

CITY'S MOMENTUM OVERCOMES QUIET

Movement of Progress Started and Obstacles are Swept Aside Easily.

EVERYBODY IS OCCUPIED

Residence Property Most Active and Important Tracts are Announced for Sale Soon—Fire Will Be Cause of Much Activity.

There is a peculiarity about the quiet season in Portland that is rather puzzling. It is acknowledgedly dull. Real estate is quiet. No new large buildings have been begun for two weeks. Permits have dropped away below the average mark, and are made up of small houses, many repair jobs and a few wrecking jobs.

And yet—everybody is busy. Real estate men are scuttling around with that intent expression that betokens deals pending and drawing near to the closing-up point. Architects are hard at work on plans for houses, buildings, stores and other structures. Builders have all they can do to keep up with their contracts.

"Quiet, isn't it?" is the universal question one encounters. "Nothing doing?" one ventures. "Sure; get all I can do," is the reply. And there you have the paradox in the situation.

The secret, one believes, of all this is the fact that Portland is in a state of growth that is too strong for the temporary setbacks that hot weather, the vacation season and other trifling causes are wont to give usually. Other projects of magnitude are promised for next week. Portland is just on the threshold of the era of big things. It has got started, and its own momentum carries it forward, regardless of the bumps in the path that prove too much for cities without this tremendous inner power that, glacier-like, sweeps away obstacles.

In spite of the quietude, two large projects have been begun. One is the West Side freight sheds for the O. R. & N. Company, and the other the concrete warehouses for Balfour, Guthrie & Company, on the waterfront. Other projects of magnitude are promised for next week.

Small homes and residence sites continue the most active movement in the city. Large deals are in abeyance. Work on the large buildings already begun goes steadily on, but no new ones are announced yet. The Railway Exchange, the six-story concrete building between Third and Fourth streets on Stark, is nearing the occupation point, as is the 13-story Spalding building at Third and Washington. The Haak building at Seventh and Burnside is steadily rising toward its seven stories and steel is being placed for the first floor of the new Yee building at Fourth and Alder.

Of course the fire on Washington street will ultimately be the cause of much activity. Part of the burned area will be rebuilt. Part will be left idle for a while. Morrison street will take up part of the old Exposition building site when it is extended. The triangle at Washington and Nineteenth streets will not be rebuilt, at least for a time. Multnomah Club plans are formulating.

E. D. Dewey has bought a lot 50 by 125 on Knott street, from J. O. Driscoll for \$2750. The property lies near East Seventh street, in a good residence part of the East Side. Mr. Dewey plans to build next spring and will put up a residence for his own use.

J. F. Wilson, of Peery & Wilson, real estate dealers, has bought a lot for \$2500 on Vancouver avenue near Tillamook street, for his own use. Architect Keith is drawing plans for a \$6000 house and garage to occupy the property. Mr. Wilson has recently sold a residence on Sacramento street, between Williams and Rodney avenues, for \$3000.

Arthur P. Tift, an attorney of Portland, has bought two lots, 16 and 17, of block 8, in East Portland, from J. B. Thompson, for \$7500. Mr. Tift, it is said, will build a handsome home on his purchase.

J. B. Leroy has sold to J. R. Caples, through the agency of Louis Salomon & Co., a quarter block at the northwest corner of Burnside and Joseph streets for \$5000. Mr. Caples is understood to be planning the erection of three modern houses on this property.

The two-story brick building on the southeast corner of Shaver street and Mississippi avenue has just been sold by M. E. Thompson to Joseph Meyer for \$25,000. Mr. Thompson put up this building three years ago. The lower floor is given over to business places and the upper floor contains offices.

A two-story brick building on the southwest corner of Grand avenue and East Alder street and the lot on which it stands, 80 by 90 feet, has just been sold by L. B. Reeder, the owner, to a local investor for \$12,000. The lower floor is occupied with a large store room and the upper floors by apartments which bring in a monthly rental of \$300. Other important sales of Grand avenue property are being negotiated in Central East Portland.

Eugene Hoch has purchased through Goldsmith & Co., the lot at the intersection of Stark, Burnside and Thirtieth streets, for a price said to be \$50,000. Three rooming-houses occupy this ground, which is 60x120.

This property is part of the Van Fridah estate, and is said to be the only available centrally located corner in the city at the price Mr. Hoch paid. It is one of the last transactions in this part of town. Lowenson Brothers paid \$65,000 for an inside lot around the corner, and H. J. Hasty paid \$100,000 for a lot just east of this corner on Twelfth street.

The largest deal in residence property during the week was the sale of H. P. Palmer's fine colonial home at the corner of East Nineteenth and Thompson streets, in Irvington, for \$17,000. The Merchants Loan & Trust Company was the purchaser, buying for a client. Mr. Palmer will move into his new home on East Twenty-first street, between Thompson and Briscoe, early in September.

Through the H. P. Palmer-Jones Company Mrs. George A. Haidinger, of Spokane, bought a seven-room bungalow from H. P. Palmer on East Twenty-third street, between Knott and Station streets, for \$6500.

Mr. Palmer, through the same agency,

has sold to David Goodsell, Jr., a home on East Twenty-first street, near Thompson, in Irvington, for \$5250.

On the northwest corner of Nineteenth and Overton streets lies a lot the Spanton Company by J. A. Glenmason to Emanuel Colson for \$6750. A drugstore and two houses are now standing on the property, bringing in a good percentage of income. It will be held as an investment.

The Spanton Company also reports that building is to follow as closely as possible on the heels of the grading and the installation of service utilities on the southern slope of Council Crest. Half a dozen houses will be begun at once and others are planned to be built before Fall. This tract of 34 acres was put on the market June 8. It contains 134 lots and half of these have been sold already. It is believed in two or three weeks more the tract will be sold out. This is thought to be a record in selling, especially for a supposedly dull season.

The cleaning-up movement goes on. Repairs still predominate in the building permits.

Important are the announcements made this week of selling to begin in the Morey tract at Oswego, called Glenmorie Park, and the Healy tract on Council Crest, called Healy Heights. Sales in tracts already on the market go steadily on.

BEAUTIFUL LAND BOUGHT

ADDITION TO WEST OREGON CITY IS PLANNED.

Property Includes 500 Acres Along River and Will Be Sold in Lots and Acreage Tracts.

On the west side of the Willamette River, where it flows through Oregon City, have lain vacant for 20 years or more the 500 acres comprised in the Dan and Hugh Burns donation land claims, some of the most desirable home land in that section of Clackamas County. Nobody could buy and leases were out of the question, for the property was held by the Portland General Electric Company, afterward taken over by the Portland Railway, Light & Power Company.

Price was the main obstacle to the purchase of these acres, for the electric company was holding for a value heretofore unheard of in connection with the land in that locality.

Franklin T. Griffith, Norman R. Lang and John H. Walker saw the possibilities of this land for homes, organized the Western Improvement Company and persuaded the electric company to sell to them the 500 acres.

Now it is being platted, roads are being cut through, and soon will dot the beautiful wooded slopes rising from the river bank to the rich fruit land of the tableland behind. The front part of the purchase will be platted into building lots, making in reality an addition to Oregon City, and what is said to be the most desirable home land in the city.

Back of these lots acreage plots will be sold. There is a mile of river frontage in this property, for it extends from the Oregon City lock downstream as far as Bolton. Back on the hill it runs as far as a certain schoolhouse, which looms up through all that part of the country. Homes in this district can be reached easily from the business part of the city and also from the paper mills on the West Side, for the west end of the new bridge rests upon the property.

Engineers are at work both platting the property and laying out roads, but the work being carried on now that is said to mean the most to the addition is the extension of the Portland Railway, Light & Power Company's line running from the foot of the new bridge to Willamette Falls, a little village two miles or so upstream, down the river as far as Oswego. This Oswego extension will run through the length of the Western Improvement Company's land, making all parts of it easy of access.

The beauties of the residence section of the addition are patent at a glance. The land begins with a bluff at the edge of the river and rises, covered with trees, on benches to the high land which will begin the acreage. The landscape possibilities for fine architectural effects are many, and none of the natural beauty of the place will be lost in the improvements necessary for settlement.

Back on the high land the soil is said to be the best adapted to fruit-raising, and the acreage tracts will be advertised with the view of attracting fruitgrowers.

Seattle Man Invests on Crest.

J. A. Kuna, of Seattle, has bought from J. A. Curry, through the agency of the Spanton Company, eight lots on Council Crest. The price is given as \$15,000. These lots are Nos. 8, 14, 15, 18, 19, 20, 21 and 22 of block 19. Mr. Kuna, it is understood, will hold his purchase for an investment, counting on the rapid increase of property on Council Crest to make his investment worth while. The Spanton Company are understood to have other sales on the Heights under way.

SAMPLE OF COMFORTABLE AND ARTISTIC HOMES BUILDING ON SLOPES OF MOUNT TABOR



RESIDENCE OF S. R. MITCHELL, ON EAST SIXTY-SECOND STREET, NEAR BELMONT.

CITY'S NEEDS TOLD

"Industries," Says One; "More Liberality," Says Another.

ARGUMENTS PUT FORWARD

Ernst Kroner, Architect, Says Time Has Come to Put Back in Country Some of Money Taken Out. Haak Decries Stingy Spirit.

"Industries are what Portland needs more than any other one thing," said Ernst Kroner, of Kroner & Henn, architects, 223 Worcester building. "The men who buy and sell property on margins and make money for themselves do nothing for the good of the city. The kind of people who help the city are those, for instance, who plant orchards. These give work to others, other people depend on them for their living, and thus they are a benefit to the community. In this class also are the men who start manufacturing industries; they give others the chance to get a living as well as making one for themselves. The speculators do not do this."

"It may be taken as axiomatic that property cannot always increase from 10 to 50 per cent each year. There must be a stop in the rise of values some time. When that time comes, the speculators will have no more chance to make their money this way."

"It seems to me the time has come for them to begin to put their money into the industries that will help build up the city, and will also insure a revenue for them when the speculative field is played out. "The men who bought timber when it was cheap, too, let them put back into the country some of the money they have taken out. A man I know paid \$5000 for a piece of timber a few years ago that is considered worth \$100,000 today. Men of this class owe something to the country that has made them rich. Portland is crying for industries. Now is a good time for these men to help the country as the country has helped them."

"In turn, people should buy Pacific Coast products. In this way they partly repay the debt they owe to the country that has made money for them with so little effort on their own part. "Above all things, with the men who work in them, are what Portland stands most in need of now."

"Portland needs a more liberal spirit on the part of its citizens," said John H. Haak, timberman, Lumbermen's building.

"Property-owners on a certain street want the streetcars to pass by their places regardless of the wishes of the people of another part of the city. No matter if there is a crying need for transportation in a certain section, if cars in that locality will not be a direct benefit to these men I speak of, they will oppose that line and work for one that will help themselves."

"It is proposed to build a bridge. At once the men of Portland who own property in a certain part of the city can see no good whatever in a bridge that does not come near their land. They set to work, tooth and nail, to defeat the location of the span at any point other than the one that will increase the value of their own holdings, even if the result is the defeat of the bridge altogether."

"Like many other East Side residents, I feel like an intruder whenever I try to cross the Morrison bridge. The policeman on duty is impatient to me and makes me feel that I have no right to help swell the traffic across the span, even though my business may be urgent. Therefore, I am for another bridge. The need of this additional structure makes no difference. Because a man's property will not be directly benefited he opposes it, and we may not get the new bridge after all. "It is the same way with street improvements. No sooner is it planned to improve a street and thus increase the value of the property along it than there is a remonstrance. Good streets make a good town, and the people who retard street improvement in Portland need a little more liberality in their make-up. It is true some of the streets got so bad they had to be improved, whether or no, but those which will possibly, with patching, and a complimentary disregard of bumps and hollows, do as they are for a few more years, seem likely to remain as they are, because of the lack of a liberal spirit in the remonstrators."

"Portland schoolhouses are another sample of the lack of liberality on the part of its citizens. Out-of-date frame buildings are still used, with frightful sanitary conditions in some of them, because there is reluctance to give the city the best. We can build concrete buildings at an increase of cost over the frame structures that is trifling in comparison with the advantage."

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"In all the world no view like this"

tages, but we are not allowed to do it. Here certainly is need of more liberality.

"Above all else Portland needs more liberality among its citizens."

PORTLAND LURES BOSTONIAN

Aaron H. Gould, Architect, Brings Family to Reside Here.

Aaron H. Gould, who has recently opened an architect's office in the Worcester building, has brought his family to Portland and will make this city his home in future. Mr. Gould formerly lived in Boston, where he was successful in the architectural business, but the West lured. His brother, A. Warren Gould, is one of the foremost architects in Seattle, and was very desirous that his brother locate with him.

"I made the tour of the cities of the Coast," said Mr. Gould, and decided that Portland offered the best chance for me. I believe there is far better opportunity here than in Seattle, for Portland has just got to the stage of the big things."

"When I find the right location, I expect to build somewhere on the Heights, and after that I want to get a place in the country where I can raise some of that wonderful Oregon fruit we used to get back in Boston. I find business is opening well for me here, and I expect to have the same success I had in the East."

Mr. Gould's family consists of his wife, his daughter, Miss Anna C. Gould, and two sons, Aaron H. Gould, Jr., and N. Aubrey Gould. Until they find a desirable house, they are staying at the Portland Hotel. Mr. Gould has drawn accepted plans for a high school at Oregon City, and is pushing its construction.

MT. TABOR HOME DONE

HOUSE OF S. R. MITCHELL HAS BEAUTIFUL SITE.

Many Easterners Join Colony of Newcomers Who Live in This Part of City.

Evidence of the rapid growth in the Mount Tabor residence district from Sixtieth street to the crest is shown each week by sales of many lots to newcomers, particularly from the East, who have found that Portland is the city of homes and have decided to "cast their lot" here.

The home of S. R. Mitchell, formerly a well-known insurance man of Minneapolis, Minn., who has decided to make Portland his home, after 18 years' residence in the Central West, is done. Mr. Mitchell is manager of the Morgan Mercantile Company, with offices in the Henry building.

Mr. Mitchell purchased his Mount Tabor property last Fall and is now putting on the finishing touches. The residence will cost in the neighborhood of \$7000.

L. W. Porter, a well-known East Side contractor, erected the house, with Wenzel Fritzsche architect. The house is beautifully situated on a knoll on Sixty-second street, between Belmont and Morrison, facing east. It is finished in stained Oregon fir, with beamed and circular ceilings. A sleeping-porch runs the entire width of the structure facing west.

HOOD RIVER SALES ARE MANY

Advertising Now Having Its Full Effect in Brisk Buying.

Hood River property seems always to be moving. The advertising done by the fruitgrowers' association and the railroads through all parts of the country is beginning to have its full fruitage, and many investors come to look over what the materials are to offer. Besides these, countless inquiries are received as to the chances for buying apple land.

Many growers who have got their orchards into good condition have chances to sell at a large profit, and some of them yield to the temptation, in turn buying land farther up the valley to develop to the selling point.

Devlin & Firebaugh report recent sales amounting to over \$100,000, as follows:

E. L. Klerner to Fordham B. Kimball, a Boston broker, 20 acres, highly improved; \$19,000.

E. Manning to A. L. Crocker, also a Boston broker, 12½ acres, highly improved; \$17,500.

Sarah E. Toussay, 40 acres, 15 acres in orchard, to A. L. Crocker; \$17,000.

E. L. Klerner to Fordham B. Kimball, a Boston broker, 20 acres, highly improved; \$19,000.

C. E. Markham to E. L. Hall, manager of the Portland Gas & Coke Co., 25 acres; \$23,500.

Fred T. Lisco, 10 acres in full bearing orchard to Carrie M. Coleman, of Portland; \$15,000.

H. C. Coleman to A. L. Wheeler, of Indianapolis, Ind., 10 acres; \$12,000.

T. A. Schall, 23 acres, sold in two pieces to Miss Beattie Henry and E. C. Mahoney; \$11,100.

Mrs. Laura Smith to D. P. Emery, of Omaha, 25 acres, partially improved; \$2500.

Roy Woodworth and Almon T. Dodge to M. Inaba and N. Sotani, who came from the Orient, 35 acres, raw land. W. T. Gardner to Harry La Vein, five acres.

Charles Wallace to J. T. Moriarty, of Portland, five acres.

Many Sales Reported.

In the Ridgmont and Jonesmore additions in Montavilla many sales of

homesteads have been made and residences are being erected. The former addition is just north of Mount Tabor and the latter is a new addition to Montavilla.

BAKERY PRESENTS PROBLEMS

Peculiar Arrangement Has to Be Worked Out by Architect.

Somewhat perplexing to arrange satisfactorily in all its necessary details is the bakery building now being built by H. C. Dittich, architect, for the Log Cabin Bakery on Vancouver avenue, at the corner of Fremont street. The building is 90x120 feet, one story high and the materials are brick, steel and wood.

Directly on the corner space has been arranged a retail store. Back of this is the office. These rooms are on a level with the street. All the rest of the first floor is three feet higher, and consists of a wagon-room, where the shipping is done, a bread shop and a cake shop, a proofing-room and a luncheon room for the workmen.

On the same lot is a frame barn, 66x68, which will have stall space for 23 horses. Above is a hay loft. The total cost of both structures is estimated at about \$6000.

Chinese Murder Is Mystery.

NEW YORK, July 16.—Chinatown's latest murder, like the majority of the killings in the never-ending long war in that section, is likely to go un-avenged by the law. Chu On, of the Four Brothers, who was shot in the On Leong territory last night, died this morning without having regained consciousness long enough to identify the suspected Chinese held by the police.

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