

# STRIVE TO KEEP UP WITH BUILDING

Growth of East Side Demands Street Work, Which Follows Closely as Possible.

## FARM LANDS IN DEMAND

Kenilworth to Have Tenement Buildings on Special Tract Built on Modern Plans to Accommodate Many Families.

Progressive measures have been started in all portions of the East Side. At Sellwood, streets and sewers projected will cost over \$20,000. In Kenilworth and in Richmond-Waverly suburbs, street improvements will aggregate over \$100,000. Besides this there is the Mills tenement building project which will cost another \$100,000. On the Peninsula a general movement for improved streets has been started by the civic organizations. The general street improvement plan includes first the \$75,000 pavement on Killingsworth avenue, and a street connecting with Killingsworth avenue and extending down the Peninsula to St. John. This street will be paved with hard-surface material and will be the main artery for that growing section of the city.

Owing to the large number of dwellings going up on both sides of the electric railway there is a general movement on the Peninsula for improved streets and electric lights. It would be hard to estimate what the cost of the projected street improvements on the Peninsula will be, but when carried out, the cost will not be under \$250,000. Piedmont has started a movement to improve all streets with hard-surface material. Petitions are being circulated there now.

### Many Sales Made Last Week.

Among the more important sales made in East Portland the past week was that of lot 4, block 267, to J. R. Kaser for \$400. Victor Carlson was the owner. The lot is on the corner of East Yamhill and East Fourteenth streets, and is occupied by a modern house. Another considerable sale was that of five lots in Irvington, which were sold by Ella G. Hughes to Annie Lawrence for \$250, which is \$1300 per lot. This is an advance of fully \$300 a lot over the price asked for the property a year ago. Van C. Dunning bought a house and lot of D. E. Southworth at the corner of East Twenty-fifth and Taylor streets for \$4000. John Horn sold an improved quarter block on Hawthorne avenue in Hawthorne Addition for \$6000.

A quarter block and house in Kinzler Park south of Sellwood for \$1800, which is \$3000 to Horace H. Feasler by L. C. Vienne. This is the largest sale made in that suburb for some time, although smaller sales are being made there right along. A lot \$1200 on East Twelfth and East Stark streets, was sold to A. W. Franco for \$2100. At Sellwood Jerome H. Mallett bought the property of James N. Stevens in Sellwood for \$1800, which includes lot 10, block 70, and a house. Mamie Clark bought lot 13, block 63 in Sunnyside for \$300. At Portsmouth F. F. Williams bought the property of A. L. Churchill for \$3000.

At Piedmont A. E. Dugman sold to G. W. Phillips lot 3, block 1, for \$750, which includes a modern house.

At Filand, on the Mount Scott railway the Filand Company sold to M. G. Kelly lot 4, block 12, with house, for \$1400. Also at Filand Mary Keenan bought the property of Warren J. Hoag for \$2000.

E. J. Daly has sold a lot on the east side of East Sixth street, between Couch and Davis streets, for \$3900, which will be used as the site of a factory of some kind. It is not announced what the concern will be. Plans will be prepared at once for the factory building. It will be a new industry.

Mrs. Isabella G. Mackie purchased from Albert Nall 315x260 feet in the northwest corner of the Freyman donation land claim at Mount Tabor for \$3000.

The most important farm sale was that of 143 acres of improved land near Gresham, which was bought by P. J. Quisenberry for \$21,487. This was the largest single transaction in farm land in that part of the county for several months.

### Explains Tenement Plans.

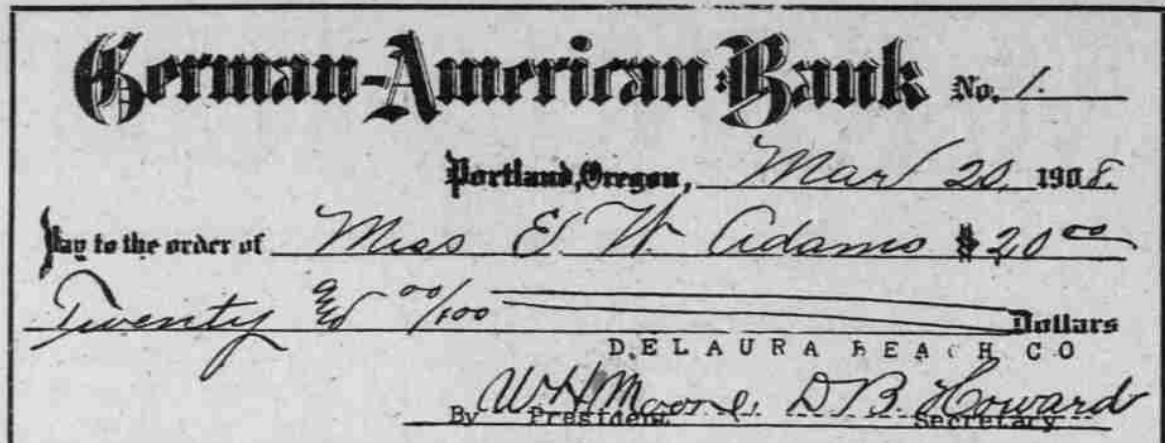
Walter Thomas Mills has explained his plans for erecting a novel tenement apartment-house or houses, on a nine-acre tract near Kenilworth, which has been secured for that purpose. It is intended to have the streets follow the contour of the land, if arrangements can be made for this purpose. There will be a series of buildings, the first one to be for 12 families and to be built so others may be added to it as first one and so on until the entire ground has been occupied with a series of family tenements. There will be a big store on the ground where all articles of family use may be purchased at a low cost. On the ground also there will be a steam laundry, water plant, ice plant, library, club-rooms and everything that can contribute to the comfort and happiness of the family at the lowest possible cost to the families. The probable cost of the buildings will be \$100,000.

While on a co-operate line it is not a community where everything is in common, but it is contemplated to arrange to house 150 families so they can live at the smallest possible cost and yet have all the conveniences and comforts of life. Mr. Mills contends that there is a large waste in the present method of family life, in fuel, washing, light, water, and in fact in almost every article, for the reason, he says, that nearly every family of limited means lives in what he calls a "paper sack," that is, buys small quantities of everything and consequently pays nearly every article.

Mr. Mills says that work on the first building will be started July 1, and that it will probably take two years to complete the entire plant. The whole plant will be erected by a joint stock company. Mr. Mills has had much experience in tenement houses and hotels, and believes that his plans for this one are entirely feasible.

### Erect Car barns at Sellwood.

Announcement that the O. W. P. car barns for the south end would be erected on the land north of the golf links means a great deal for that suburb. A considerable tract has been secured at the



The above is a copy of the check paid to Miss E. W. Adams for a name for our new beach resort. We advertised last Sunday that we would give \$20.00 to anyone sending in a name that would be acceptable. We received about 200 letters and nearly 500 names, a great many of them very good and appropriate, but the committee in charge decided on

# DELAURA BEACH

And Miss Adams, of 263 Seventh street, Portland, gets the \$20.00. Delaura Beach is located on the Pacific Ocean, seven miles southwest of Astoria, and just 107 miles from Portland, on the Columbia & Astoria Railroad. Delaura Beach is the nearest ocean beach to Portland by a number of miles, which is bound to make it the most popular resort on the Oregon Coast.

A force of surveyors start to work tomorrow morning to lay out this beautiful tract into lots—one-half acre and acre tracts—and small parks, which will be reached by broad streets, winding roads and terraces. There are located on this tract some beautiful small fresh-water lakes that abound in fish.

We expect to have plats and maps of the Delaura Beach Resort in our office about the first of April. It is our intention to sell the first 100 lots for \$125.00 each, all of these lots 50x100 feet. After we have disposed of 100 we expect to advance the price to at least \$200.

We are ready to receive applications for these \$125 lots, but will only sell two lots to any one person. Choice of lots will be given to those making applications first. Come to our office and let us explain this to you.

# DELAURA BEACH CO.

Room 5, Lafayette Building. A 2707; Main 2707. 313 1/2 Washington St.

junction of the Oregon City and Gresham lines, near the subpower station. It means that portion will build up very rapidly, as was done at Piedmont on creation of the car barns at the latter point. At least a part of Sellwood has decided to have sewers, and perhaps the rest of that district will also come in. While the first cost may seem large, it is not as large as the construction of temporary cesspools, which may fill up at any time. Sellwood is passing through the same experience of other suburbs before sewers were finally secured, but the same results come in the end, for sewers must be provided for every growing section of the city. In matter of dwellings and business houses Sellwood is experiencing a rapid growth. Lots for building purposes sell daily. The projected street and sewer improvements in this suburb for the coming year aggregate over \$250,000, which may be considered a great showing for that district. Sales of residence property at Sunnyside have been numerous recently, and a large number of attractive dwellings are being erected in that suburb. Along Belmont street, east from Thirtieth street, dwellings have been built solidly to East Thirty-ninth street. Beyond East Thirty-ninth street toward Mount Tabor a score or more attractive homes are being erected. But there is a wonderful building movement along both sides of Hawthorne avenue out to the home tract of Philip Buehner, who is having plans prepared for a \$20,000 dwelling. Toward the Section Line road, south from Hawthorne avenue, more than 75 attractive dwellings are under construction. This entire area is being built up with a good class of houses. Streets are being improved between Hawthorne avenue and the Section Line road. Near the junction of the Hawthorne avenue and Mount Scott lines, the tract of land purchased by George Brown a year ago is being built over with homes. Beyond Paradise Springs to West avenue a number of homes have been built and others are going up. Many more are projected for the present year. Center Addition is building up. In

# LORRINTON

This beautiful new tract is to be sold off within the next 60 days. If you are looking for a lot at a reasonable price, don't fail to come out and see this property today. By reason of the altitude of this tract—almost that of the Heights—you get an unobstructed view of the mountains on the east, and on the west you see the city, the river course, and other points of interest. Similarly located lots in other parts of the city sell at from \$500 to \$600 each.

## THE ONLY INDUCEMENT WE OFFER YOU IS THE RIGHT KIND OF PROPERTY, AT THE RIGHT PRICE AND UPON THE RIGHT TERMS

We do not sell this property for others—we own it. You therefore deal direct with the owners.

All lots 50x100 sell at from \$225 to \$300 each upon our usual terms, viz.: 5 per cent down, the balance in monthly installments of 2 1/2 per cent of purchase price. Streets 60 feet wide, walks graveled, and water piped to each lot.

## NO HEAVY STREET ASSESSMENTS Can Be Levied Against This Property, for It Is Level

We also have some first-class acreage adjoining this property platted in acre lots. No better location or soil in Portland. Price \$1000 per acre on our usual terms. Ask the agent to show it to you.

Take W.-W. car at Third and Yamhill, get off at Woodstock; the sign points the way. Take a look at Lorrinton, and if you do not care to buy you can take a pleasant stroll down Woodstock avenue to the Mount Scott car line.

# MOORE INVESTMENT COMPANY

313 1/2 WASHINGTON STREET Agent Always on the Ground Phones A 2707 and Main 2707

## A Corner Lot Worth \$750.00

# FREE TO YOU

if you make the most correct words out of the two words "BEAUTIFUL W-A-V-E-R-L-E-I-G-H"—do not use the same letter twice in any one word.

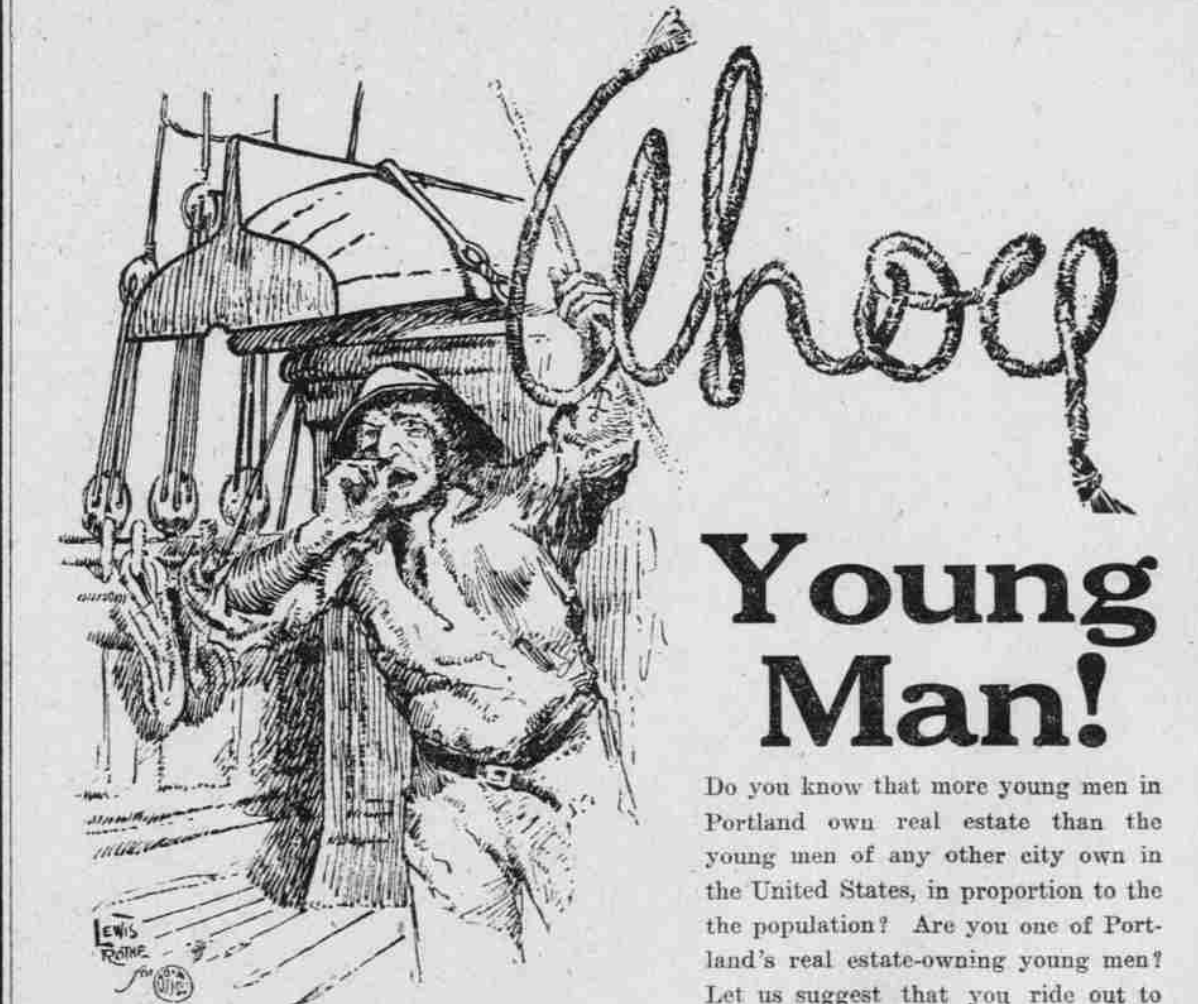
## \$3250.00 IN OTHER PRIZES

Visit WAVERLEIGH today and see Portland's most popular and progressive subdivision. Take the W-W car and get off at Franklin street. See the mountains with their garb of white; the hills with their dress of green. View unsurpassed.

# John P. Sharkey Company

122 1/2 SIXTH STREET A 2537 PHONES MAIN 550

paved by the county with crushed rock, several new business houses are being erected. South to the Section Line road the vacant lots are being sold off for home-building, and more than 50 new cottages, costing on an average of \$1200 to \$1500 each, are being built. Montavilla has already improved several streets between the Base Line road and Villa avenue, and others are to be improved. In the Jones tract, at the west side of the suburb, all the streets have been improved and sidewalks laid. Several new houses are being built in this tract. Other portions of Montavilla are being sold off. It is now true that one must travel seven miles east from the Willamette river in order to reach the outskirts of Portland suburbs in that direction. Land is held as high as \$500 an acre.



# Rose City Park

Today, look over the magnificent prospects for investment. Let us tell you how small an amount of money is needed to start buying a lot; how easy the terms are for completing the purchase; how much building there is going on; how soon you will be able to turn the property over at a handsome profit. Let us tell you these things this afternoon, and you may decide that a lot in ROSE CITY PARK is about as safe and profitable a place as there is for the money you can invest. Why not buy and build a home, advertise it for sale, and profit in that way? There are a dozen ways in which you can maneuver around and come out with a fine profit to your credit. We will be glad to help you all we can. Other young men are doing this self-same thing. Get wise and make your money work for you, instead of working all your life for money.

A HINT—Take a Rose City Park car this afternoon and look over Rose City Park. It will do you good, and may make you money. HARTMAN & THOMPSON CHAMBER OF COMMERCE