

REPORTS ARE NOT TO OPTIMISTIC

Record in Building for Five Years in Portland Likely to Be Duplicated.

BUSINESS GROWING NORTH

Great Total Shown in Operations Since January 1, the Estimated Cost of New Structures Reaching Over \$5,000,000.

BY JOHN J. HARRISON.
Now and then a pessimist is said by critics that really writers in Portland are too optimistic. A good way to judge the present is through comparison with the past. If five years ago the property had been made that Portland should reach its present proportions, these critics would have said the assertion was the idea of a dreamer. There appears to be no good reason to change from now, so when it is said that this city will continue to grow in the next five years as rapidly as it did in the last five, there is every indication to hear out the opinion. On every side are evidences of continued growth.

In talking with an old-timer the remark was made that 30 years ago he firmly believed that Fourth street was the extreme limit of the western part of the city, and would be so for the rest of his lifetime, and that the East Side might eventually develop into a fringe of lumber mills along the river bank. Singular as it may seem, that man is one of the pessimists today. He said with a warning of his head: "Oh, it's all right to say that what has happened before in my time is to be duplicated, but I can't see it. Of course, he can't see it any more now than he could 30 years ago. He was born that way. It is this lack of foresight that keeps this man poor all his life when he might have jumped in and been reaping the benefit today of the rapid growth and increased valuations in Portland. Moreover, it is this lack of foresight that is responsible for certain properties remaining unimproved in the best districts of the city.

There is another phase of unprogressiveness that is difficult to overcome. There are certain most desirable sites, unimproved or improved, that are owned by old people who receive a revenue adequate to provide them with enough to meet their meager requirements. When a really man comes along and shows them that the value of their holding is such that the present revenue is way below what it might be with suitable improvements the feeble answer is: "I have enough revenue from my property to keep me in comfort, and as I am growing old I do not want to be bothered with new investments. I shall hold on, and my heirs may do as they please after I am gone." Old people cannot be reasoned with when they come to such conclusions. The only thing left is to await the final act of the Almighty.

There are a few very few desirable sites remaining in the heart of the city held by other than tied-up estates and the old people. The natural solution, expansion is the natural solution. Almost every day this expansion of the old business district is evidenced and old-timers rub their eyes in astonishment when announcement is made that a homestead of other days is suddenly brought out of the sleepy past and blossoms out into the modern day in the form of a business building.

Portland is no longer a village nor even a small city—it is a metropolis. Old ideas are being brushed away to give place to modern, progressive ideas. It is a human characteristic to resist a sentimental opinion about some things, but landmarks must give way to the march of progress and demands of business. Old residents protest when a time-honored building is threatened with demolition; but if these protests were to be heeded, where would we be? These good old souls sit in their rose-backed porches and relate of the time when such-and-such a building stood "back there" on Washington, Alder or Union street, and the skyscraper, department store or office building is erected. Is it better to preserve the old frames with their associations or to have the big modern structures?

This line of thought leads to consideration of the metamorphosis going on in the North End of the city. Gradually but surely business requirements have caused an invasion of the district lying between Stark and Hoyt in the central city and on northward. It is only necessary to walk north along Third, Fourth, Fifth or Sixth to find that this whole section of the city is being absorbed in what is usually referred to as the "business district." Let any one posted on Portland a few years ago compare that district then with now, and the plain fact of the great change stands out prominently.

Northward on the streets named now appear many brick and concrete buildings of from four to ten stories on sites once occupied with frame cottages, and the former squallid section that first was seen by incoming visitors arriving by train is rapidly developing into a more presentable district.

Statistics compiled at the building inspector's office for May came as somewhat of a surprise to observers of the trend of building operations. When the month was half over no one could figure out more than an equal total with last year. The last two weeks, however, saved the day and when business closed Saturday, 10 and behold we had almost doubled the amount reported for the same month in 1900. With May added, the total amount of estimated cost of new buildings for which permits were issued for up \$4,412,225. It is doubtful if an equal record has been made by any Coast city, apart from San Francisco. At the same time it should be said that all the cities of the Coast have made wonderful showings in the way of new buildings and are well in advance of other parts of the country in this particular.

In the matter of realty transfers for the week Portland again steps into the high place. There were 286 deeds recorded up to Friday evening showing valuations of \$783,697. According to the latest reports received from the South, Portland's realty transfers from May exceed those of the cities to the north.

HEAVY TRANSFERS OF REALTY

Over \$3,000,000 in Values Represented in May.

From records compiled by the Daily Abstract it is found that in May the total value of property changing hands,

Attractive West Side Dwellings Recently Completed



C.B. SUMMONS' 14TH AND HALL

As indicated in deeds recorded, the actual values had been given in all cases the total would reach probably \$1,000,000 more. The total as it stands shows a large advance over the figure for May, 1900, when it reached only \$1,225,000.

In the month there was one deed recorded carrying a consideration little less than \$200,000; six carrying over \$100,000; two with \$200,000, and one with \$200,000.

MUCH ACTIVITY SHOWN

FORGING AHEAD DOWN LINN-TON WAY.

Recently Platted Section Is Attracting Many Prospective Builders of Slightly Residences.

Much activity is shown in West Side real estate north of Portland. Each of the many additions between Portland and Burlington reports many sales and the erection of substantial residences.

I. H. Roe, of the Willamette Iron & Steel Works, has lately purchased a lot and will erect a modern bungalow at one in Whitcomb Court. Leander Pelton has purchased the cottage of E. L. Stockton and will occupy it about June 15. Mr. Stockton has begun the erection of a modern bungalow on the hillside opposite the Clearwater, which is to be of modern construction.

W. J. Bailey will soon begin the erection of a five-room cottage and other new houses are now in course of erection. The cottage of Captain Frank Batten has been leased by Thomas Batten, a member of the School Board, and the Dr. Jones tract lying between Whitcomb and Glen Harbor will place it on the market.

The work of laying sewers and water mains at Glen Harbor is fast nearing completion. A well 400 feet deep will furnish water for this place. The same means of supply will be used at Walden, a contract for the well having been let.

The Oregon Improvement Company has contracted to grade the streets of Walden and will move some 20,000 yards of earth in so doing. The contract calls for the completion of the work by September 1. The work of bulkheading the Columbia Steel Company's dock and grading its building site at this point is being pushed as rapidly as possible and the laying of water and sewer lines will be started in the near future.

The new two-story Linton Savings Bank, built of cement blocks, is finished and adds much to the appearance of that town. The matter of incorporating the town is again being discussed and at no distant day will be put to a vote of the people, and probably carried by a good majority. The citizens believe that they will greatly benefit thereby in being able to make needed improvements and pass laws to regulate the speed of Northern Pacific and United Railways trains and of reckless auto driving. They are most incensed at the refusal of the United Railways to grant them the promised 5-cent fare and expect to take them into court if this rate is not given them.

At Harborton many sales both of lots and of small houses are being made and substantial improvements are being made. The superintendent of the Bain shingle mill, C. W. Watts, of M. J. Walsh Co., and Robert Hume, president of the Star Sand Company, have purchased lots and will erect homes there this summer.

PROGRESS ON SEWER SYSTEM

Big Project at Sellwood Moves Forward Rapidly.

In the suburb of Sellwood work is in progress on the \$50,000 sewer system which is under contract there. It is the most important of the sewer projects for that district this year. Much credit is due the Sellwood Board of Trade and Councilman A. N. Willis for this improvement. In drawing plans for this sewer reinforced concrete is used in building the main conduits, a material that is considerably cheaper than brick and stone. The Sellwood Board of Trade will see to it that competent inspectors watch the progress of the concrete work of this sewer. Some have expressed doubt about the use of concrete in sewer construction, and the outcome will be watched with interest.

"Westmoreland" in large letters is to be placed at the entrance of the new walkway road. The name will be placed on an arch. The pillars of this arch are to be of St. Helens cut stone, on the top of which the name will be placed. Already there are signs of activity about this tract, a number of lots having been reserved. Presently work of grading the streets and laying cement sidewalks will start.



DR. C. R. HOLT 690 SALMON ST. KING'S HEIGHT

ST. JOHN MOVES ON

Factories and Residences Being Erected.

Improvement of Streets to Cost \$100,000 Now Being Made. New Houses Under Way.

The Pacific Brick & Mantle Company, recently incorporated with a capital stock of \$100,000 for the purpose of manufacturing pressed brick, Elham mantle brick and Elham wainscoting, has secured a site in East St. John and merged with the St. John Clay & Pressed Brick Company. The merged company is preparing to erect a brick building two and a half stories, 40x100, for its manufacturing plant. The company expects to start on the erection of this building at once.

Many new residences are going up in St. John, 15 building permits having been taken out in the past 30 days. One permit was for a \$200 residence for A. M. Stearns, a member of the School Board, and another for a \$200 residence for Mr. Drinker, of the First National Bank.

Real estate agents report business good but not booming. J. S. McKinney, at St. John Heights, sold four houses and several lots in the last ten days. The real estate firm of King & Gilmore has been dissolved, W. H. King retiring to go into business in Portland.

St. John streets are being improved at a rapid rate and South Hayes, West Richmond, South Stafford, Allegany, Wall Street and the amount spent for the kind of work this year will reach \$100,000. The rock crusher is being rushed to its full capacity every street improved must have a strip of macadam at least 12 feet wide.

At East St. John big things are promised for next week and much is being done there now. A two-story cement block building and 20 residences are in course of construction or will be started soon.

DESCRIBES LOWER PENINSULA

Handsome Pamphlet Issued by Promoting Company at St. John.

Giving a general as well as a detailed description of the lower Peninsula, the last issue of a pamphlet just put into circulation by the Peninsula Publishing Company is a work that commends the favorable attention of residents of Portland as well as those from a distance who seek information regarding this part of Oregon.

The book contains 29 descriptive articles, written by authors well versed on present and prospective conditions in business and residential possibilities of the great Peninsula district, and 12 special articles relating to subjects of interest to the general reader. Embellished with numerous illustrations, the reader of its pages has brought to his attention what has been accomplished in the way of building up of the district described, particular attention being given to the city of St. John and its immediate surroundings. The book is an evidence of the enterprise of residents of the Peninsula in

DO MUCH BUILDING

Waverly-Richmond-District Is Showing Up Well.

ERECT 50 HOUSES AT ONCE

East Side Outskirts Filling Up Rapidly With Excellent Class of Residences, Not Confined to One District.

There is a building movement a progress along Clinton and Division streets in the Waverly-Richmond district. Clinton street has just been improved between East Twelfth and East Twenty-ninth, and it will be extended to East Forty-first street, making it one of the longest streets in that district. Division street, which is part of the Section Line road, is to be improved with hard-surface pavement between East Tenth street and the city limits, and is sure to be an important thoroughfare. Homes are being erected on both sides of Division street as far as East Forty-first, where a business building has just been completed. Foundations of new residences may be seen all through the Waverly-Richmond district. It is estimated that buildings costing \$100,000 are under construction in the district.

In the Waverly Addition on the Powell Valley road there is a building boom. Contractors are erecting 50 homes ranging in cost from \$2000 to \$3500. Extensive street improvements are projected in this section.

For the Ladd Addition R. Dunbar is having plans prepared for a \$2500 residence. It will be a two-story frame with seven rooms. Work will be started at once. In this addition 20 residences are being built at an average cost of \$1500. A concrete block church of the United Evangelical Church is now being roofed. It is an attractive structure.

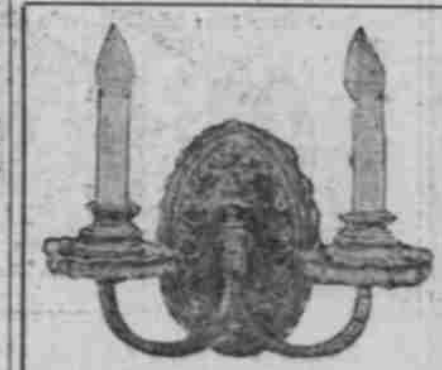
At South Mount Tabor a number of attractive homes are under construction. It is expected that the United Brethren people will build on the lot recently donated the church for that purpose a short time ago. After July this section will become part of Portland and then an effort will be made to have the Section Line road changed to a street inside the city limits and then improved. At present Division street, which is part of the Section Line road, is to be improved to East Forty-first street, from which point a new improvement would be made.

Along East Forty-first street in the Waverly-Richmond district a number of beautiful homes have been built. Residents have asked the Park Board to select a park tract of about six acres near the end of the street, back, and several members of the board have examined the land with favorable results. The land is considered by good judges ideal for the purpose and within reach of all residents of the Waverly-Richmond district.

The Baby Home managers have acquired another block of ground in the Waverly Addition, which gives that institution a total of three acres. It started in with one and a small building.

In the Williams tract of 160 acres, part of the Kelly donation, last year, south of the Powell Valley road, there has been a remarkable building movement. This tract was sold off in acre tracts, and the fortunate purchaser paid three years ago \$150 and \$500 an acre, and now find the land worth \$1700 to \$2000 an acre, and in some cases higher. Many people bought an acre in this tract and then sold a quarter for enough to pay for the entire acre.

Gladstone avenue, a wide street, extends from East Twenty-sixth to Irvington.



PROJECT NEW BRIDGE

TAL KOP BUILDING CONNECTION AT ST. JOHN.

Argument Advanced That Lower Peninsula Will Soon Need Better Facilities for Travel.

The scheme to erect a high suspension bridge across the Willamette River between St. John and Whitcomb Court has been projected. It is said that for such a bridge the United Railways would be willing to contribute a considerable portion of the cost, or pay a rental for the use of the same if the company can secure access to the Swift Packing Company's plant.

Some time ago plans were drawn for a high bridge at this place. However, the project is a future matter. No doubt an effort would be made to have the bridge, to which objections would be urged at this time.

Probably some time in the future the whole of the Peninsula will be made part of Portland, and then the bridge might be built by the city. A great population and a manufacturing center are sure of development on the Peninsula within ten years. Then a bridge across the Willamette River north at some point will be built, but it would be difficult to finance such an undertaking at the present time.

Frank Bolla will erect a modern two-story frame residence 30x42 feet in Irvington. The contractor, Victor Carlson, has the contract for the work and he has started construction on the building. It will be one of the most attractive structures in that portion of the city.

Miss Agnes Dineen, Miss Florence Bolla and Miss Gus Anderson have purchased lot 24, block 44, Irvington, for \$1000. They are teachers in the Portland schools.

The contract for grading streets and laying sidewalks in Hawthorne Terrace, extended, and Arcadia Addition, on Hawthorne avenue between East Forty-fifth and East Fifty-sixth streets, has been awarded to the Pacific Artificial Stone Company. The contract calls for the removal of 600 yards of dirt and the construction of two miles of cement sidewalks.

In the Rosemead tract lots have been sold this week to E. Miller and M. Dunbar, of Oregon City, who will erect dwellings at once.

I have seen your Suburban Homes Club Tract and it fills the bill

—J. J. HILL

The above statement would just about be the gist of what the giant railroad-builder would say, if he took enough of his immensely valuable time to look it over. J. J. HILL, the greatest living exponent of farm living, feels that the prosperity of the magnificent and fertile Northwest depends solely upon the sincerity with which its people till the soil. Why not be a tiller of the soil and keep up your business in the city at the same time? Here's your opportunity to do so.

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Three Acres will not make you a fortune, but it will give you more spending money than you are getting now.

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TELEPHONES NOW BEING INSTALLED
IMPROVED AND UNDER CULTIVATION ON ALL SIDES
ELECTRIC LIGHTS WHEN YOU ARE READY
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LAND ON ALL SIDES SELLING FOR DOUBLE
CARS TO PORTLAND EVERY HOUR

PRESENT PRICE, \$500 PER ACRE—EASY TERMS
Trains leave East Morrison and East Water at 15 minutes before the hour, all day Sunday. Get off at Gilbert and walk north. We will meet you at the tract.

Green-Whitcomb Co.

SOLE OWNER 245½ Washington St.

hoe through Kenilworth and the Williams tract. It was graded and cement sidewalks laid. It is expected that the street will be paved this year.

Architect Faber has let the contract for plastering the stone office of the Metropolitan Building Co.

diolst Episcopal Church South, on Union avenue and Multnomah street, to Christian Shoe-maker. Povey & Company have the contract for the stinging of which will be of art glass. It is thought that this church can be completed for dedication in about one month.

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