

### CLAIM IS MODEST

East Side Real Estate Dealers Believe in District.

### SHOWS HEALTHY GROWTH

Portland Transfers Compare Favorably With Other Coast Cities and Without Any "Boom" Indications—Real Estate Notes.

There would seem to be something of modesty prevailing on the East Side when it comes to exploiting that district of the city. Records show that holdings on that side of the river have been gradually advancing, but at the same time little blowing of trumpets has followed. No part of Portland is claiming a "boom," for conservative owners of realty have taken a lesson from other coast cities which had booms and propose to profit thereby. Good healthy growth in building and settling up of new districts is considered legitimate advance, while spurts based on little cause are most apt to retard rather than improve realty conditions.

Along the lines of railroads on the East Side, and for some blocks eastward, there is an excellent condition from the market standpoint. Every day the condition improves, as based on the record of sales. No phenomenal advances are recorded, but figures prove beyond controversy that values show a steady and healthy advance.

No one can truthfully assert that Portland can help going forward in building up. Property bought now in almost any district of the city is just as certain to advance in value as that prices are reasonable, compared with other cities of the same size in the country. It is a matter of present record that valuations here are much below those in other cities, and the singular thing about it is that no good reason is advanced why the condition should exist superior to other parts of the country are beginning to grasp the situation, with the result that more outside capital is being invested here now than ever before.

It is hardly fair to make comparison between Portland and San Francisco as to realty transfers, but it should be noted that the Bulletin of the Bay city makes a great ado over the fact that a monthly total of \$2,000,000 in realty transfers is worthy of enthusiastic comment. It has been some time since the monthly transfers of Portland have not footed over that figure.

Another apartment house is to be erected in the southwestern part of the city. W. L. Morgan is preparing plans for a four-story brick, to contain 24 suites of three rooms each, to be erected on Eleventh street, between Clay and Market. He recently acquired the lot, 30x160, from Mrs. Anna Marks and intends to make the apartments equal if not superior to anything he has so far undertaken.

Plans are being prepared by Richard Martin, Jr., for the banking rooms of the Merchants' Savings & Trust Company in the O'Shea building at Sixth and Washington streets. The corner room, now occupied by a shoe company, is to be remodeled and the quarters of the trust company in the Merchants' National Bank building will be added to the rooms of that institution. The front of the building is receiving a coat of color and sand.

Vancouver, Wash., Order of Eagles has commissioned Goodrich, King & Goodrich to prepare plans for a lodge building in that city. The building is to be of brick construction, 60x100 feet in dimension and is estimated to cost about \$30,000.

Hartman & Thompson report the sale of 103 lots in Rose City Park addition in April at considerations aggregating \$55,000. Several gangs of workmen are putting in additional sidewalks and curbing.

Several tenants have taken up their quarters in the Lumbermen's building, Fifth and Stark, although the interior finishing has not yet been completed. Elevator service has been installed from the main entrance on Fifth street.

Brick facing is rapidly being placed on the concrete walls of the Y. M. C. A.

building at Sixth and Taylor. Work on the interior is also being pushed forward.

W. H. Morehouse, formerly immigration agent for the Portland Railway, Light & Power Company, and president of the O. W. P. Land Company, and James F. Ketchum, for years on Front street and later with the Multnomah Box Company, have formed a co-partnership. They have opened quarters in the Board of Trade building.

Chapin & Herlow report the following recent sales: 1.455 acres in Riverdale for C. C. Barker to Luther F. Steel for \$2750. Lot 8 in block E in Greenway, for A. L. Carson to Hans Johnson, for \$1800. Lot 12 in block E in Greenway, for J. C. Robinson to Alfred Ingvaldson, for \$1000. Lot 9 in block E in Greenway, for S. W. Pfander, to T. W. Reed for \$1500. Tract No. 19 in Riverwood, containing 1.838 acres, for H. L. Corbett to L. A. Klein for \$2000. Tract 6 in Riverwood, containing 1.741 acres, for H. L. Corbett to Felix Friedlander for \$2000. Six lots improved with six-room cottages in Riverdale for P. P. Holliman to J. O. Humphrey for \$2700.

A real estate transaction of considerable importance occurred last week, when the Shibeau Bank, as trustee for outside investors, took over the title to two and one-quarter blocks in South Portland. The property sold is on the east side of Hood street, between Meade and Porter streets, fronting on the Oregon Electric Railway Company's tracks. This is considered very desirable property and will have the effect of attracting the attention of capital to the South Portland warehouse and factory district. The amount of consideration is not announced, but is believed to be about \$60,000.

### BUILD MANY CHURCHES

SUNNYSIDE CONGREGATIONS TO HAVE NEW QUARTERS.

Several Edifices Under Course of Construction and Sites Are Secured for Others.

Excavations for the basement of the Sunnyside Congregational Church, on a quarter block at East Taylor and East Thirty-second streets, were completed during the week. Bids are now being received for the stonework of the building. It will be of concrete blocks or stone facing, for which bids have been received. The building committee has the finances in such shape that no debts will be contracted which cannot be paid. Money from the subscriptions to the building fund is being collected and placed in bank.

It is estimated that the cost of this church will be \$25,000, including the furniture, and that the whole property will be worth \$30,000 when the building is completed. In the basement is a complete system of clubrooms and rooms for the young people.

Ground has been selected for the new Sunnyside United Presbyterian Church, south of Hawthorne avenue, but the location has not yet been announced. A quarter block will be purchased. Rev. John Acheson is the pastor of this new church.

The Sunnyside Push Club has petitioned the Board of Education to purchase the west half of the school block now occupied by a barn and other buildings, and negotiations are in progress with the owners of these buildings.

At Sunnyside, between East Stark and Hawthorne avenue, a large number of attractive homes are being built, especially along East Salmon and East Taylor streets. On Belmont street, also, a number of attractive buildings and several flats are being completed.

The problem of the future of Lone Fir Cemetery is being considered by the Sunnyside Push Club. With residences crowding the cemetery on all sides, the club believes that the time has come when burials should cease, outside of private grounds, and the cemetery made a park, to be cared for as such. At the east end of the cemetery graves have been packed so closely together that even the walks have been occupied. To remove the bodies is not considered practicable, at least during the present generation.

Tonino stone is being delivered for the Central Christian Church, which is being erected on East Salmon and East Twentieth streets, which will cover over a quarter of a block and cost \$60,000. Rev. J. E. Gormley is the pastor, and he says that the congregation will probably occupy the building by the end of the year. It will be one of the most imposing structures erected on the East Side. The stone is light in color.

### GREAT FILL MADE

Stevens Slough Crossed by 800-Foot Embankment.

### EARTH BULK TREMENDOUS

Large Number of Transactions Reported From Central East Portland District Within Past Few Weeks.

In the matter of fills in Central East Portland progress is being made on East Washington between East Seventh and East Eighth; on East Sixth, between East Oak and East Stark; on East Ninth, across Stevens Slough. The latter is a long embankment, between 600 and 700 feet. It will be completed this month. On East Washington the fill also will be completed this month. The Pacific Bridge Company, which has the contract for all these fills, is erecting a dock on the north side of its present plant on East Water street to provide more room for handling material.

Foundation piles for the big building for the National Cold Storage & Ice Company, covering a half block on East Washington between East First and East Water streets, have nearly all been driven and the concrete work is being placed for the foundation. Fifteen hundred piles are needed for the foundation of this structure, which will be four stories and be of brick and concrete. It will be the most pretentious building to be erected in Central East Portland this year, the cost being \$150,000.

H. W. Rand has sold to Mrs. Pauline Snider 1 1/2 acres and an eight-room building on the Foster road near Gray's Crossing for \$6000. She will make her home there. The land is partly set out with fruit trees.

R. V. Rice sold a lot 50x100 on Clackamas street, and residence with eight rooms to Mrs. Stewart for \$7000, who will occupy it as a home.

Joplin & Meeks have been given the contract for grading the streets in the Country Club Addition of 25 acres near the Country Club Grounds.

Wells A. Hurlburt has purchased 2 acres near the Country Club from Joseph S. Johnson for \$3000. Mr. Hurlburt has not decided whether he will plat the tract or not.

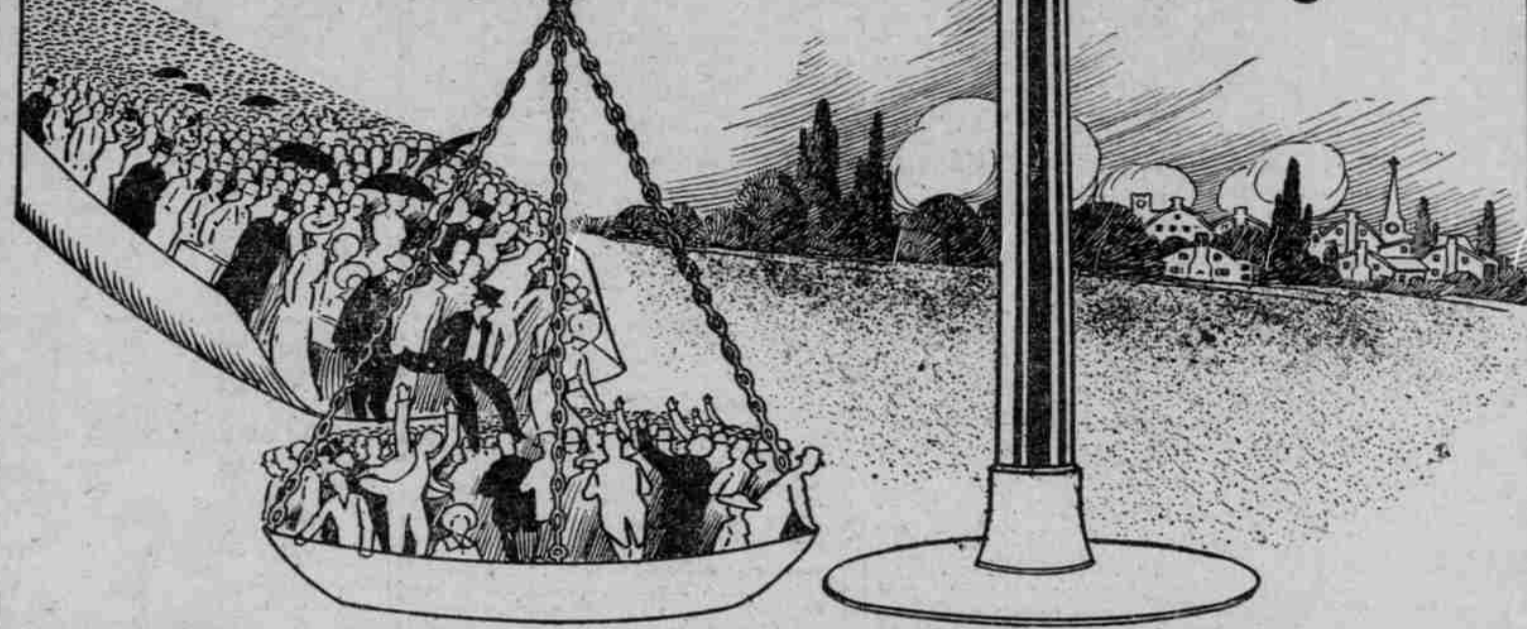
A transfer recorded as a \$10 sale by which 1600 feet of waterfront property went to William C. Baker, from the Merchants Savings & Trust Company, really transferred property valued at \$150,000 in St. John. The land extends from the St. John Shipbuilding Company's site to Weyerhaeuser tract and back from the river to the O. R. & N. right of way. Estimating the value of other land on the waterfront, the property has a value of \$150,000, or \$100 a front foot. Surveyors have been running lines from the North Bank Railroad bridge to this site, and it is assumed that the tract may be used for an electric power plant.

### Bailey Property Sold.

Vanduyk & Walton have sold the Bailey property, being 71 feet on Washington street, near King, to Jaeger Bros. and Farrington Bros., for \$22,000. The property was bought as an investment and considering adjacent values the purchasers have made a good buy, which, with the improvements in contemplation in close proximity will very materially enhance their property within the next few months. The agents say there is no reason why Washington street will not be utilized for business purposes within a few years' time all the way up to Twenty-third street; consequently there is no better locality for those seeking investment than upper Washington street. The firm reports that within the past 60 days it has sold over \$200,000 worth of property in this vicinity.

Mall & Von Borstel report the following sales: A six-room bungalow and a lot 40x100 feet situated at 747 East Yamhill street, for William Bolivka to Alexander W. Dow. Mr. Dow is a newcomer and will make the property his home. Consideration, \$3100. A lot 50x125 on Clackamas street, between East Twenty-sixth and East Twenty-eighth streets, for Don A. Cole to Judge W. N. Gatens. The judge intends to improve the property.

# Population Pouring into Portland Is Forcing Values Up



Higher and Higher

\$2200
" 2100
" 2000
" 1900
" 1800
" 1700
" 1600
" 1500
" 1400
" 1300
" 1200
" 1100
" 1000
" 900
" 800
" 700
" 600
" 550
" 450

C. C. CHAPMAN CO.

## ROSE CITY PARK

WITH THE DISTRICT OF WHICH IT IS THE CENTER

IS THE ONE

LARGE RESIDENTIAL SECTION

WHERE NEWCOMERS CAN FIND AN

EXCLUSIVE HOME ENVIRONMENT

NO OTHER LARGE PART OF PORTLAND IS SO

CAREFULLY RESTRICTED

AND THESE RESTRICTIONS MEAN EVERYTHING TO THE HOMEOWNER.

LOTS \$450 UP, INCLUDING CEMENT SIDEWALKS, STREET GRADING AND BULL RUN WATER.

HARTMAN & THOMPSON

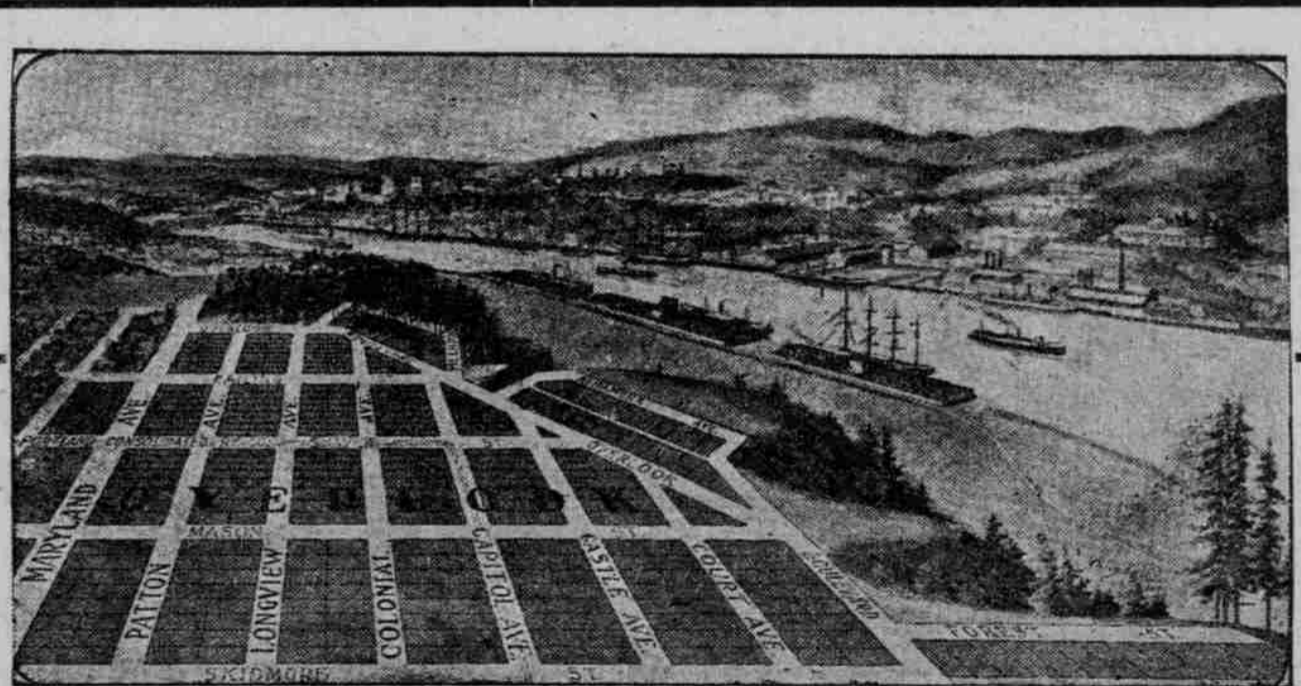
Main Office, Chamber of Commerce

LOTS \$450 UP

Price Includes Improvements

Branch Office at Rose City Park.

Visit Rose City Park (Take Rose City Park Car) and See the Street Improvements and New Residences



# OVERLOOK

THE ADDITION THAT'S ALL "O K"

THE NEAREST TO BUSINESS CENTER RIVER ADDITION

Bull Run water (6-inch pipe regular city standard), grand view, building restrictions, hydrants, cement walks, graded gravel streets, sewers, schools, churches, stores, both phones, three good car lines and all improvements paid. Strictly high-grade property.

OVERLOOK is advantageously situated on the East Side overlooking the Willamette and very close in. You can reach it in fifteen minutes on Mississippi, Union or Williams avenue cars by transferring at Russell and Shaver streets.

ALL STREETS LEADING TO OVERLOOK END THERE THUS ELIMINATING HEAVY TRAFFIC AND NOISE AND INSURING SAFETY FOR THE CHILDREN

Overlook has been off the market for some time until a week ago. Since lots in this beautiful addition have again been offered the public many are now securing the choicest homesites, where river and mountain scenery is always in evidence. Be sure to visit Overlook today. Agents on property daily.

PRICES OF LOTS REASONABLE—TERMS LIBERAL

OVERLOOK LAND CO. E. H. WEMME, President and Manager Phone Main 216 207 BURNSIDE STREET

## BRAZEE STREET ADDITION

THE HEART OF IRVINGTON

From East 24th to East 27th streets and from Thompson to Brazee streets.

LOTS 50x100

Including Improvements.

10 Per Cent Cash, Balance Monthly. New Carline Will Run on 24th Street.

SEE

SCHOONMAKER

708-709 Corbett Bldg. Phones M 7855, A 5722.