

HEAVY SALES ON THE EAST SIDE

Late Transfers Reach \$250,000 in Single District on East Burnside.

MARSHALL PROPERTY SOLD

Christian Scientists Purchase Site for New Church—School Board Authorized to Sell Williams Avenue Ground.

Sale of the Marshall property, on East Burnside street and Grand avenue, for \$45,000 this week rounds out more than \$250,000 recent transfers adjacent to the east end of the Burnside bridge, but this price is the topmost. The property consists of one lot 90x50 and covered with a three-story frame building. Rents are about \$200 per month. The value of this property shows an

of \$5000. The old hall will be retained until the lodge can move into its new quarters, but as no action has yet been taken toward the new building this is some time in the future. But the new Oddfellows Temple on the East Side some time in the near future is considered assured.

While the agitation of a union building at Sellwood for all the civic organizations and lodges did not produce the results that were expected, yet some good will come out of this agitation. The United Artisans, who own a lot, are having plans prepared for a building of their own. They paid for a building lot some time ago, and have now decided that they can put up a hall of their own. The cost has not yet been decided, and will not be until the plans have been completed. The Sellwood Y. M. C. A. also owns a lot in Sellwood, and when strong enough will erect a suitable building, containing gymnasium, reading and meeting rooms. The organization had hoped to get such a building under way this year, but the erection of two new churches in Sellwood made that impractical for this year. It is also considered probable that the Library Association, which had charge of the library until it was taken over by the Portland Library Association, will take up the matter of a new library building. There is some talk of building jointly with the Y. M. C. A., but there is nothing definite yet in that direction. The Library Association will assist in the erection of this building when conditions are ripe for it. The Sellwood Y. M. C. A. owns a lot located on Umattila avenue, near the car line. Plans have been prepared for the improvements to the building of Multnomah Camp, No. 77, Woodmen of the World, on East Sixth street. A full basement will be excavated and a banquet hall that will seat 500 people will

HOTEL TO HAVE BIG ANNEX

ADDITION TO SARGENT WILL COST \$100,000.

E. A. Baldwin Decides to Build Five-Story Brick, Giving East Side Modern Hostelry.

The management of the Sargent Hotel, on Grand and Hawthorne avenues has decided that an addition to that hostelry is needed and plans are now being prepared for a five-story annex on the west side facing Hawthorne avenue. It will cover a quarter block and will cost approximately \$100,000. E. A. Baldwin, owner of the Sargent was one of the first to see the possibilities of the East Side, and has made several large investments in property there. It has been found that the Sargent is not adequate to meet demands of the rapidly growing district. Construction of this annex will give the East Side one of the largest and finest hotels in the city. It is also announced that definite arrangements have been made for the establishment of a bank in the hotel to occupy the corner room, which was designed for banking purposes. The contract for the new East Side Masonic Temple, to be built on East Burnside and Eighth streets, will be let this week. Bids for the erection of the building have been received during the past week. It will cost \$25,000. The Crystal Springs Sanitarium Company will erect a building at East View, Mount Tabor, to cost \$500. The con-

IRVINGTON

Best Residence District in Portland



Residence of C. V. Cooper, General Manager Castilloy Rubber Co., East 21st and Schuyler Sts.

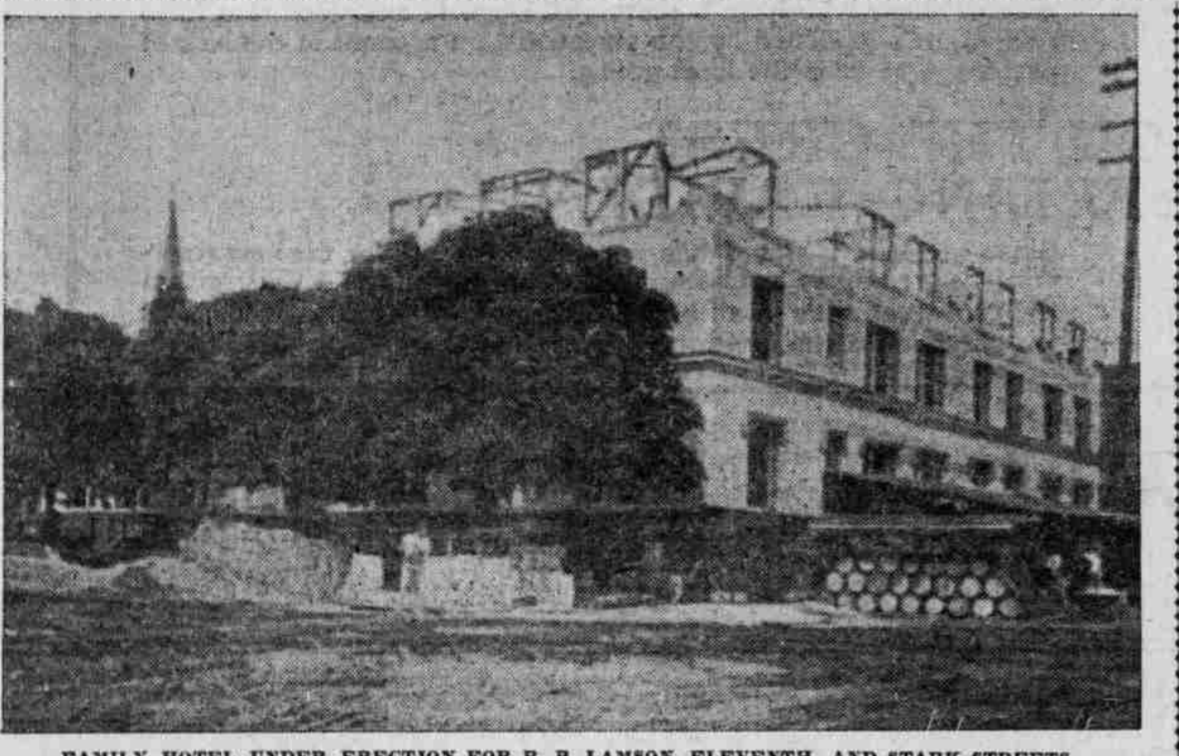
Not What Is Going to Be, But IS

Lots on easy terms. \$900 to \$1200. Six per cent interest on deferred payments. Fifteen minutes from business center, 7-minute car service. Entire district restricted. All improvements, including gas, water, sewer, cement walks and improved streets. Trees 15 years old. A small cash deposit will prepare you a future home. Carriage to grounds.

F. J. RALEY, Agent

Resident Agent 375 East Twenty-First

212-213 Chamber of Commerce Building



FAMILY HOTEL UNDER ERECTION FOR R. B. LAMSON, ELEVENTH AND STARK STREETS.

increase of \$20,000 within a year, which is the amount J. R. Marshall, the former owner, gained out of his investment. With the erection of the Proudfoot and Buckman buildings, representing more than \$100,000, and the new Masonic Temple, to cost \$3,000 more, property-owners and investors at the east end of the Burnside bridge have reason to be satisfied with the outlook. The southeast quarter on East Third and Burnside streets will probably be covered with a four-story brick. This quarter is the property of Mrs. George Simons, wife of the manager of the Pacific Bridge Company.

The Second Church of Christ has purchased a quarter block on the corner of East Seventh and Pine streets for \$5000, for erection of a handsome structure. Work on this church will not be started until money is on hand to meet all obligations. A considerable portion of the money is on hand for this building.

The Board of Education has been authorized to sell the Williams-avenue school ground. It has been estimated to be worth as high as \$75,000, as compared with surrounding property. The schoolhouse that stands on the ground is more of an incumbrance than anything else, and will have to be moved. Portions might be used, but as a whole it would be hard to say what it could be used for. Residents want the Board of Education to erect a 10-room brick building on the ground purchased on Rodney avenue. A new building could not be completed and ready before 1908.

Transfer of Oddfellows' Property.

Negotiations for the final transfer of the property of Orient Lodge, Oddfellows, on the corner of East Pine street and Grand avenue, are still in progress, and are expected to be closed up this month. Consideration of the sale of the property is announced at something over \$15,000. The property consists of one lot and a two-story frame building. Orient Lodge purchased a lot on the southeast corner of East Sixth and Alder streets some time ago, with the intention of erecting a building there, paying \$3600 for it. It has already increased in value to the amount

be arranged for. The west end will be extended and a stage built there. The banquet hall now in use on the second floor will be used as a small hall for small organizations. These improvements will cost about \$3000.

KEEP OREGON MONEY HERE

Portland Company Organizes to Issue Bonds and Liability Insurance.

A company of Portland business men, 27 in all, have organized the Union Guarantee Association. The company is capitalized at \$100,000, paid up. The purpose of the organization is to issue accident, plate glass, steam boiler and bonding policies. The members of the company are as follows: Trustees, W. B. Glafke, wholesaler in fruits, president; F. Dresser, wholesale and retail grocer, vice-president; Bernard Albers, Albers Bros. Milling Company, second vice-president; H. D. Wagon, Union Guarantee Association, manager; N. W. Rountree, Rountree & Diamond, real estate, auditor; W. Cooper Morris, Oregon Trust and Savings Bank, treasurer; S. C. Spencer, attorney-at-law, general counsel; H. D. Wagon, Jr., Union Guarantee Association, secretary; J. R. Wetherbee, physician and surgeon, medical referee; Charles C. Woodcock, Standard Box & Lumber Company; Charles L. Mastick, Charles L. Mastick & Company, wholesale leather and shoe findings; W. H. Moore, Oregon Trust & Savings Bank; R. R. Smith, Western Clay Manufacturing Company; C. W. Miller, attorney-at-law; Amedee M. Smith, Western Clay Manufacturing Company; Samuel B. Cobb, Standard Box & Lumber Company; Phil Metschan, Imperial Hotel Company; W. E. McCord, Wisconsin Logging Company; Albert Brix, Clatsop Mill Company; C. W. Nottingham, C. W. Nottingham & Company, lime, cement and flour; Henry Albers, Albers Milling Company, flour and feed; O. M. Clark, Clarke-Wilson Lumber Company, Linnton, Or. The offices of the company are in the Marquam building.

tract for the structure will be let this week.

A handsome dwelling for F. P. Waring costing \$4000, is to be erected on East Seventeenth and Weidler streets. There is considerable building in progress near the Southern Pacific carshops. The land formerly occupied by the Italian gardeners east of the shops has mostly been sold, and new houses are being built on the lots. In Kenilworth also many new houses are being erected.

Albina Realty Sale.

The German Savings Bank sold the past week to William H. and J. H. Chambers lots 11 and 12, block 8, Albina, for \$4000. Also, D. H. Harnett sold to E. Soboleski and W. Hryszko lots 4 and 5, in block 47, for \$2600.

TEST STREETCAR FENDERS

Two Out of Eleven Devices Make a Satisfactory Showing.

After experimenting with 11 different types of streetcar fenders at the Saverstreet carshops yesterday morning, General Manager Fuller, of the Portland Railway, Light & Power Company, is no nearer a solution of the vexing problem of an effective streetcar fender than ever, and Mayor Lane and a number of city officials who witnessed the tests seemed to share Mr. Fuller's perplexity. Two fenders, however, worked better than the others. These are the Kelzur and Lambert fenders. Both seemed quite satisfactory.

Dummies stuffed with sawdust were the unhappy subjects to be operated upon by the new fenders. Different rates of speed were used in approaching these objects and the fenders were given favorable opportunities to pick them up. Nearly all the fenders failed to pick up the dummies and before the tests were far along the track was strewn with the sawdust stuffing of the victims. M. L. Kelzur's fender is a large, basket-shaped device, made of rope netting,

which is fastened to an iron frame. He had such confidence in the invention that he allowed himself to be caught in the basket. Twice it picked him up. The H. M. Lambert fender also worked quite well. This fender extends in front of the car about three or four feet. If an unwary pedestrian is standing up

when struck by this fender, he falls on this platform and is saved from the carted wheels. In case he is lying down when struck and the apron goes over him, a fender is tripped which picks up the body and holds it out of harm's way. The other fenders did not perform the work they are expected to do with any

great degree of efficiency, and it is believed that one of the two fenders mentioned will probably be chosen for the city's streetcars. Mayor Lane was impressed with both the successful fenders, but did not give his opinion on what type to adopt. General Manager Fuller, of the

company, could not say which fender of those tried is best.

New York City has had a large representation in the National House of Representatives for 118 years, yet there has not been one New York city born man among the 40 Speakers who have presided over that body.

Read What the Editor Said in Thursday Night's Telegram

(Editorial in Evening Telegram, June 13, 1907.)

REAL ESTATE BUNCO.

THE COMMUNITY OWES it to itself to do what it can to prevent wildcatting in the real estate movement that is now on. As we have said before, there is abundant chance for legitimate enterprises without resorting to new additions far out in the direction of Mount Hood or far south in the direction of Salem. There is a very great deal of unoccupied ground entirely within the city limits, on established carlines which will not be abandoned for the very good reason that they have too many contributory patrons, which have a safe and sure water supply and therefore present the elements of a reasonable investment, without getting into those purely speculative ventures which can only result in burning the fingers of those who put their good money into them.

Portland has a reputation abroad which attaches to few Western cities. It is accepted as a conservative city, where the selling of gold bricks is not encouraged and where the representations of men of standing may be accepted as carrying a reasonable degree of weight. That reputation is likely to be sacrificed by men who have no particular standing in the city and who care for nothing but the few dirty dollars which they may wring from the credulity of the poor investor, who depends much more on his imagination than his judgment for guidance. There is a great deal of money to be made out of real estate in the next few years in Portland and that legitimately. But every legitimate dealer, every member of the Real Estate Exchange and every other citizen, no matter in what business he may be engaged, should steadfastly set his face against the operations of those who are manifestly determined to skin the public and have nothing to offer in return except cheap acreage with steep prices based on front-foot measurement. But whatever else is done, let not the community as a whole give countenance to any such enterprises. Let it rather frown them down and give the coldest of cold comfort to those expert operators who would negotiate the credulity of the purchasing public into money for which they give no reasonable return.

This intelligent gentleman, who voices his unbiased opinion, who believes it to be his duty to protect the public against the misrepresentations put forth in the effort to dispose of country land as city homesite property, regardless of its effect upon those who are selling the land, voices the sentiment to a word, that we have advanced in offering to the public, of

Waverleigh

Two splendid car lines have run to WAVERLEIGH for years, and are well supported by a well-built-up community. No danger of these lines being abandoned later because of lack of patronage.

WAVERLEIGH is at 26th street, right in the very heart of East Portland—a reasonable walking distance in case of streetcar tieups.

NO FREE ICE CREAM on warm days, nor GUM BOOTS on rainy ones, to induce you to go to see WAVERLEIGH. Our proposition is that good that we have faith in the good judgment of anyone who sees the tract, that it is the best legitimate real estate opportunity offered in Portland at the terms and prices we offer.

\$10 secures your lot. \$10 a month.

H. W. Lemcke Company

Sixth and Washington Streets



MODERN FLATS AT SOUTHWEST CORNER SEVENTH AND MILL STREETS BUILT FOR DR. F. A. REISACHER AT A COST OF \$12,500.