

THE ST. JOHNS REVIEW

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Official Newspaper of the City of St. Johns.

FRIDAY EVENING, February 10, 1905

OPEN A THOROUGHFARE.

There is a pressing demand for the opening of a thoroughfare along the water front. The recent location there of the brass foundry and the machine shop, together with other industries, makes it imperative that a street extending from the woolen mills to the dry dock should be opened and put in condition for travel at the earliest practical moment. The very existence of our industries demands that this should be done without delay. Our business streets are important, but much more important is it that the manufacturing district, which is the basis and life of the business district, without which there would be but little business, should have our first and greatest care. The powers that be will do a great work for the city, if this matter is given their prompt and particular attention.

STREET VACATIONS.

Much has been said recently in regard to the matter of vacating streets, and diverting the ownership of public thoroughfares to private use. As a rule, the practice is not to be commended as being in line of public policy, but on the contrary is reprehensible. There are a number of cases in this city when this course was taken in which the circumstances and the good of the city demanded such vacations be made. We believe this is true in nearly every case, except perhaps in the case where several streets were vacated for the use of what is known as the electric mill property. Even in this instance, at the time the concessions were made, there may have been apparent good cause for it, but later developments have demonstrated that public interests have not been best served by such giving away of these public thoroughfares to private parties. Had the promised enterprise been a success, and the works operated as promised, it is probable the surrendering of these streets might have been beneficial. Had the proper safeguards been placed about the transaction, and some consideration for such valuable concessions exacted, the city would not today be in the position of beholding a part of their valuable inheritance being held for apparently purely speculative purposes.

There is no question but that a lack of sound business judgment was absent or lost sight of in surrendering city ownership to private individuals. No man has any right to become owners of any portion of land dedicated to public use unless he gives a substantial guarantee that some tangible return is to be given for all the time, and when such consideration ceases to be of benefit to the public his control over such land should cease, and the same revert back to the city. This is a reasonable thing to do, and if the party to whom such concessions are granted are acting in good faith such conditions would work no hardship.

In the case of the electric mill streets vacated, it has been very seriously questioned if, in view of the almost total lack of consideration, the parties holding them can do so if the question was raised in the courts. It does not appear reasonable or right that they should. As the situation is at present, the city is being injured. These streets are being held to the great detriment of the public welfare, and if it is possible to have them returned to the city, it should be done. Anyway, the matter is worth investigating.

Whatever may be the result, however, before any more streets are vacated for any purpose whatever, care should be taken that every reasonable safeguard is placed about the transaction, so that future similar complications may not arise.

"AFTER THE FAIR."

Unthinking and unreasoning people have been and are persistent in putting forward the thought that National expositions are detrimental to communities in which they are held; that after such expositions are over, the cities in which they were held always go backward. The national exposition which was held at Chicago in 1892 was followed by a distressing period of low prices in real estate and terrible business depression in that city. But what about Portland, Seattle, Tacoma, Los Angeles, San Francisco and every city in the United States in the same period. Without exception real estate was almost valueless all over the country. Trace these "after the fair" rumors to their source and in every instance it

will be found that the case of Chicago after the 1893 fair is the source of the pessimistic ideas. These croakers know that real estate was flat in Chicago after the 1892 exposition and therefore reason it must consequently have been so at Omaha, San Francisco, Charleston, Buffalo and will be now at St. Louis and later in Portland. The fact is they have no grounds on which to base their peculiar ideas except as to Chicago and that condition we all know was occasioned by the fearful panic of 1893.

San Francisco, which is the nearest parallel case to Portland, both being on the Pacific coast, the newer part of this country, never before grew as she has grown since the midwinter fair. And Portland is in even better position to grow after our Lewis & Clark exposition, as all know who have kept in touch with the phenomenal growth of the country tributary to the city.

Now what are the facts about business conditions at St. Johns immediately following the holding of the greatest world's fair ever held? Bank clearings are the most reliable source to reckon from and here are the figures:

Dec. 3, 1904	7.1	Increase from 1903
" 19, 1904	31.7	Increase over 1903
" 27, 1904	12.1	" " " "
" 24, 1904	19.4	" " " "
" 31, 1904	5.4	" " " "
Jan. 7, 1905	4.5	" " " "
" 14, 1905	13.9	" " " "
" 21, 1905	4.3	" " " "
" 28, 1905	1.6	" " " "
" 1904		" " " "

With exception of Dec. 3, 1904, the very day of the close of the exposition when things were all topsy turvy, every week after the closing date shows substantial business gains over the same week of a year previous, when all business was thriving under the stimulus of the exposition to come. Conclusive evidence that great fairs are of greater value to communities as upbuilders for immediate future and for all time than as trade stimulants while being held.

If St. Johns, an old city in an old community, can be benefited, how much more can we expect in this grand northwest, rich with undeveloped resources. "After the fair" will be the beginning of our increase in wealth, prosperity and population, and the increase will be beyond our most sanguine hopes.

CITY HALL SITE.

The question of choosing a site for city buildings has caused a slight commotion on the streets this week, and differences of opinion exist, of course. A number of sites have been spoken of but no spot discussed seemed to have so many advocates as the triangular shaped tract, bounded on the west side by Hayes street, and running to an apex at the junction of Burlington and Philadelphia street. The site is a lovely one, and from the point of accessibility to the present business center is only equalled by the block on which the present city hall stands. It contains in the neighborhood of three full lots, or about 15,000 feet square, ample room to meet the necessities of the city for many years to come. The owner offers this property to the city at a rate of \$1,000 a lot, which price appears from prices realized for adjacent property, to be reasonable enough. All agree that it is a most slightly spot, and few find objection to the price. As the city improves values will increase, and it behooves the authorities to move in the matter of securing a site at once, not only for this reason alone, but some place must be provided at once to accommodate the fire apparatus.

THROUGH CAR SERVICE.

A committee from the St. Johns Commercial Association, a delegation from University Park and a committee from the real estate association called on Superintendent Fuller, of the Portland Consolidated Street railway, Tuesday morning, for the purpose of seeking relief from the transfer abolition, and get through cars to Portland. The committees were given a courteous hearing. It was evident the genial superintendent appreciated the fact that the people are in earnest in this matter. Excuses for so long neglecting this most important section were profuse; and we presume, from the company's standpoint, were well-grounded and sufficient. The shortage of trailers, the lack of loops in the city, and other like reasons were assigned. Mr. Fuller acknowledged that he was not conversant with conditions on the peninsula, but promised to get the necessary information and give some definite answer within a couple of weeks.

In view of the fact the increased traffic, and the labor and money being expended to still further increase the population, which of necessity increases the passenger traffic, it does seem that the company would be prompted to immediate action from a purely selfish motive, if not to make travel as comfortable and convenient for their patrons as possible.

This is an important matter. It is certainly discouraging to men who are investing their money to develop and populate this section to find so little responsive assistance rendered by a company whose financial interests are greater than those of any other individual.

The matter should not be allowed to drop, but let the agitation continue until relief is afforded. Mr. Fuller's reply will be anxiously awaited.

DEFY THE CITY.

Gangs of men are busy stringing wires and erecting poles throughout the city for the telephone company, without even asking for the privilege, to say nothing about complying with the requirements of the charter. The company has no franchise and has never even asked for a permit of any kind. The attention of the city council is called to this most flagrant abuse of the city's rights. The service is bad enough to be tolerated, but permit the company to do as they will with our streets is more than people should be asked to stand.

Fair Notes.

New Hampshire's building at the Lewis and Clark Centennial will be a reproduction of the birthplace of Daniel Webster.

The finest collection of tiger skins ever exhibited will form part of Siam's display at the Lewis and Clark Fair.

The Minnesota educational exhibit, which won the grand prize at St. Louis, will be sent to the Lewis and Clark exposition.

A model hat factory, showing how hats are manufactured, will be one of the attractive exhibits in the palace of manufactures, liberal arts and varied industries at the Lewis and Clark centennial.

Portland, Oregon, where the Lewis and Clark exposition is to be held next summer, now has a population of 135,000. When the population did not exceed 100,000, the citizens subscribed \$430,000 to the fair.

An unique exhibit which has just been secured for the Lewis and Clark exposition, is a silk embroidered reproduction of the Sistine Madonna. The reproduction was made in Germany, is faithful to the original and equals it in size.

A model life saving station equipped with a crack crew will be one of the features of the Government display at the Lewis and Clark exposition. Daily drills will be given showing how Uncle Sam saves the lives of persons shipwrecked off the coast.

The roads about the grounds of the Lewis and Clark centennial will be paved with crushed red granite, brought from South America. The granite, when crushed and laid out on the road, works together so as to make a hard, compact road almost free from dust.

THE Man Who Invests

In St. Johns Real Estate, is surely laying the foundation of a fortune. It is not extravagant to say that every foot of St. Johns Real Estate will quadruple in value within five years. You ask, Why? Visit St. Johns and look over the ground, investigate for yourself. You will find that St. Johns is a busy place, that the hum of many industries fills the air, and you will also find that all these industries are NEW! St. Johns is just starting up. It is destined to be Portland's great manufacturing district—where thousands of operatives will be employed—and that is why we say that Real Estate values at St. Johns will quadruple within five years. We are now selling lots at St. Johns for \$100 each, \$5 down and \$5 a month.

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M. T. MOE,
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\$275—Lot, 50 x 100 St. Johns Park overlooking river.

\$325—Lot, 50 x 100 near woolen mill.

\$750—100 x 100 Finest 1-4 block in St. Johns.

\$2600—Block on Broadway.

D. C. ROGERS

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-IN-

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20 per Cent

20 per cent during one year from date of purchase we will refund your money with 6 per cent interest

This same guaranty we have been offering since we first undertook to get industries at St. Johns, something over three years back and up to date no one has ever asked for his money back.

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ST. JOHNS

Real Estate is the Best Asset you can have . .

Those of you who invested in St. Johns a year or two ago have doubled and in some cases trebled your money. The opportunity to do this is still here. The town is still young and real estate is still cheap.

St. Johns is with its new charter just entering on an era of development hitherto unknown.

Within another year you will see a city of paved streets, broad sidewalks, and permanent business blocks. Then you will realize when it is too late that your opportunity for getting cheap property is past.

St. Johns Park

is the most desirable residence district in St. Johns. We still have some fine lots in this tract which we can sell you

\$5.00 Down and \$5.00 a Month

These lots are high and slightly, overlooking the river and in full view of the mountain peaks convenient to car line and Factories on the water front.

Let us show you this property.

Call on us or write us for full particulars.

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