

UPWARD SWING IN ALL LINES NOTED

Big Gains in Business Operations Proof of Prosperous Conditions Here.

WHOLE STATE GOES AHEAD

Settlement of Lands Big Aid to Portland—Realty Situation Is Satisfactory—Building Activity Continues Strong.

A review of the various business activities in Portland for July establishes the fact that the city is making steady and substantial gains. Bank clearings, postal receipts, building permits and shipping operations showed marked increases over the records for the corresponding months of last year.

One of the significant features of the present situation is the immense amount of railroad construction in Oregon. Both the Hill and Harriman lines are spending millions of dollars in betterments and extensions.

The commercial organizations are doing good work in this respect, the railroads are doing much for the district and many land development companies are active. Yet, the people of Portland do not seem to realize the importance of the situation.

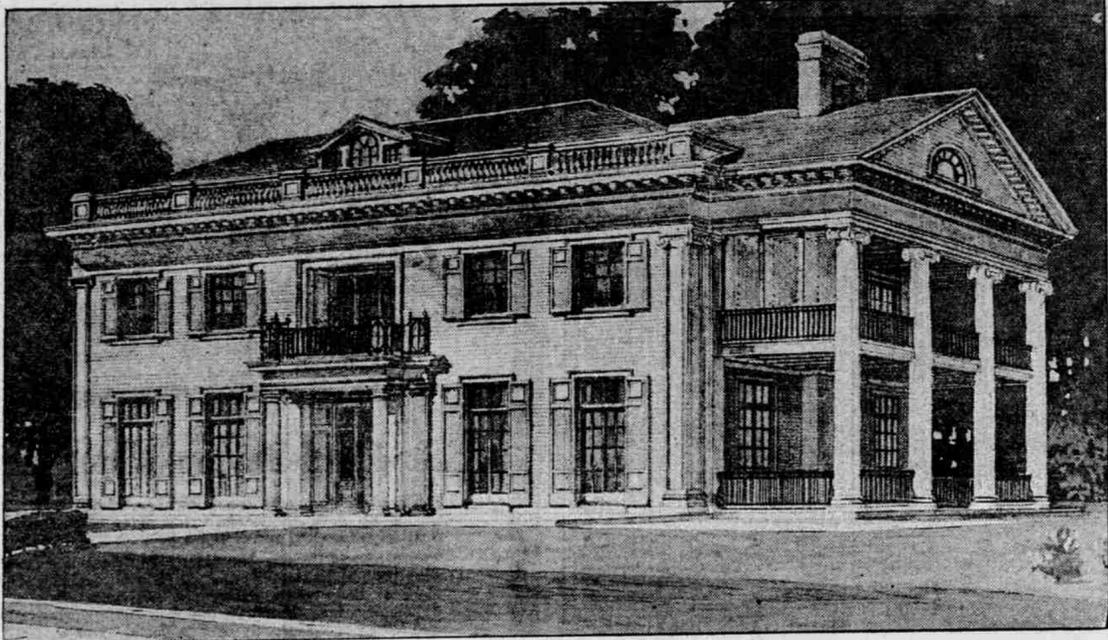
With material progress being made in all districts in the state, it would seem that no serious contingency could arise to check the forward movement.

As to the real estate situation in Portland, there is everything to indicate an increasing activity during the remainder of the year. The realty market has held its own so far this summer. There have been few large transfers of downtown property.

The most notable recent deal was the sale of the Blake, McFall Company property at the southwest corner of Fourth and Ankeny streets for \$350,000.

Portland continues to make a fine showing in building operations. During the month just closed there were 676 permits issued, with a total value of \$1,493,126.

DRAWING OF FINE HOME TO BE BUILT FOR DR. A. S. NICHOLS ON PORTLAND HEIGHTS.



RESIDENCE TO BE OF TYPICAL COLONIAL STYLE OF ARCHITECTURE.

BUILDING ACTIVITY ON EAST SIDE BIG

Business Structures and Industrial Plants Are Under Way.

CARSHOPS ARE RUSHED

Big Sums Being Expended in Construction of Schoolhouses—In Residence Districts Scores of Homes Being Built.

Mid-Summer finds a number of modern structures under way on the East Side. At Kenton, on the Peninsula, the John S. Beale Company is erecting a factory building for metal works of all kinds.

Perhaps, the most important improvement under way on the Peninsula is the filling operations down the street from the slough and using the material in filling up the additional grounds.

The larger building stands at the north side and includes a number of departments, including the repairs and machine shops. The three buildings are separated by the streets, 60 feet wide, filled with car tracks which converge into all the buildings from East Seventeenth street.

One of the most attractive and completely modern homes in the exclusive Portland Heights district will be built immediately for Dr. A. S. Nichols at the northeast corner of Twentieth and Jackson streets.

The main entrance porch will be flanked by Doric columns and a recessed vestibule containing niches for potted bay trees. The piazza will be paved with impervious brick.

In the matter of residences there is little if any abatement in this line. Laurelhurst will have fully 400 first-class homes by the end of the present year, representing a cost of fully \$2,000,000.

Plans have been drawn for a one-story reinforced concrete building. Progress is being made on the new fireproof warehouse being built for the Portland Gas & Coke Company at the southeast corner of Second and Flanders streets.

54x105 feet in size, with a full basement, by Architect W. A. Duke, for W. F. Woodard, to be built at Archer Place in the South East Side.

NEW REALTY FIRM IS FORMED

Vincent Jones Realty Co. to Handle Fine River Acreage.

V. Vincent Jones, formerly associated with the Fred A. Jacobs Company, and H. N. Aldrich, a former merchant of Bridal Veil, Oregon, have formed a partnership under the name of the Vincent Jones Realty Company.

The new firm has taken over 172 acres adjoining Linnton, belonging to the Linnton Realty Company, and will handle the sale of the property upon a profit-sharing basis. The front 21 acres of this property is already planned as Waldmere, and contains three fine residences with three acres in course of construction.

Waldmere affords naturally beautiful terraces such as are now being made to order at tremendous expense on the hills nearer the center of the city. It is a 25-minute ride on the cars of the United Railways.

An experienced and competent landscape architect will be employed to design plans for each residence site, showing the most feasible layout for each one in order to secure the maximum of beauty, with a minimum of expense.

COUNTRY PLACE ATTRACTIVE

Dr. E. D. Connell Establishes Fine Home in Suburbs.

One of the most unique and attractive suburban homes built this year, just completed for Dr. E. D. Connell, is situated on a slightly place near Shattuck Station.

The house contains eight sleeping porches, each of which is provided with a dressing-room. The living-room is 30x40 feet and is of artistic design.

There are about six acres in the tract. A natural grove occupies the portion of the tract where the buildings are located. Dr. Connell plans to make additional improvements this year.

NEW CARLINE TO BE BUILT

Residents of Brentwood Want Errol Heights Extension.

Work will be started soon on the extension of a carline from the present terminus of the Eastmoreland line, through Errol Heights. The residents of Brentwood adjoining Errol Heights are contemplating the organization of an association to support the plan of securing the proposed extension for that district.

Lot Sales Closed.

T. C. Anderson bought two lots in Menefee's Addition, of Theodore Conk for \$1900. Mr. Anderson is well known as a house builder, and he will start the erection of two residences at once.

Alameda Park Home Sold.

S. A. Johnston has purchased from the Alameda Land Company a house and lot in Alameda Park. The construction being \$5500. The house was completed recently and is a modern and attractive home.

SANDY IS GROWING

New Railroad Will Help to Build Bigger Town.

COMMERCIAL CLUB ACTIVE

Surrounding Country Contains Many Excellent Farms and Fine Homes—Place Is Now Mecca for Auto Tourists.

Sandy, on the Mount Hood automobile road, is a growing center of the Sandy Valley. At present half a dozen new buildings for general business purposes are under construction there.

The summary of the week's permits is as follows:

CHURCH SITE IS TRANSFERRED

Killingsworth Avenue Lot to Be Improved With Fine Building.

An important sale in North Albina was the transfer of a lot on which the Church of the Brethren stands at Killingsworth Avenue and Borthwick streets to a syndicate for \$4500.

A modern two-story residence on South Main street, Lents, belonging to Alfred Baker, has just been sold to J. L. Harvey, of Laurel, Or., for \$5000.

ly rich and deep. Many fine farms may be seen with excellent homes. The one on the east side of Sandy, owned by A. Mieng, is as fine a field of grain as can be seen anywhere.

Many Portlanders have invested in tracts on the bluff above Sandy, where they have built summer homes. Among the most conspicuous is the Summer home of Otto Kleeman, which stands on the bluff. The view is beyond description, especially toward the east, where Mount Hood is constantly in sight.

Casper Junker, an old resident and property owner of Sandy, is very confident Sandy and Sandy Valley will grow. Mr. Junker said that at present the menace of single tax in Clackamas County is having a quieting effect on property in the Sandy district.

CITY BUYS CLARK LOT

WAY NOW OPEN TO IMPROVE UPPER OAK STREET.

Disposition of Klosterman Property Essential Before Street Opening Can Be Effected.

The property of John Clark which has for months stood in the way of the opening and improvement of Oak street, between Park and Burnside streets, has been sold to the city. The way is now open to proceed with the improvement of the entire street except where it cuts into the property of John Klosterman, at Tenth and Burnside streets.

Clark secured in the State Supreme Court an injunction against the city, preventing it from trespassing upon his property. It was stipulated before this injunction was secured that the decision in the Clark case should apply also to the Klosterman case.

ANNEXATION IS PLAN

LENTS DISTRICT MAY BECOME Residents to Portland.

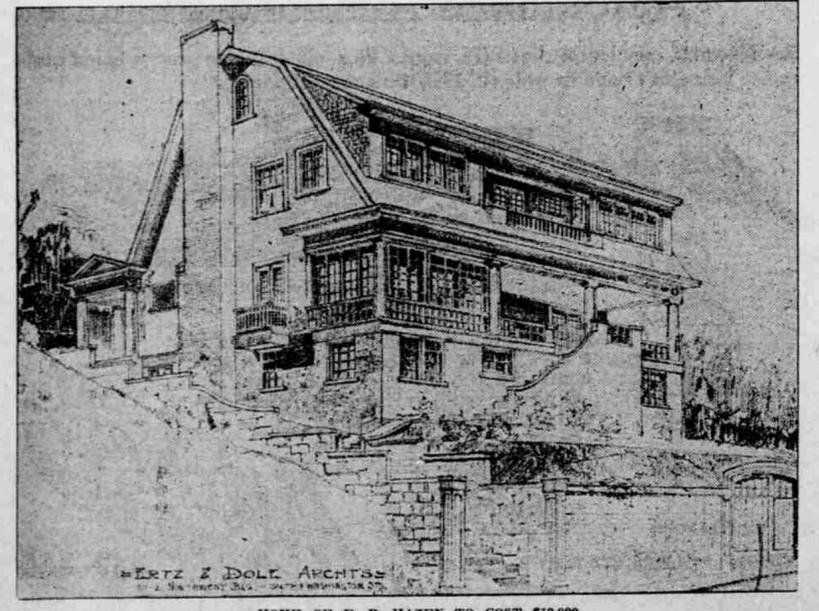
Rich Suburban Center at Southeastern Boundary Would Add 12,000 Residents to Portland

If the movement to annex the Lents district to Portland at the election next November succeeds, it will add about 12,000 to the population of the city, besides a large territory east of the present boundary line at Grays Crossing.

It is estimated that there are between 12,000 and 15,000 people in the territory between Grays Crossing and Gilberts schoolhouse, Powell Valley road and Johnson Creek. Lents is a prosperous business center. It has a public school of 22 rooms, built by the Portland district, where between 900 and 1000 children attend. It has one of the largest wireless stations on the Pacific Coast.

Two Lots Bring \$12,000. Lilly Trigg has sold to George S. Geis two lots and buildings in Arleta Park No. 2, in the South East Side, for \$12,000.

FINE RESIDENCE TO RISE ON ARLINGTON HEIGHTS.



HOME OF E. B. HAZEN TO COST \$10,000.

MODERN WAREHOUSE BEING BUILT FOR PORTLAND GAS & COKE COMPANY.



THREE-STORY STRUCTURE TO COST \$60,000. Progress is being made on the new fireproof warehouse being built for the Portland Gas & Coke Company at the southeast corner of Second and Flanders streets.