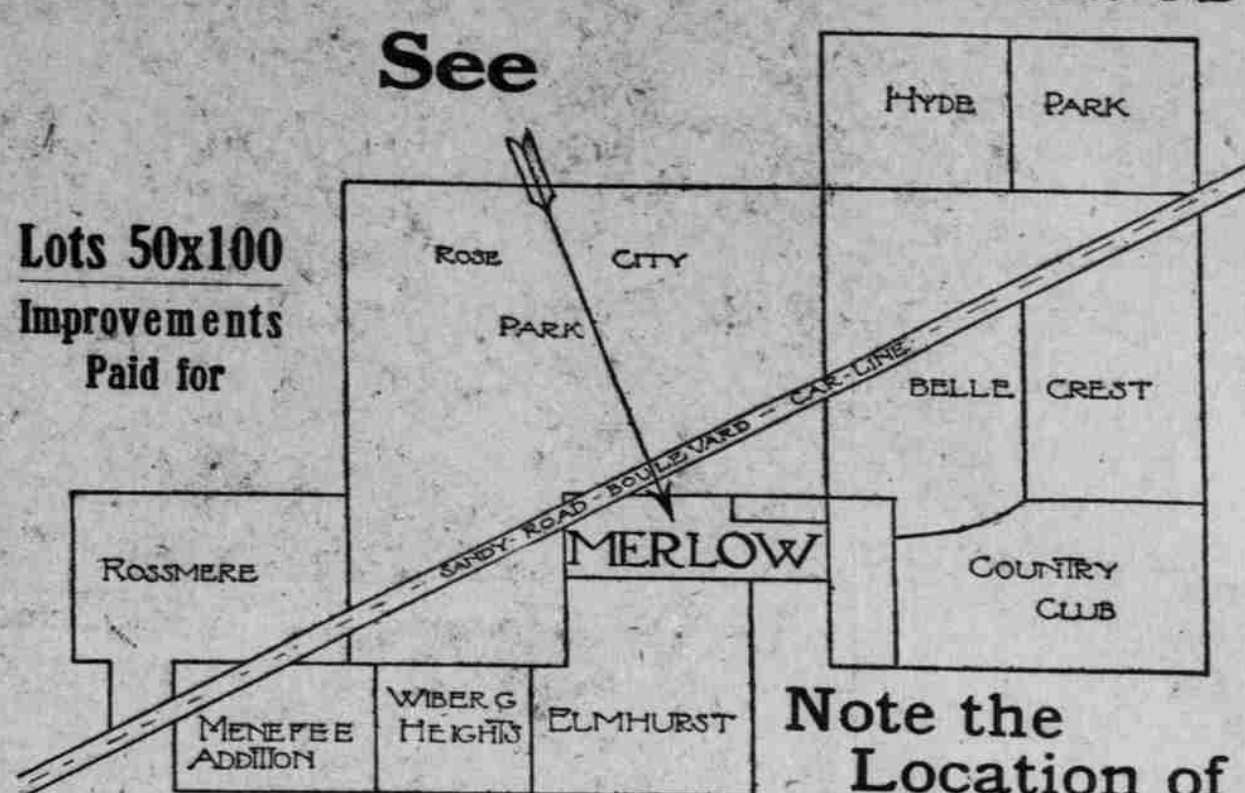
Charles K. Henry Says Too Many Nonprogressives Hold Desirable Business Sites Downtown.

"Something evidently is wrong with the way owners of suitable sites for manufacturing enterprises treat prospective settlers in Portland," said Charles K. Henry, yesterday. "Our firm has three orders on its books for sites from big Eastern concerns that want to establish houses in this city. One of these is the important packing-house of Morris & Company, Chicago, and the other is a no less well-known concern from the same city, Cudahy & Company. Since the establishment of Swift & Company has located here with one of their leading plants, now under course of construction, the other big packing establishments are in the market to secure suitable sites for distributing warehouses.
"They require locations with truckage, and for that reason only a limited number of sites are to be considered. We have made all sorts of offers on both sides of the river for land meeting the requirements, but so far have been unable to come to terms with owners. It strikes me that holders of these sites are standing in the way of further building up of the city by placing prohibitive prices on their property. They are doing the dog-in-the-manger act. They neither improve their holdings themselves nor will they permit others to do so. Now, of course there is no law which compels a man to sell his land if he does not want to, but there might be a public sentiment aroused to make it decidedly uncomfortable for nonprogressive owners who stand in the way of those who want to bring new enterprises to Portland."
Mr. Henry addressed a letter to the Commercial Club on this subject, part of which is as follows:
I take the liberty of giving you the following facts in connection with the Boaters Club.
As an illustration: Our firm subscribed \$25 per month for the next two years to the public fund of the Boaters Club, and yet we have three different parties here from Eastern cities, wishing to locate and go into business, one big house from Chicago. We go to the different property-owners, suggesting that we have responsible people from the East wishing to build on their property and lease it to rate of interest; or if they are unable to build, if they will lease the ground for a term of years to justify the people in putting up their own building; or if they do not want to do this, if they will sell the property at a reasonable price, and are frequently met with a supercilious sort of

a smile, and say or imply something like this:
"No, we can't build, and we won't lease unless we are paid \$ per cent per year, and we don't want to sell, as there are certain ones here who are giving to the Boaters fund, and are making our property more valuable, and we will be able to hold up somebody for a big price."
You would be surprised to see how prevalent this disposition is. One who is not in the business could scarcely appreciate it. The hold-up artists in Portland are so numerous, so tenacious and so greedy that almost dispirited, new manufacturers, new industries, one to try and induce new jobs to locate in the city, and new jobs to contribute, and have contributed to all these enterprises, but we seriously urge you to consider this, and see if there is not some way to teach these hold-up artists in the city that they owe something to the people who are helping to build up the city. Respectfully yours,
CHARLES K. HENRY.

START WORK ON BIG MILL
Monarch Lumber Company Plant Is Being Erected.
Boilers and machinery for the temporary mill for the Monarch Lumber Company to be erected near the Swift plant have arrived and will be installed at once. The small mill will be completed within a short time, when the management will saw out lumber for the larger sawmill which will be put up. The drivers are now at work on the foundations of both the main and secondary mills, and over 2500 piles will be used. Nearly 100 men are now employed on the grounds.

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SEE MERLOW TODAY

Portland Trust Company
of Oregon

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