

feet and a park strip along the principal streets, the result is that dwellings costing up to \$15,000 are not uncommon. About 40 buildings are at present in course of erection. The Irvington Investment Company is the present owner of the remaining lots. C. K. Henry has the agency for a part of Irvington with similar improvements to the original tract and reports a good sale of the 120 lots in his subdivision.

**Vernon.**  
Vernon—North of Irvington on the Alberta carline, 130 acres were platted in 1903 by Selling & Simon into 1200 lots in what is now known as Vernon. About 1100 lots remained of the tract when the Moore Investment Company took over the ownership. It reports that 700 houses have been built on the tract and that 60 houses are being built. This tract has good streets, board sidewalks and water supply. The company reports the sale of 20 lots last week. On the tract is situated the Vernon School and there is a church on the townsite, with two others on adjoining property.

**Lorrington.**  
Lorrington—The Moore Realty Company is selling lots in Lorrington, at the end of the Woodstock carline, which was a tract of 20 acres, divided into 110 lots in 1907. This tract has graded streets and gaveled sidewalks. About one-third of the original plat has been sold.

**Belle Crest.**  
Belle Crest—On the Sandy Road, adjoining Rose City Park and the grounds of the Country Club, Belle Crest is situated. Lots in this tract are being offered by the Jacobs-Stine Company. It was platted in March, 1907, and consisted of 100 acres, containing about 600 lots, 450 of which have been sold. Two houses are now being built and ten others are planned for the immediate future. Streets are graded and cement sidewalks being put down. Hull Run water is available. There is a building restriction of \$1500 on the tract.

**Berkeley and Dover.**  
Berkeley and Dover—The same firm handles lots in the townships of Berkeley and Dover adjoining Woodstock. Berkeley is a plat containing 100 acres of 1250 lots which the firm reports as all sold, an arrangement being undertaken at the time of its being placed on the market. In 1907, which disposed of the entire property. Dover was platted in November, 1907, consisting of 50 acres of 800 lots. The firm reports sales of 250 lots in this tract and a number of houses are in process of erection.

**Ladd's Addition.**  
Ladd's Addition—Some years ago Ladd's Addition was platted and the improvements made in the tract between East Twelfth and East Twentieth streets, south of Hawthorne avenue. Only about two years ago, the addition was put on the market. The tract consisted of the 750 lots of the tract of 150 acres, 35 have been sold and 17 houses have been erected, with others in contemplation. The tract can hardly be considered an urban property as it is situated but 12 blocks from the river and five carlines either skirt the plat or are within a block or two. There is a building restriction of \$2000 with houses set back 25 feet. In addition to the park system along the asphalt streets, there are five public parks provided in the platting of the tract. This tract is unique in that alleys and streets are included in the laying out of the streets, and in these the various wires are placed under ground, obviating the tearing up of the main streets. Shade trees are being set out along the streets and in the parks. F. W. Torgler is agent for the sale of lots in this addition.

**Rose City Park.**  
Rose City Park—Lying east of Irvington and north of Sunnydale is the tract known as Rose City Park. It extends eastward to the line of West avenue on the western slope of Mount Tabor. Three owners, the Fleischner, Prescott and Klosterman, were the owners of the 1100 acres which three syndicates bought, and which were afterward combined and placed in the hands of Hartman & Thompson as selling agents. The result of one year's sales are as follows: One hundred acres sold to a syndicate that platted Belle Crest; \$55,000 to the Country Club; \$80,000 being spent in this tract; \$100,000 are being spent in the laying out and improvement of the grounds, and \$50,000 more will be spent in the erection of the buildings. In Rose City Park, 22 lots were sold in the year. Between six and seven miles of streets have been graded and about four miles of cement sidewalk laid. About 30 houses have been built or are contracted for.

**Portland Heights.**  
Portland Heights—D. E. Kenney is known as the pioneer realty man of Portland Heights. He has properties extending from Williams street to the heights to Council Crest, including the Seventh-street terraces and Greenway Addition. In the two years since the transportation line to the heights was changed to electric service, Mr. Kenney has disposed of over \$2,000,000 worth of lands in that territory. He acquired two years ago 10 acres of what was known as the Talbot farm, on Council Crest. One half of this tract has been sold and some of the highest class residences in the city have been built there. The Water Board purchased a site for a reservoir in this district which will be completed this summer. Another tract back of the Portland Academy, known as the Cardinal tract, Mr. Kenney subdivided into 115 lots and reports an active sale. In fact he says there is the greatest activity all along the heights. Since taking over heights property, he has had about a dozen old houses torn down and replaced with modern residences. The city ordered the old firehouse at Nineteenth and Elm abandoned and has built a new one in keeping with the surroundings at Twentieth and Spring streets. More bituminous streets have been laid on the heights during the past year than ever before.

**Waverleigh.**  
Waverleigh—In March, 1907, Waverleigh was laid out into 500 lots. The tract contained 100 acres. It is situated on the Waverly-Woodstock and Waverly-Richmond carlines. It is of 100 feet elevation and from its favored site a wide sweep of territory is in view. J. P. Sharkey & Co. are the owners of the tract and report that over one-half of the lots have been sold. Streets are graded and cement walks and curbing laid. Preparations are under way to put down gas mains and sewers. Twenty houses have been built in the year and about 100 are to be put up this summer. They report a more active demand at present for these lots than since it was platted, and that more lots had been sold since November than for the previous part of the year.

**Capitol Hill.**  
Capitol Hill—This tract is inside city limits at South Portland and is on the line of the Oregon Electric Railway. It was platted last year and is now attracting attention on account of additional transportation facilities. Quite a large number of lots have already been secured by prospective builders of homes. Five-cent fare and eight minutes' ride bring the residents to the heart of the city. Chobsey & Smith are the selling agents.

**If Baby is Cautious Teeth**  
Be sure and use that old Waverly remedy, Mrs. Winslow's Soothing Syrup, for children's teething. It soothes the child, softens the gums, kills pain, cures and diarrhoea.

Free candy with children's shoes at Rosenthal's, Seventh and Washington.

Eye Glasses \$1.00 at Metzger's.

# ACTIVITY ON EAST SIDE CONTINUES

## After Temporary Lull, Sales of Lots Now Reach Remarkable Proportions.

### ALL DISTRICTS FAVORED

#### Most of Sites Secured Are by Those Who Build Their Own Dwellings, Causing Growth That Means Permanency.

That opportunities for investment on the East Side at the present time, both in business and residence property, were never better, is the judgment of those conversant with conditions. This opinion is predicated from the remarkable movement now in progress in that portion of Portland, a movement that received a temporary check in the Fall and Winter, but which has now assumed a greater volume than before that period. There is no indication that there had been a check in building in any part of the district. There is plenty of money for building and improvements. This is evidenced in present conditions. A quarter block on the corner of East Nineteenth and Washington streets was held the past week for \$5750, nearly \$3000 a lot, which is significant of values in Central East Portland. Farm land in the vicinity of Montavilla is held at \$500 an acre. A man who does odd jobs around Montavilla got hold of a 10-acre tract adjoining Montavilla several years ago and sold it. He could get \$5000 an acre for his land, but says it is not in the market at present.

M. G. Griffin, one of the most conservative observers in the city, declared in his speech before the United East Side Push Club Tuesday night that he expected to live to see Portland have a population of 500,000. He said that Secretary Wilson, of the Interior Department, on his recent visit to Portland, predicted that Portland would have 1,000,000 people in 50 years, but Mr. Griffin said it would come in 25 years at the present rate. In the progress of the city, Portland is now making in new buildings, both inside and in what are called the suburbs. The suburbs of a year ago have become inside property, and owners in those localities find their holdings have nearly doubled in value.

**Homes Owned by Majorly.**  
In some of the suburbs on the East Side the proportion of owners of homes to renters is 90. Along the Mount Scott railway the percentage of homeowners is still higher, being estimated at 95 per cent. Indeed, it would not be easy to find any great number of families living in rented houses in that immense district. The same is true at Woodstock, Ivanhoe, and all through the southeast district. Investment also will show the same thing in practically all the suburbs, the percentage of owners in some localities being a great deal higher than others, but the situation in all the East Side suburbs demonstrates that the percentage of homeowners is very high and is being increased every day. It is asserted by well-informed real estate men that the percentage of home-owners among people of limited means is as high as in any city in the United States of the same population, and that the opportunities for owning a piece of ground and a dwelling are such that any man who can pay \$10 or \$15 a month rent can own over a house with a vegetable and flower garden.

Practically every addition made sales of lots the past week to home builders. At least a number of lots were sold to people who will build homes and the building area is extending eastward to Johnson Creek, where a number of attractive homes have been erected. Sellwood continues to grow in the district toward the Willamette River. On East Thirteenth street and Umattilla avenue half a dozen business houses are under construction, and a hotel is projected for Umattilla avenue. The sewer question is still unsettled and promises to become a source of contention for some time. It is admitted that this fine suburb must have sewers and that very soon. The City Council has power to proceed with the establishment of sewer systems for Sellwood whenever it deems it necessary. Sellwood is growing rapidly south from the city limits and it is held that now is the time to get sewers in before the streets have been improved generally. At the rate building lots are being sold, and houses erected in Sellwood it looks as if the City Council will have to step in and settle the sewer question without much further delay.

**Paving Material Wanted.**  
Perhaps the most important question before property-owners on the East Side, and which is being discussed in all the civic clubs, is paving material. It is the subject that comes up at all the meetings. Dr. C. H. Rafferty, of the Water Committee, is a persistent advocate of river gravel, and declares that he knows of streets in Portland which were improved with river gravel 20 years ago, which are in good condition today. He calls attention to the extreme hardness of this material as compared with the ordinary crushed rock received here. Between Killingsworth avenue and Pippin street an effort will be made to improve all the streets and lay concrete sidewalks. Also one street will be improved with hard-surface pavement. The people of Piedmont are considering the matter of improving all the streets with hard-surface material. In Multnomah Addition ten miles of crushed rock pavements are being laid at a cost of over \$50,000. In Kenilworth miles of streets are being graded and some are to be paved with some kind of pavement. Proposed street improvements on the East Side will cost over \$1,000,000.

There is considerable interest as to what route will be selected by the Portland Railway, Light & Power Company from North Albina to the Swift Packing Company's plant on the Peninsula. Surveys are said to have been made and the route believed likely to be followed by this extension is the Graybrook street to Pippin street, from Pippin street to the center of the Graybrook tract, which probably will be added to the Swift holdings; through the Graybrook tract to a point near where Willis boulevard has been laid out; thence along Delaware avenue to the site of the packing plant. Aside from the packing plant the construction of this extension is important to the northern portion of the Peninsula, as the angle line to St. John is always over-taxed and next summer will not be able to handle the tremendous traffic down the Peninsula. The Peninsular Development League, which is a federation of clubs on the Peninsula, is trying to prevail on the railway company to run the Upper Albina cars to Peninsular station as a matter of relief for the present congestion of travel. The proposed extension from North

Albina will also afford some relief to the overcrowding of cars on the St. John line.

**Pleased Over Bridge Contract.**  
People residing north of Sullivan's Gulch at and near East Twenty-eighth street, are gratified that the contract for a reinforced concrete bridge has been let. The Northwest Bridge Company, which secured the contract announced through its agent, J. R. Bowles, that it will start work at once, provided the City Engineer will permit the use of cement found in the market. However, the City Engineer is considering the matter of making a thorough test of cement before he allows construction to start. If this test is made, it will mean that the bridge cannot be completed inside of 10 months. As this is the first reinforced concrete structure of the sort to be erected in Portland, it is desired that it shall contain no flaws. It has not yet been settled that the streetcar company will use the bridge. The City Attorney says that the company, willing or unwilling, will have to pay for its portion of the bridge, as it has a franchise on East Twenty-eighth street. The district north of Sullivan's Gulch and to the eastward will largely benefit by this bridge.

Recent sales of East Side residences show that there is continued activity in that class of property. R. W. Fisher bought the northwest corner of East Twelfth and East Pine streets, occupied by a frame house, for \$4500. Occoer, Baker was the former owner. B. Babbage bought a quarter block on the corner of East Washington and East Nineteenth streets for \$3700. G. W. Priest bought six lots in Stratford addition for \$3500. C. P. Jordan sold lot 14, block 17, Overlook, in Multnomah addition, with houses, for \$5000. Mr. Jordan also bought lot 1, block 6, Williams avenue addition, for \$2700. In Multnomah addition, Daniel T. Thomas bought lot 7, block 8, for \$2300. Henry W. H. Prettyman has sold to Jacob A. Haak land in block 3, Mount Tabor Central Park, for \$4500.

**Sales Keep Up Record.**  
In Ivanhoe, A. S. Jacobs sold to Robert L. Darrow lots 10 and 11, block 8, for \$2900. At Arleta Park, on the Mount Scott railway, J. E. Dugan sold to Bertine L. Carter lots 7 and 12, for \$2400. In Piedmont, Edwin R. Conniff sold to Stephen T. Caslow lot 15, block 11, for \$2800.

On East Portland Heights, John Laurance Pedro sold to Richard H. Mason several fractions of lots for \$2000. In Outman's Little Homes, Hans Therkelsen sold to Margaret E. Denholm lot 2, block 2, for \$4500. In Sunnydale addition, George Anderson bought lot 3, block 4, for \$3500. J. Adrian Epping sold a half block in Kenilworth to E. T. Volts for \$4000. This is the largest single sale made in that district for some time. The Title Guarantee & Trust Company has conveyed to E. C. Goddard and J. F. Kelly lots 1 and 2, in block 204, East Portland, the price not being announced, but the value is above \$2000. James K. Locke sold to J. Epping Adrian lot 8, in block 21, in Lincoln Park Annex for \$2500. Theresa H. Johnson sold to Rachel Hilts the east half of lots 1 and 2, block 34, in Central Albina, for \$2500, with the house. In Woodstock, C. L. Rotermund sold to George Pope lot 2, block 88, for \$1850. The lot is occupied with a modern house. In Sellwood the Church of the Nazarene has purchased lot 14, block 69, from J. W. Campbell, for \$450.

**Great Demand for Acreage.**  
Beyond the junction at Mount Scott near what is called Gilbert Crossing, on the Gresham railway, is a district in which there has been a remarkable change. Less than five years ago this section of probably 300 acres was covered with half-burned logs and stumps, together with masses of underbrush. It had a most homely appearance, but the district has undergone a wonderful transformation. The land was placed on the market in 5-acre tracts and on easy payments. Owing to the appearance of the territory, it went slowly at the start, but a few bought and erected homes. Others bought in the tract until now practically the whole tract has been bought up, then cleared and cultivated. There is no suburb around Portland that is more attractive. Handsome, comfortable dwellings have been built all through the district, and all have good ground space.

Samuel Delano has sold to J. L. Shaffer two acres and a fourth for \$2000. In Sellwood, George Delano has sold to Randolph Money two acres for \$2500. A number of acreage sales are pending in the section between the Base Line road and the O. R. & N. railroad. The great activity in this district in the way of clearing, Martin Lennarts has purchased 100 acres of farm land of J. W. Hendricks, mostly unimproved, half a mile west of Cherryville. He will have the land cleared preparatory to setting out fruit trees.

J. C. Hall has sold 19 acres of land to William and John Hanning for \$4000.

## PIONEER HOUSE DISAPPEARS

### PASSING OF PRETTYMAN MOUNT TABOR HOMESTEAD.

Modern Residence to Rise on Site of Historic Farmhouse Known to Early Settlers.  
The home of Dr. P. Prettyman, erected on Hawthorne avenue near West avenue, Mount Tabor, 50 years ago, will soon give way to a pretentious home to be erected by Philip Buehner, owner of the pioneer building and its surroundings. It is the last of the historical buildings erected at Mount Tabor, but none has more interesting memories clustering around it that hallow and make sacred this venerable structure that has stood for 50 seasons.

At the east end of Hawthorne avenue stands the old home of Dr. Prettyman. No one can pass this quaint structure without being attracted by the building. Dr. Prettyman, who owned many hundreds of acres around Mount Tabor, conceived the idea of erecting a big house. He was his own architect. He owned a section, including Paradise Springs. He came to Oregon in 1847 and took up all of section 6, and at the spot where he erected his home he pitched his tent in an unbroken forest of tall trees, pierced only by the narrow trails that threaded the dense undergrowth in the direction of Portland, Oregon City and the Columbia River. After he commenced to clear the land he decided to build his home. It cost \$4000. The forest was of stone and the structure itself was of logs, nearly all of which were cedar. It was two stories high and 70 feet long. The house was the center for the whole territory surrounding it. The upper portion a big room became the meeting-place for the pioneer farmers when they gathered on the hills. There the young people gathered and danced to the music of the "fiddle." Some of the few remaining settlers recall those times, when the Prettyman home was the open house of the neighborhood. It was the meeting-place of all the surrounding country. No traveler, treading his way through the forest, ever came that way without stopping at the Prettyman home and receiving a welcome, a seat by the wide fireplace and a God-speed on his way. The woods were filled with game, and Henry Prettyman, a son now living at Mount Tabor, says he has shot many deer from the steps of the old home.

# McKENNA JUNCTION

## The History of the South Side, Chicago; West Seneca, Buffalo, Etc., Is Going to Be Repeated on the Peninsula

### All the American Hotbeds of Industry Have Been Started by Just Such Developments as Are Now Assured for this Suburb of Portland

Portland has just begun to realize what she has in the Peninsula, and it behooves those who would give their surplus dollars wise employment, to see McKenna Junction Townsite, which is in the certain path of the very earliest development.

In twelve months from now, you will witness a scene of industrial activity in this district which will mark a new era for the Pacific Slope. This is no rash assumption—advantages that prove attractive to the Swift and Armour interests are going to draw others, hence the wisdom of placing a few dollars around McKenna Junction now, while pioneer prices prevail.

Remember St. John—lots you might have had there for \$100 are now unpurchasable at \$10,000. McKenna Junction is closer in and the railroad facilities these tremendous packing plants will command will prove a greater drawing card to other manufacturers.

McKenna Junction is on the Columbia boulevard, at the point where the O. R. & N. crosses Harriman's trunk line to Puget Sound, at the approach to the tunnel which is to be driven under University Park. A big tract of land has been purchased here, to be used for railroad yards. Tracks to the Swift site are already being laid.

The history of the industrial centers adjoining Chicago, Pittsburg and other great American cities, is going to be repeated on the Peninsula. The stretching out of Chicago did not require much time to fill the vast expanse which once laid between the city and the packing-house district. Nor did the growth cease there, nor at Inglewood, and men have stopped trying to estimate where it will cease.

"Had I only bought 'here or there,' at 'such and such' a time, I would have made 'so and so,'" is the story we have become tired of hearing. Procrastination, the thief of time, goes a little farther sometimes and puts his hand into the pockets of these "waiting" ones. Don't wait, if you want to share in the prosperity of the Peninsula, for time is as necessary for the betterment of a real estate investment as in maturing an orchard—the sooner you plant, the sooner you'll pick your harvest from the tree.

McKenna Junction promises the greatest and quickest returns of any proposition I have ever been identified with, and I've been in the business in this city for eighteen years. Take a trip to McKenna Junction Townsite today, or as soon as you can; get off the St. John car at Goddard Station. Don't delay, as being early means something in choosing.

## Prices Are \$275 and Up

10% Cash and 10% Quarterly Are the Terms

### These Prices Will Be Advanced April First

# W. H. GRINDSTAFF

OFFICES—GODDARD STATION, ST. JOHN CARLINE AND 510 COMMERCIAL BLDG. PHONE MAIN 6009

The house now gives way to a modern residence.

**Installed in New Quarters.**  
The firm of MacRae & Angus, agents for the sale of Hood River fruit lands, have moved into their new office in the Chamber of Commerce building. Mr. Angus will have charge of the Hood River and of the business, meeting prospective buyers at the trains with a motor car to show them about the district, and Mrs. MacRae will attend to the detail of the Portland office. This firm deals exclusively in Hood River fruit lands.

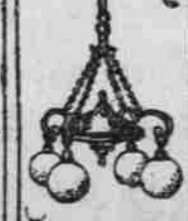
**Hassalo Lodge Open Meeting.**  
Hassalo Lodge, No. 15, I. O. O. F., held an open meeting in the lodge room, at First and Alder streets, Friday night, about 450 members and visitors being present, a large number of whom were women. The following programme was rendered: Introductory remarks, P. G. Stewart; piano

opened battleship construction was warmly approved by several of the committeemen.

The tiny storm petrel is a bird of immense wing power; it belongs to every sea and, although so seemingly frail, it easily

**PORTLAND BUILDERS WILL FIND AT The M. J. Walsh Co.'s**  
the largest and most up-to-date stock in lighting fixtures and supplies. They also carry a complete line of andirons, grates, floor and wall tiling. Would suggest to bring your building plans along. They will be of great assistance to you and ourselves in making a good selection.

**M. J. WALSH COMPANY,**  
311 Stark Street, Between Fifth and Sixth, Both Phones.



Recent measurements of the vibrations of the wings of a dragon fly in the Stuttgart University showed vibrations ranged from 10,000 to 12,000 a second. The common house fly makes 600 strokes of its wings a second when flying at its highest speed.