

VALUES ARE NO YET UNDOULY HIGH

Other Cities of Country Advance Price of Realty Beyond Local Ratio.

NO SIGNS OF SLUMP SEEN

Fact That Big Buildings Are Being Added Indicates Continued Confidence in City—Visitors Will Be Favorably Impressed.

BY JOHN J. HARRISON.
In a telegraphic dispatch Friday there was given an account of the sale of a lot in Chicago, \$82,150 feet, in the heart of the district known in that city as "inside the loop." The ground was held by a New York owner for a number of years and is reported as having advanced in value at the rate of \$30,000 a year and at the recent sale brought \$800,000.

This remarkable sale is referred to in order to again direct attention to the fact that Portland realty values are not advancing at the same rate that values are in other parts of the country. Some timid owners and dealers occasionally express fears that the present level of values cannot be maintained and that a slump will come before a great while. To students of the situation and among the best-informed real estate men these forebodings are not shared. Every condition points to the market for Portland realty keeping right along on a steady advance.

There is good inquiry for inside property and enough sales are consummated to show continued confidence in the city's further growth. Compared with other cities of the country, many without advantages enjoyed by Portland, values here are much lower. That cannot last much longer. In the very nature of things, and investors in different parts of the country, as well as residents, are quietly picking up the more attractive pieces of realty both for business and residential purposes.

The records of the County Clerk's office furnish proof that this is the fact. The transfers in May, which reached high-water mark, from present indications will be duplicated this month. For the first four days of the month 277 deeds were recorded, carrying \$27,955 in consideration, there being the usual number of deeds filed bearing nominal figures. In the face of these figures there are some dealers who complain that the market is dull. Each of the 277 transfers placed on record means a sale or a trade, and a majority mean the services of a realty agent.

The feature of the record made in the office of the building inspector for the first five days of June is the large number of dwellings included. Of the 50 permits issued approximately 60 were for dwellings, and as usual most of these were for the East Side. The estimated cost of the buildings for which permits were taken out is \$109,240. With only the total will run over \$500,000, but as there are several large-sized permits to be taken out in the next few weeks there is no reason to doubt that the total will go much above the average of the five days.

One of the important announcements made during the week is that work on the new Courthouse is to be started soon. Lewis & Whidden are preparing plans for the building, and from examination of preliminary drawings it is found that the architects have in preparation designs for an imposing and dignified structure. The County Commissioners have decided to tear away one-half of the old building at first, the object being to utilize part of the building which is being constructed. The new structure is to occupy the entire block, curb to curb, and when finished will provide a county building in which the people of Portland and Multnomah County may take pride.

Another Chicago packing house is to have a branch established in Portland. Already Swift & Company, and Company, Schwarzhild & Sultzberger, Cudahy & Company, Sinclair Packing Company and Carstens have important buildings, and now Morris & Company will have a four-story brick at Fifteenth and Marshall. Work on the big plant for the Union Meat Company is making good progress on the lower Peninsula, although an unusual stage of water may temporarily put a stop to building.

Among the new buildings just started are the Spalding, at Third and Washington; Friede, on Fifth near Stark; Electric, at Seventh and Alder; Olds, Wortman & King, Park and Alder. Work is being pushed forward on all these, the basement and first story of the big structure on the Penneyer block having steel construction nearly half done.

Reports from suburban districts continue to be of the surprising kind. All the platting and the outskirts of the city show indications of a boom, at a rate that even surpasses expectations. In some of the older tracts every week finds scores of new buildings started, and selling agents report good sale of lots. Before many years Portland will wake up some fine morning to find her borders touching the Columbia on two sides, east and north, with the southeast end pushed over into Clackamas County.

Dealers expect great things as a result of the holding of conventions, Rose Festival, Seattle Fair and Summer excursion business that will bring thousands of Eastern visitors to Portland. They believe that the advertising done by promotion organizations and railroads is to find its fruition when these visitors come to Oregon and find that the half has not been told. Portland in its best clothes this week to greet visitors to the Rose festival, gardens and lawns aflame with bloom of our matchless roses, are certain to make a most favorable impression, and these decorations and famed flowers have a more material background in the towering new buildings seen on every hand, with others rising to add to these evidences of Portland's growth.

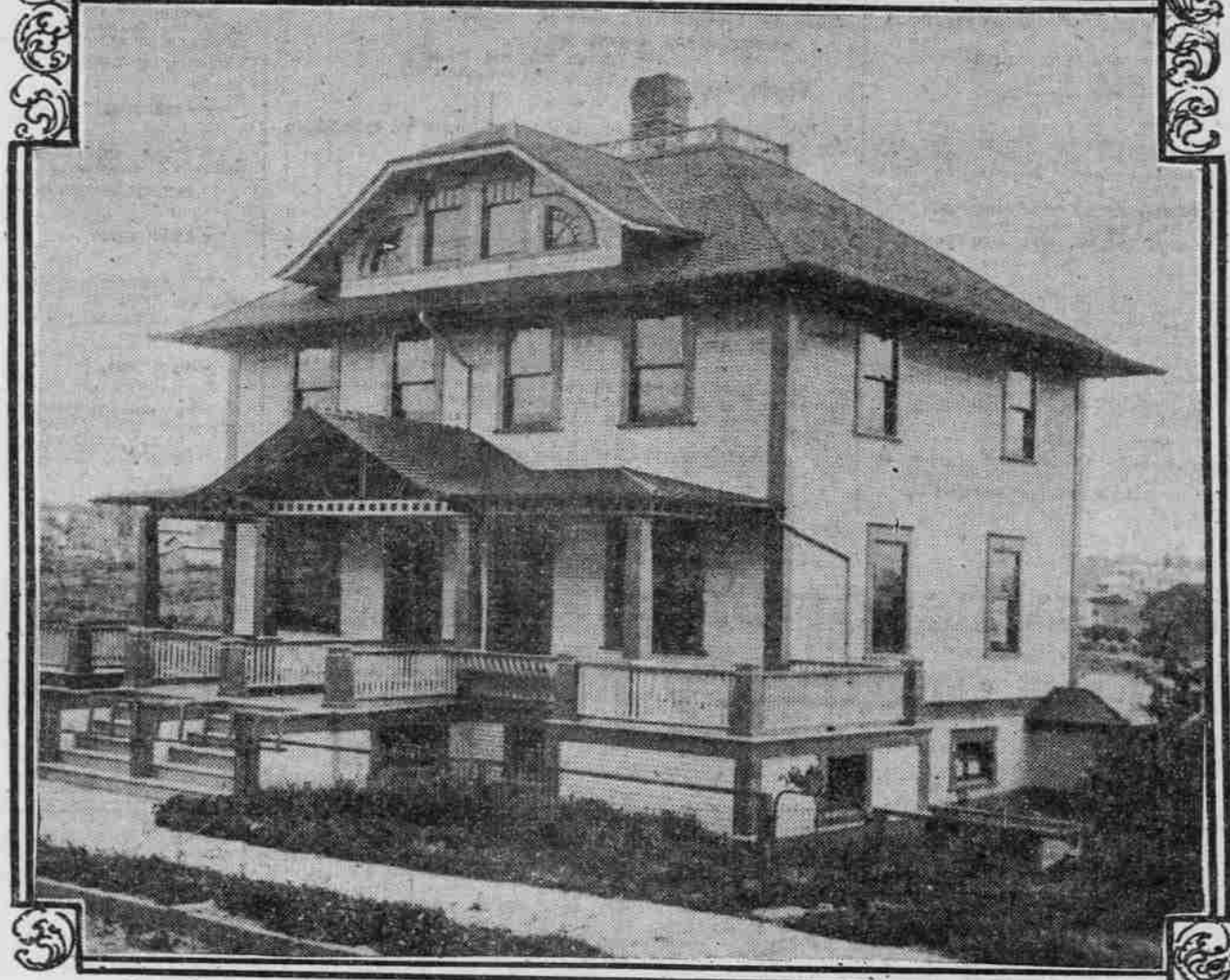
O. W. P. BRANCH IS PROJECTED
Line From Boring to Sandy to Develop New Territory.

A branch railway from Boring to Sandy, a distance of seven miles, to be built by the O. W. P., is among the possibilities of the present year, or soon thereafter. A petition was sent to the officials of the railroad company some time ago, and it is announced that it was answered that if the right of way was secured and the mills supplied the necessary timber, the company would build the branch. These conditions will prob-

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ably be met by the people along the route.

There should be no difficulty in securing the right of way to Sandy, as the country is open and sparsely settled for the main portion of the route. Until Sandy is reached, where there is quite a town started. It is considered probable that arrangements will be made by which the branch will be built, and if it is constructed it will be the first real link in the Mount Hood Railway. Just beyond Sandy is Firland, a well-settled and thriving district. This line would likely be extended on through Cherryville to the Toll Gate.

A Government telephone line is being built through from Sandy to the Mount Hood section, to place the Government forest rangers in touch with Portland officials. At present there is no telephone beyond Sandy and Ashcroft's. There has been a considerable movement to secure land at Welch's, the Rhododendron Tavern and the Toll Gate by Portland people. A large number of deeded tracts have been bought out of the large tracts that have been laid out near and along the Mount Hood wagon road. These tracts are wanted for Summer homes. Travel in that direction was larger last year than for years before.

BUILD MANY NEW CHURCHES
Progress Made in Construction of Religious Edifices.

In connection with their fine concrete block church under construction in the Ladd Addition, the members of the First United Evangelical Church have commissioned R. N. Hockenberry to prepare plans for a \$3000 manse to be built near the church. It will contain 14 rooms. Work on the big church is progressing. The concrete block work is finished and the structure will be enclosed at once. It is hoped to have the edifice ready for dedication in about two months.

Work on the foundation of the Sunnyside Methodist Church is going forward rapidly, at East Yamhill and East Thirty-fifth streets. The old church and manse have been moved to one side to give room for the new stone church. It has not yet been settled what kind of material will be used for the walls of the Sunnyside Congregational Church—stone or concrete blocks. Bids are being received for both by the architect and the matter will be settled within a short time.

Work Starts on Extension.
The Portland Railway, Light & Power Company has started work on its extension to the Swift and Monarch Lumber plants down the Peninsula. This is perhaps the most extensive street railway extension under the new franchise, except the extensions in Irvington addition. The Swift extension will be nearly three miles long. In the Irvington district there will be about one mile and a half of extensions.

TO BE PART OF CITY

EAST MOUNT SCOTT DISTRICT COMES IN LIMITS.

Portland Population Grows to Extent of 15,000 Through Annexation of Close-in Suburb.

Next month the Mount Scott district, east to Gray's Crossing, or the county road, will become part of Portland, there are two polling places on the Foster road in this district that cast over 1000 votes within 100 feet of each other two years ago. At the next election there will be at least 1500 votes in this district, outside of Woodstock.

It is estimated that there are 15,000 people in the newly acquired territory, and the territory naturally belongs to the Seventh Ward, which will make that the largest ward in the city and with the greatest population. The city will be called on to provide water immediately. Dr. C. H. Rafferty has said that this can be done by laying a 24-inch water main to the Powell Valley road, and then extending a 15-inch branch along the Foster road to Gray's Crossing, or far enough to provide the district with a reinforcing water main.

The present plant of the Woodmere Water Company will probably have to be acquired, and its smaller pipes used until replaced with larger ones. It would be impractical at once to install a new system entire, but a large reinforcing water main first is needed. Some effort already has been made to get this main under the present law of laying mains, and petitions were circulated, but as several plans for paying for reinforcement mains are to be decided Monday, June 7, the people suspended activities until the result of the election is known. It is not a slight undertaking to furnish water in a district containing 15,000 people.

At Nashville, inside the territory to be annexed, there is a vigorous movement to have the Park Board secure the Corvallis tract on the Mount Scott railway for a park for this section. The land is covered with a thick growth of small fir trees, and is considered a good park tract. At least it is the only vacant large piece in the community. The price of the land is not known. The Nashville Seventh Ward Auxiliary Club has appointed a committee to bring the matter to the attention of the Park Board, which will be done in due time.

There is a most thrifty growth along the Foster road, which is the main thoroughfare in the district. Some pre-

tentious buildings have been erected along this road and there are innumerable small business establishments, all apparently doing good business.

When the Mount Scott district is hitched on to the Seventh ward it will give Councilman A. G. Rushlight a big territory to watch out for. He will have something like 30,000 people to represent in the Council. There will be water to provide, park to secure and fire protection will be wanted. There are no streets improved except where the county has improved the roads. Sewerage must be provided. Streets must be named to conform to the city streets and the houses must be numbered to secure free mail delivery.

LONG FILL IS NOW FINISHED

Big Embankment of 25 Feet on Solid Foundation.

Completion of the long fill on East Ninth street, across Stephens Ravine the past week was the last step in an important improvement for the Brooklyn district. It is 780 feet long between Taggart and Division streets. Part of the embankment is 25 feet high. As the ground on which this fill was made is solid, there has been very little settling. It is important for the reason that East Eighth street bridge is nearly worn out and must be replaced. Work has been started on the fill on Grand avenue across Stephens Slough. These two fills represent an expenditure of at least \$55,000.

Schoolhouse at Oak Grove Planned.

Architect E. Kroner is preparing plans and specifications for a one-story frame schoolhouse to be erected at Oak Grove, to cost about \$1000. It will be 7433 feet.

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TELLS OF BIG GROWTH

JUDGE MUNLY REFERS TO ALBINA DISTRICT'S NEEDS.

In Address Before Push Club He Calls Attention to Important Improvements Made.

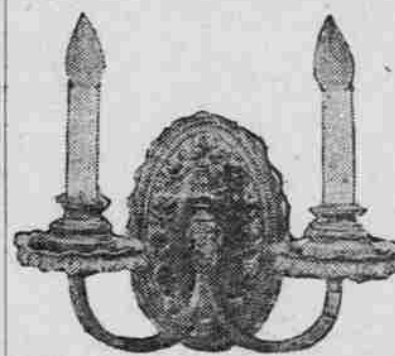
In his address before the North Albina Push Club Monday night M. G. Munly pointed out the fine high schoolhouse, which is under construction in that portion of the city, remarking:

"That fine building is one of the best material evidences of the substantial growth of this section of the city. It is the outgrowth of the efforts of the push clubs of this section. There will be no finer building in the city than this structure. There has been a marvelous growth north of Sullivan's Gulch since the Steel bridge was built. In 1888, when the railroad bridge was first built, there was no North Albina. North of Morris street resembled the wilds of the forest, but all this has been changed. There were not more than 7000 people between Sullivan's Gulch and the Columbia River. Now there is a population of ten times that number."

"Over 10,000 people walk over and 2000 electric cars cross the railroad bridge every day. When it was first built it was expected to take care of the traffic for the next 40 years, but it cannot do so now, so great has been the growth of this part of Portland. Lots along Killingsworth avenue that could not be sold at all when the Steel bridge was built, now bring as high as \$5000."

On Killingsworth avenue several buildings are under construction. The foundation for the two-story brick for William Fragmire has been started. This structure will cost \$18,000.

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