

# EAST OF THE RIVER

## The Residence Part of Portland—Attractive Home Sites.

### IMPROVEMENTS DURING THE PAST TWO YEARS

#### The Fine System of Sewers and Electric Lights—The Modern Business Blocks Recently Erected—The Pressing Demand for a Central Bridge.



APPROXIMATE figures give the East Side nearly three times the area of the West Side. East of the river within the new limits fixed by the recent addition to the city by taking in new territory there are 28 square miles, including the river front, while the West Side has but 11 square miles. There are 12 miles of water front on the East Side, reaching from the extreme south end at Bellwood, and terminating at the north end at St. Johns. If one should start from the Morrison-street bridge and travel entirely around the city boundaries on the East Side, by the time he should have returned to the same point from which he started he would have gone 25 miles.

Within this territory the population is about 25,000, and it has greatly increased since the erection of bridges, and especially free bridges. Of course a considerable portion of this expanse of territory is sparsely settled, but it is rapidly filling up each year. Some of the big tracts that had remained intact for a great many years have been opened by platting and improvement. The big Laid tract, on Hawthorne avenue, has been platted and is being improved on an elaborate plan. The Guarantee Company has expended a vast sum of money in improving the tract between East Burnside and East Third streets, making heavy cuts and filling up deep ravines. In the newly acquired territory on the peninsula toward the north there has been a constant development in the way of buildings and opening streets.

While the erection of homes on the East Side has been somewhat slow the past year, there has been more done in this line than any one would suppose, and to obtain the necessary evidence one must visit the various districts. It will be found that in the matter of small homes a large number has been built. About the same facilities in water, light, fire protection and police found on the West Side are afforded on the East Side. The central system of electric fire alarms has been introduced, connecting all the engine-houses, and, on the whole, the property districts are fairly well protected. A recent addition to the fire protection on the East Side was the placing of a fine chemical in Holladay's addition and a hose company at Sunnyside. Without doubt some of the outside districts now asking for protection would be favored, but the commission is without the necessary funds and cannot supply the apparatus. It is alleged that the East Side is better supplied with electric lights than the West Side, and there is no question but it is well favored along this line. The number of school children on the East Side already nearly equals that of the West Side, while the East Side school facilities are ample. The district this year created two schoolhouses, one at St. Johns and one at Portsmouth, besides making extensive improvements and enlargements. The East Side will share with the city the advantages from Bull Run water, arrangements having been completed for this purpose. Eventually the entire East Side from Sellwood to St. Johns will be supplied with this water. Unquestionably the East Side as a whole has profited wonderfully by construction in securing free bridges and ferries, splendid electric-light system, water facilities, fire protection, and in all things which go to make up the advantages of a great city, although the commission's portion of its territory might yet be called suburban.

With consolidation the East Side secured two free bridges and one ferry, but the people are not all satisfied and are working diligently for another one. It may be said that the free-bridge agitation was the most potent argument for consolidation. Lack of sufficient argument resulted in placing the main free bridge where it does not accommodate the greatest number of people. The outcome of this failure to locate the main bridge in the central portion of the city is discontent over an unjust discrimination by which in the central portion of the city property has decreased in value and the demand for another bridge located where it will accommodate the whole city. Until this bridge shall have been erected, the full advantages of free transportation cannot be fully realized. It, however, cannot be ascertained approximately. Recently an official count of the footmen and vehicles crossing on all the bridges and ferries over the Willamette was made by the bridge commission, with a view to locating the Morrison-street bridge and making it free. While the count was continued for seven days, it was not completed. It was out of order and closed for four days while the count was in progress. The result of the count was as follows:

Route Taken.	Footmen.	Vehicles.
Steel bridge.....	2,967	439
Burnside-street bridge.....	20,771	7,745
Morrison-street bridge.....	4,090	1,262
Madison-street bridge.....	4,000	1,200
(three days only).....	4,000	1,200
Stark-street ferry.....	2,332	52
Albina ferry (five days only).....	13,555	1,462
Total.....	57,216	12,054

The showing, although incomplete, is a remarkable one, and should be the result for one year be figured from the above statement the sum total would be something. It indicates with unmistakable certainty that the East Side is rapidly becoming the residence portion of the city. Construction of a central bridge would throw a considerable proportion of this enormous territory back to the central portion of the city, where it logically belongs. Unquestionably free bridges have been the means of inducing considerable investment on the East Side, principally in the way of homes, and no better proof of this can be seen than the tin-bucket brigade which crosses the bridge and ferry to the West Side in the morning and returns in the evening on each working day of the week. Purchase of the Madison bridge induced construction of a number of extensive warehouses at the east approach. It has always been maintained that the low ground of old East Portland would eventually furnish the sites for Portland factories. This will doubtless be realized only when the central district has been placed on an equality with the two ends.

#### BUSINESS BUILDINGS.

The Modern and Handsome Bricks Recently Erected.

Erection of business buildings on the East Side for the past two years has been somewhat desultory and slow; still there have been a number of fine blocks put up recently, the construction of which involved considerable expense. The Brown brick, on Hawthorne avenue and Grand avenue, cost \$20,000. It is 30x50, and is a stately, and modern in design. It is the only building on the East Side provided with an elevator. At the

ter material was used and better workmanship employed in its construction. The improvement of the 11 blocks cost \$500, but the improvement will last sufficiently to justify the expenditure. Property-owners on this street have made great sacrifices, involving sacrifice of considerable property and some money. Upon the heels of the widening came the expensive improvement which has just been finished.

Four blocks on Union avenue, connecting with East Burnside, similar to the Grand-avenue improvement, have just been finished, and measures are being taken to still further improve Union avenue about a mile northward. There is little doubt that the kind of improvement used on East Burnside street and Grand avenue is the best for the East Side, where the general traffic is not so heavy as may be found on the West Side, for the reason that it costs less and lasts longer than any material that has as yet been used.

The improvement of the 11 blocks will be made with timbers 6x6 or 8x8. In Albina the only permanent improvement completed during the year 1894 is Mississippi street, on Grand avenue and East Washington street at a cost of \$60,000, but owing to the location and the want of free transportation across the Willamette in the central portion of the city, it has so far proved an unprofitable investment. When there shall have been, however, an end to the unjust discrimination in the matter of tolls, the owner will realize on the money he has invested. It is a handsome structure, and a credit to the central district. In early days Joseph Burkhart acquired a half-block on East Burnside between Grand and Union avenues, at a cost of \$1500, property now valued at \$2000, being situated on the street leading to Burnside bridge. Mr. Burkhart has just erected on this ground a fine three-story brick, costing \$40,000. It has a frontage on East Burnside of 30 feet and is 100 feet deep. The building is constructed on a modern design. It is provided with a heater, which is located in an annex in the rear, and every room in the block is heated from this source. It is the finest and most expensive structure of the kind that has been erected on the East Side during 1894. Just opposite the Burkhart building on Grand avenue, the Eddy sisters have put up a small two-story brick at a cost of \$2000. Both of these buildings are occupied by various businesses. In upper Albina C. H. Hill erected a two-story modern brick on Williams avenue and Russell street at a cost of \$10,000. This is a handsome structure and a credit to the vicinity. Dr. L. M. Davis is completing a two-story brick in Lower Albina at a cost of \$8000. At Portsmouth, Francis J. McKenna has completed a brick building at a cost of about \$5000. This is the most pretentious in that vicinity. J. A. Logan erected a considerable building on Union avenue and East Alder in 1893 for popular rents, and has succeeded in keeping it pretty full of tenants most of the time. It cost \$2000. Mrs. H. Hawthorne's wooden building, on East Morrison and Union avenue, cost \$4000. All of these new buildings represent an outlay of \$100,000, which, considering the dullness of the times, is a good showing along this particular line. A number of buildings are projected, which will be erected when the stringency of the times has passed away.

#### CHURCH BUILDINGS.

Some of the New Churches on the East Side.

INDICATIVE of the growth on the East Side is the erection of church edifices. Along this line there has been unusual activity the past year. Taking advantage of cheap material and reduced price of labor, church societies have put up a large number of buildings of this kind. Chief among them, and most pretentious in size and cost, is that of the Westminster Presbyterian church, erected on East Tenth and Weller streets, at a cost of \$25,000. Erected on a plan drafted during the prosperous times of 1892, when the cost was estimated at \$12,000, the actual cost did not exceed \$25,000. In finish and outside the principles of harmony of color in arrangements and design are closely adhered to, and the architect and workmen jointly produced a house of worship of exceptional beauty and completeness. Next in cost and importance is the building erected by the United Brethren people on East Morrison and East Fifth streets, at a cost of \$20,000. A beautiful design. Its appearance on the outside is credit to attract attention. The Third Baptist church of Upper Albina has a building recently erected at a cost of about \$2000. Modern methods were used in the construction of this edifice, especially on the inside in the arrangement of the interior, and the building, which nearly 500 people can be accommodated, although the building is comparatively small. On Union avenue the United Presbyterian people have erected a church, at a cost of about \$2000, and the congregation has a building under way that will cost \$2000. At Woodlawn a United Brethren church and Christian edifice is in course of erection, which will cost \$1000. The Episcopalians have put up a new building in Upper Albina at a cost of \$1000. Three new churches have been erected at Mount Tabor. One is the Presbyterian church, on the motor line, and which cost \$1500. The other two in Mount Tabor Villa are the Methodist and Baptist, costing \$1500 each. An Episcopal church has also been erected at Lents, Mount Scott, the terminus of the Portland & Mount Scott railroad. Memorial Evangelical church was erected on East Eighth street and the Second Sectional church, which will be added at about \$10,000 in labor donated and material donated, which will bring the cost of church erection and completion on the East Side to very near \$50,000.

#### STREETS AND SEWERS.

The Complete and Costly System of Sewerage.

HERE has been but little activity in the improvement of the streets within the past year, although the lists that have been done has been of a permanent character. In the early history of the East Side gravel was used, and thousands of dollars was expended—money which was practically thrown away, as such improvements have failed in nearly every instance to meet expectations. East Burnside street, which connects with the Burnside bridge, was improved for a distance of 24 blocks with timbers laid on heavy bearings closely placed at an average cost of a little less than \$100 per lot. While some of the work was indifferently done, on the whole the improvement is an excellent one and gives promise of lasting benefit, six and eight years. On Grand avenue for a distance of 11 blocks the same kind of improvement was adopted, except that bet-

ter material was used and better workmanship employed in its construction. The improvement of the 11 blocks cost \$500, but the improvement will last sufficiently to justify the expenditure. Property-owners on this street have made great sacrifices, involving sacrifice of considerable property and some money. Upon the heels of the widening came the expensive improvement which has just been finished.

#### OLD MARYLAND HOMES.

##### Frederick Douglass Visits the Place From Which He Ran Away.

Dr. John Williamson Palmer has an interesting paper on "Old Maryland Homes and Ways" in the December number of the Century. The article is beautifully illustrated by Edmick, and contains many who show themselves in perfect sympathy with the spirit that pervaded the time. Dr. Palmer says:

If one might be frisked by the mere magic of a wish away from the vulgar scrambling and the din and all the heartless impertinence of this impatient time, back to those ways of pleasantness and paths of peace which were the former condition of Maryland, he might choose to find himself trundling in an antiquated gig through the long, dim straggled woods, and the double colonnade of locusts and beeches which formed the approach to the "great house," a stately gravelled drive that belted the noble lawn—from five to seven acres of close, clean sward, dotted with firs and cedars, and terraced from end to end. There stood the stately double breasted and square, built of bricks brought over from England in the ships that came for tobacco.

It was flanked on each hand with offices and stables out to the very edge of the woods with outbuildings—kitchen, dairy, ice-house, overseer's lodge, and the "quarter" for the dusky colony of slaves. This latter might be either a group of cabins or a single apartment of logs or stone, affording one big sitting-room below, floored with earth, and rude dormitories, bunked and blanketed, above. On the ground floor the negroes loved to lie around the great hearth, with their feet to the fire, and to sleep that sleep of insouciant beatitude which was broken only by the familiar cry of warning: "Some fool-nigger's heel a-burning!"

In the distance, the chimney windmill for the grinding of the maize, which was presently to find itself transformed and famous in coquettish of Johnny-cake and pone, and the great hearth, with its crackling butter; and beyond, between the willows by the creek, glimpsed and glanced the rippling silver of the bay, with its sleepy boats and their crews, and the white sails and barges, and with the slender spars of punts in among the cuddling lily-leaves, where Sambo tongued for "eyesethers" the sun, and the larger father took his funny treasure from the well.

Here was a land flowing with mint-juleps and blooming with delectable damsel. Mistress Rebecca Lloyd, beautiful and graceful, greeted the new-comer with a winsome courtesy on the broad piazza, and the grizzled butler, who had "toiled" his young missus around so long that there were times when he forgot he got himself and called her "honey," brought up the beguiling beverage on a silver salver engraved with the family crest, and the young man, who was refused to draw. That broad piazza was burned, with the rest of the noble house of Wye, on March 13, 1861, when a British marauding party looted the plantation and the mansion, and carried off plate, jewelry and watches, swords, spurs, sashes and cocked beavers, muffs, turbans and top hats, and embroidered waistcoats, plumed hats and cardinals—the whole splendid plunder of brave adventures and dainty bedeckings. The fair Rebecca has long since been changed into a grizzled old woman, and the grizzled butler sleeps with his toes turned up to the mint; but when I crossed the lawn one kindly day in last December, I was greeted as graciously by Rebecca's later kinwoman, and conducted into the great hall, which never yet, whether in the parent house or in this, was big enough for the grand old party, and the fair Rebecca, the grand old manor house gave its body to the flames, but its soul survives in the later mansion, where its traditions of courtesy and kindness are minutely chronicled.

Near the site of the historic domicile, a fragment of which still remains, stands the beautiful structure, impressive by its proud simplicity, which invites the wanderer today in the name of eight generations of Maryland worthies who have kept house there since Edward Lloyd I, the Puritan, in 1688, set up his son Thomas, most to be heard to the manner of Wye and master of Wye house—incumbent major. The main building of two lofty stories, including the hall, drawing-room, parlor, dining-room, and kitchen, all of noble proportions, is connected by corridors with one-story wings, in which are the library on one side and the domestic offices on the other, presenting a pleasing aspect of a well-kept old house. The main building, which is taken in the name of eight generations of Maryland worthies who have kept house there since Edward Lloyd I, the Puritan, in 1688, set up his son Thomas, most to be heard to the manner of Wye and master of Wye house—incumbent major. The main building of two lofty stories, including the hall, drawing-room, parlor, dining-room, and kitchen, all of noble proportions, is connected by corridors with one-story wings, in which are the library on one side and the domestic offices on the other, presenting a pleasing aspect of a well-kept old house.

Side take in a considerable portion of the suburbs, the very remains of the past outside beautiful and attractive suburban districts reached and made convenient by the numerous railways extending into the country.

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# ATTENTION, PIANO BUYERS!

**FISCHER PIANOS**

ESTABLISHED 1850

HOW THE WILEY B. ALLEN CO. SOLD A "FISCHER" IN TWENTY SCENES:

We are fully cognizant of the fact that owing to the prevailing competition in the Piano trade in this city, that in order for us to get business and make sales, we must do a "little better than the other fellows."

We certainly have the largest stock of high grade Pianos from which to make a selection. We are incorporated under the laws of Oregon, with a capital stock of \$20,000. We own the four-story building which we occupy, the second floor being devoted to the music business, embracing Pianos, Organs, sheet music and musical merchandise of every description; and we do an extensive wholesale as well as a general retail business. Correspondence respectfully solicited. Address

**THE WILEY B. ALLEN CO.**  
211 FIRST STREET  
Portland, - Oregon  
BRANCH STORE:  
235 Commercial Street, Salem, Or.

The first time Mr. Brown sees a "Fischer" advertisement, he doesn't see it, and won't even look at it.

The second time he sees it, but thinks he doesn't see it, and won't even look at it.

The third time he becomes conscious of its existence, and it leaves a faint impression on his mind.

The fourth time it occurs to him that he has seen the "Fischer" advertisement before.

The fifth time he reads the "Fischer" advertisement all through and thinks, "Oh, how nice that is!"

The sixth time he sees it again, and turns up his nose at it.

The seventh time he reads it through again, and wonders why he should be fascinated by having it stuck under his nose all the time.

The eighth time he says, "There's that confounded thing again, and what the whole thing was in purgatory."

The ninth time he catches sight of it again, and he wonders if the "Fischer" amounts to anything."

The tenth time he sees it he admires the pluck of the firm, whoever it is, that can so persistently keep an advertisement.

The eleventh time he looks at it again, and feels wretched. He would like to buy a "Fischer," but can't raise the money these hard times.

The twelfth time he sees it he thinks, "Well, I'm not sure there must be something pretty good about that 'Fischer' piano."

The thirteenth time he is suddenly struck with the idea that the "Fischer" is the best piano on earth.

The fourteenth time he remembers that his daughter has been wanting him to buy a piano for a long time.

The fifteenth time he reads it all through again, and makes note of the agent's address, "The Wiley B. Allen Co., 211 First Street."

The sixteenth time he absolutely cusses his ill luck for being so hard-up that he cannot give his daughter one of those celebrated "Fischer" pianos.

The seventeenth time he looks at it again, and feels wretched. He would like to buy a "Fischer," but can't raise the money these hard times.

The eighteenth time he absolutely cusses his ill luck for being so hard-up that he cannot give his daughter one of those celebrated "Fischer" pianos.

The nineteenth time he decides that he can buy on \$10 monthly payments, figures on standing off his grocery bill and benevolence have music in his house.

The twentieth time he informs his daughter that he has bought the best piano on the world—the "Fischer." He makes her happy, and the old codger himself is tickled when he thinks what a bargain he got at "Musical Store, 211 First Street."

THE WILEY B. ALLEN CO., 211 FIRST STREET, PORTLAND, OREGON.

**WHAT HE WROTE ABOUT.**

Can't Afford Not to Send Them.

**A Slip that Cost Him \$230.00**

IT HAS A FINE REPUTATION THERE.

THE DALLES, OREGON, December 26, 1894.

PROF. A. P. ARMSTRONG,  
PORTLAND, OREGON.

DEAR SIR: My son Henry and my daughter Alice will enter your school on Wednesday, Jan. 2nd. Henry is to take the business course, Alice the shorthand and typewriting. I intended to start them in the fall, but thought I could not spare the money. I have come to the conclusion that I can't afford not to send them. When young people reach a certain age it is hard to keep them interested in school. Besides, times are growing better every day.

I want Henry to get a usable education. One must have this in these days, to make any headway in the world. Alice is to get herself to make her own living, if it ever becomes necessary. I have always been sorry I did not send my son Frank to your school before he took charge of my saw-mill on Puget Sound. His education does not seem practical. Last summer he lost \$20 by a slip in commercial law, in making a lumber contract. He also got his books tangled, but a young man employed in a bank over there (a graduate of your school, by the way) straightened them out at a cost of \$40. I want Henry to make sure of a business education first, so as to avoid such blunders. If he wants to go to college afterwards, all well and good.

The Portland Business College has a fine reputation here. All I ask of my children is to accomplish as much as other pupils of yours from this section have. If they do not graduate this season they will return next year. I think this an excellent feature in your scholarship; and your tuition rates are very reasonable. You may send reports of their progress every two weeks, and oblige.

Very truly yours,

EDWARD OREGONIAN: You may print the above in the space reserved for this school on the "college page" of the New Year's Oregonian. The letter reached me this morning, and hits the nail squarely on the head, to my thinking. Hastily, A. P. ARMSTRONG.

**SAPOLIO**

"IF AT FIRST YOU DON'T SUCCEED," TRY

THE DALLES, OREGON, December 26, 1894.

EDWARD OREGONIAN: You may print the above in the space reserved for this school on the "college page" of the New Year's Oregonian. The letter reached me this morning, and hits the nail squarely on the head, to my thinking. Hastily, A. P. ARMSTRONG.

NO PAIN, NO STAIN, PURE HERBES. Prevents indigestion and all forms of biliousness. At Druggists or sent to any address, for \$1.00. "SAPOLIO" is the "BEST" of all similar remedies. DR. S. M. SNEYD, JR., HAZLETON, Pa. Sapolio Mfg. Co., Lancaster, O., U.S.A.