

EAST SIDE SITES IN GOOD DEMAND

Warehouse District Attracting
Attention From Whole-
sale Concerns.

MANY DWELLINGS PLANNED

Rapid Progress Being Made in
Building on Platted Additions in
Every Quarter of the Big Dis-
trict Across the River.

During the week several important
realty sales were made and a number
of speculative buildings were pro-
jected on the East Side. The sale of a
quarter block on the northwest corner
of East First and Belmont streets, the
Page & Son for \$15,000 is the begin-
ning of activity in that section, where
property had been dormant for several
months. A three-story concrete ware-
house will be erected on the site at a
cost of about \$30,000. The east half
of block 18, facing East Water street,
between East Morrison and Belmont
streets, was sold by J. W. Adams to
the Merchants Trust Company for \$25,
000. It is partially covered with frame
structures.

W. H. Mail, who keeps in touch with
waterfront property on the East Side,
says there is much inquiry for prop-
erty in this district. Plans are being
drawn for a three-story brick on Union
avenue near East Burnside street, for
John B. Miller, of Seattle, formerly of
Portland, at a cost of about \$25,000. The
upper stories will be arranged for of-
fices or flats as desired. Plans for the
new Oddfellows' Temple, on East
Sixth and Alder streets, for Orient
Lodge, I. O. O. F., are being drawn.
Robert Andrews, one of the trustees,
says that the intention is to push con-
struction on this building as rapidly
as plans are ready, as the lodge wants
to get a home of its own. The Pacific
Bridge Company is completing a big
plant for handling gravel from the
river on East Water street, at a cost
of about \$25,000.

On two blocks on Clackamas street,
between Sixteenth and Eighteenth
streets, 12 handsome homes are being
built and finished at a cost of \$3500
to \$7000 each. The 12 dwellings will cost
when completed not less than \$50,000.
These two blocks are a sample of what
is being done all over the East Side in
the building line. C. N. Rankin has taken
out a permit to build a modern flat on
the corner of East Twelfth and Burn-
side streets at a cost of \$5000. In Oregon
A. Holtkemper will build a two-story
frame dwelling at a cost of \$3000.

To Erect Clubhouse.

The Portland Railway, Light &
Power Company has purchased two
and a half blocks additional ground at
the golf links, near Sellwood, which
will be used as part of the site for the
proposed clubhouse and clubhouse.
Plans are being prepared for all these
buildings and work is to be started at
once. It is estimated that the build-
ings to be erected here will cost \$40,
000. Undoubtedly a center of impor-
tance will result from locating the club-
house and clubhouse at this place. It
will be convenient to carmen working
on the Sellwood, Oregon City and
Estacada cars. A great many carmen
live in Sellwood and Milwaukie, and
the location of the clubhouse and club-
house will induce others to build homes
near by.

In Holladay Addition, R. R. Rice sold
to Nettie Filbee lot 12, block 6, Holladay's
Addition, for \$2000. An attractive house
occupies the lot.

Many Albina sales were made: Ida F.
Gorrell sold to Michael P. Brady lots 14
and 15, block 31, for \$2000. C. C. Freeman
sold to Agnes Lindloff lot 12, block 1, Al-
bina Homestead, for \$1000. Henry Webber
bought a parcel of land in block 12, Multnomah
Addition, for \$2000. In Willamette
avenue Addition, S. F. Owen bought of
the Oregon Spray Company lot 1, block 1,
for \$300. In East Portland, lot 8, block
24, was sold to Charles O. Sleglin for
\$300. William Keltie bought a quarter
block in Sullivan's Addition, in block 22,
for \$200.

Ellis G. Hughes sold to R. B. Rice a
lot in block 2, John Irving's Addition,
for \$500. Also in this addition, L. P.
Hosford bought lot 7, block 12, for
\$1600, with house.

The Hawthorne estate sold a quarter
of block 32, Hawthorne Park, for \$2000. T.
W. Kirby also bought a quarter block in
Hawthorne Park for \$2000. In John
Irving's Addition, S. F. Owen bought a
quarter in block 1 for \$600.

John W. Treiber sold to Daniel Miller
lots 7 and 8, block 3, in original Albina
townsite, for \$400. S. R. Stewart bought
a quarter in block 1, John Irving's Addi-
tion, for \$400.

Work on the new \$15,000 hotel in Sell-
wood on Umalla avenue will be started
early this month. It will be three stories,
contain 22 rooms and cover a space of 60
x 100 feet.

Rose City Park Grows.

At the meeting of the Rose City Park
League Monday night, O. W. Taylor re-
ported that many new houses were to be
built there during the year. Holding
lots have been sold in large numbers to
people who will build as soon as arrange-
ments can be made to start operations.
One important feature of the situation
suggested by Mr. Taylor's remarks, was
that most of those who had bought in
that suburb some time ago, are complet-
ing their payments and taking out deeds,
in some instances a year ahead of the
time in which final payments were re-
quired, and expect to build at once. Mr.
Taylor considers this desire to pay up a
most encouraging feature of the situation,
as it shows that money is becoming
plentiful for building purposes.

As near as can be estimated, nearly 50
new dwellings will be erected in this ad-
dition this Spring. Progress is being
made toward the opening of Tillamook
and Hancock streets to this suburb and
to the grounds of the Country Club.
Their opening will be expected as there
will be open driveways to the Country
Club's grounds.

Architect Edgar M. Lazarus announces
that plans for the auditorium for the
Country Club and Livestock Association
have been completed. It will have a di-
mension of 20x181 feet, and ordinarily
will seat 2000 people, which can be in-
creased to 6000. Also the drawings for the
grandstand have been finished. This will
be 22x30, exclusive of the approaches,
and will seat 2000 people. The roof will
be of steel, in cantilever form, and the
seats will be so arranged that everyone
will have an unobstructed view. This
cantilever roof will be the first one of
the kind in the Northwest.

Visits East Side Property.

The Portland Realty Board members
are getting into personal touch with East
Side suburbs and properties. They have
visited Multnomah addition, to Albina,
and particularly the Overlook addition.
This tract contains 85 acres, or 80 lots
and several blocks. Of these, 120 have
been sold, and 14 modern homes have

18 Nuts to the Yard ENGLISH WALNUTS AND ROYAL ANN CHERRIES Two Bites to the Cherry

Inside of 4 years there will be greater interest, greater movement and more doing in Walnuts in Oregon than has ever been given to apples.

When the great interest arrives in the course of 3 or 4 years, do you have any idea that you can then make a purchase at price even double what we're asking? Don't you think it?

Outside of our Company, the plantings are being made in small tracts by the individual and for their personal use and profit. You cannot purchase their holdings now at only one or two years old for double our price; as interest increases, you cannot touch them with a 40-foot pole.

We are the largest planters in Oregon. We are today offering a portion of our holdings at ground-floor prices. Inside of a year values of proven walnut land will force us to ask about double our present prices.

We have the capital, the management, the proper soils and location to deliver the goods. Don't get the idea that you can plant the Walnut in the same soil and condition that will grow the apple, cherry or prune. Conditions as to elevation, soil, exposure and drainage must be as we have them.

There are thousands of acres that will grow other trees to one perfectly adapted to the Walnut. That's a fact. There are hundreds of farms in the Willamette Valley without one acre of Walnut land. Anyone who wishes 5 or 10 acres of Walnut land, must go to those who, like ourselves, have experted the conditions requisite and cut in small tracts.

We sell 5 acres or more, now planted, on terms of \$100 cash and \$15 a month for each 5 acres. We take care of it for 4 years.

We take a party every Sunday, but go with anyone any weekday, leaving at 7:40 A. M., returning at 5:40 P. M. It costs you \$1.90 round trip. Every visitor to date is a purchaser.

Eola Hills Walnut Association (Inc.)

CHURCHILL-MATTHEWS CO.

GENERAL SELLING AGENTS 110 SECOND STREET

been built at a cost ranging from \$2500 to \$2000. Street improvement and sewers have cost nearly \$50,000.

In Multnomah addition, a general improvement is under way. All streets that have not been improved, are to be finished with crushed rock. It is estimated that 10 miles of streets are to be paved in this district alone, at a cost of \$100,000. The intention is to improve all streets and have all bear their share of the burden alike, instead of improving one or two at a time. Many new dwellings are being built in Multnomah addition. Frequent repairs are being made by the Methodist Avenue Congregational Church to spend about \$500 in remodeling the present structure. There is probably no district on the East Side which shows a more vigorous growth than Multnomah, Overlook and surroundings.

Plans have been prepared for another apartment-house for L. R. Fairchild, to be built at 185-187 East Fifteenth street. It will be 45x85, of frame construction; will contain four and a half room apart-ments and the cost will be \$500. Also plans have been completed for a 11-room, two-story frame dwelling for Miss Nettie Weare, to be built in Jonesboro, Montavilla, at a cost of \$200. This is the most pretentious dwelling to be built in Montavilla for several years.

New Church Projected.

The Sunnyside Congregational Church has purchased a quarter block on the southeast corner of East Taylor and East Thirty-second streets, for a new and modern church edifice. Plans have not yet been drawn for the new building, but it is announced that the new church is to be creditable to Sunnyside. In preparing plans, department work will be considered.

Contracts have been let to the Concrete Construction Company for paving streets in the old racetrack tract, aggregating over 100,000 sq. ft. to be hard surface pavement. The Barber Asphalt Paving Company secured the contract on East Morrison street, between Union avenue to East Seventh street, for \$252, and for Cassill's avenue between Alameda and Alberta street to Killingsworth avenue, for \$248. The Star Sand Company secured the contract on Skidmore street for \$17,277, the street to be paved with crushed rock. With the coming of good weather hundreds of blocks of streets on the East Side will be improved. The only limit will be in the paving material available for street work.

Through the efforts of the Kenilworth Park Club that district is being changed. Streets are being opened and others im-
proved. Gladstone avenue, 50 feet wide, is being improved between Twenty-sixth street and Ivanhoe, a distance of over a mile. The importance of this improve-
ment alone to that section cannot be estimated. It is the only direct outlet from
settled country. It is expected that the
carline will lay a double track on Glad-
stone avenue after the street work is
completed. Other streets of Kenilworth
are to be improved.

INVEST BOISE CAPITAL HERE

East Side Site Secured for \$42,500 by Two Idaho Buyers.

Sale was effected Friday by John P. Sharkey, of a quarter-block, at Grand avenue and East Alder streets, to Cook & Wilcox, of Boise, Idaho, the consideration being \$42,500. This figure is not much in advance of the price paid for the property a few months ago by Mr. Sharkey, but at the same time indicates a profit of something like \$3500. The piece was bought as an investment by the Idaho people.

The site at First and Belmont, bought last week from J. P. Sharkey and W. L. Holbe by Page & Son for \$15,000, is to be improved with a two-story warehouse for use of the purchasers.

Lot 3 of block 190, city, next to the north-
east corner of Sixth and Montgomery
streets, was sold last week by H. F.
Reese to Miss L. S. Frakes for \$15,000.

ST. JOHN READY TO ELECT

WILL VOTE TOMORROW FOR CITY OFFICIALS.

Two Complete Tickets Are in the Field and Both Sides Are Claiming Victory.

St. John's municipal election will be held tomorrow and both factions are already claiming the victory. There is very little difference in the published platforms of the contestants and the men who have the largest personal followings are expected to win, no matter on which ticket their names appear. The taxpayers' ticket, which was first placed in the field, is composed of the following candidates: Mayor, J. F. Hendricks, hardware dealer; Recorder, A. M. Esson, attorney; Treasurer, C. S. Thompson, capitalist; Attorney, G. J. Perkins, secretary of the Commercial Club; Councilman-at-large, S. L. Doble, real estate dealer and present Councilman; A. W. Davis, cashier, O. R. & N. freight office; C. L. Johnson,

foreman at the drydock; First Ward, A. E. Jones, present Councilman; George L. Epps, electrician; Second Ward, H. W. Bonham, groceryman, and H. C. Hunter, secretary of Portland Manufacturing Company.

The platform on which these candidates stand is simply a pledge of strict law enforcement. The People's ticket, which is identical with the taxpayers', in all except the office of Treasurer, for which J. C. Tanch is named, has no platform and is unpledged in any way.

The Good Government League ticket is headed by H. W. Brice, a bridge car-
penter and ex-Councilman. A. M. Esson is on this ticket to succeed him-
self as Recorder, and Henry B. Collier,
who came to St. John from Pendleton
last Summer, is named for City At-
torney. W. L. Churchill, a newspaper
agent, wants to handle the city's funds
as Treasurer. For Councilman-at-
large: Perry J. Miller, retired; Edward
C. Hurbert, real estate dealer, and A.
W. Davis, cashier; First Ward, Joseph
J. Tryon, teamster, and W. W. Winkle,
dairyman; Second Ward, L. H. Smith,
real estate agent, and John H. Crook,
contractor.

These candidates advocate cutting
down expenses by reducing the salaries
of the Councilmen, Mayor and City At-
torney. They also stand for the closing
of all billiard and poolrooms, skat-
ing rinks, bowling alleys and saloons

on Sunday. They stand for strict en-
forcement of the ordinances and are
usually spoken of as the dry ticket.

The platform states that they are in
favor of voting bonds to establish a
city dock and to buy a ferryboat to
be operated by the county.

Seven Citizens Adopted.

Seven new American citizens were formally evolved yesterday afternoon, by process of law. Seven different countries furnished the newly-made voters, who were admitted to citizenship in the State Circuit Court. All passed the required examination without difficulty. The new Americans are, Bruno Lauro, late of Italy; Frank Scheiber, formerly of Austria; John Kurz, native of Germany; John Hattner, former subject of the Czar; Johan Stolze, native of Sweden; Patrick Kenney, from Ireland; Walter Reid, native of Scotland.

Steel Cures Carnegie's Daughter.

NEW YORK, March 28.—After wearing a steel brace on her right leg ever since she sprained her ankle last Summer, little Margaret Carnegie, daughter of Mr. and Mrs. Andrew Carnegie, has had it removed and the leg is now as strong as it ever was. This removes a great dread from her parents' minds as they feared she would be a cripple for life.

Metzger Acre Tracts

On the Salem Electric Line. A Thirty Minute Ride From Heart of the City

An ideal location for suburban homes. Beautiful surroundings and invigorating air.

The upland is especially adapted and excels for raising all kinds of fruits, vegetables and berries, and it is also the finest land for apples, pears, plums, cherries, strawberries, raspberries and blackberries. The lowlands are especially adapted for the raising of vegetables, such as onions, potatoes, cabbage, cauliflower, turnips, etc.

Similar property elsewhere will cost you from 50 to 100 per cent more than we ask.

It will pay you to look into this. Take the cars today, enjoy a pleasant ride, and look at our tract. The ground sells itself; persuasion is unnecessary. Secure one of these acres—it will prove a profitable investment. An acre in this tract is insurance against want hereafter.

Price \$200.00 per acre and up, according to location.
Terms 10 per cent cash and 3 per cent of the purchase price per month.
Interest, 6 per cent per annum on deferred payments.
Discounts on cash purchases.
For particulars, call at our Portland office, 226-228 Front street, or at Metzger Station. Tel. A 1374 and Main 474.

HERMAN METZGER, Owner

McKENNA JUNCTION

Before you buy real estate, look the situation over, satisfy your mind as to where the most rapid, stable and extensive development is going to be, then buy.

McKENNA JUNCTION

Is where the most experienced investors are now putting their money.

Because it is the logical center of the most immediate action.

Because right next door Swifts are building their \$4,000,000 plant.

Because it is at the approach to the projected Dana-street tunnel under university Park.

Because here is the intersecting point of the O. R. & N. and Harriman's Puget Sound line.

Because this is the point where the reserve for railroad yards has been made, and because the whole McKenna Junction townsite situation will be hemmed in by a chain of industrial activity.

Because Portland has just begun to realize what she has in the Peninsula.

All real estate values are based on one condition: Where civilized people congregate land values increase in proportion.

Just remember that Manhattan Island once sold for about twenty-four dollars; now it is worth more by many millions of dollars than the whole country was then.

Real estate investments, then, for profit, resolve themselves into this one principle: Buy where a steady growth of population is assured.

In twelve months from now you will witness a scene of activity in this district which will mark a new era for the Pacific Slope. This is no rash assumption—advantages that prove attractive to Swift & Co. interests are going to draw others. Tracks are now being laid to the Swift & Co. site.

Till May 1 prices will be \$285 AND UP

10 Per Cent Cash 10 Per Cent Quarterly

For Plats and Information Call Upon or Address

W. H. Grindstaff

Offices, Goddard Station, on the St. John Line, and 510 Commercial bldg. Phone Main 6009.