

NEED URGED FOR NEW STREETWORK

East Side Additions Outgrow Efforts of City Engineers to Keep Up.

BIG PLANS ON PENINSULA

Building Operations Continue to Amaze Observers—Dwellings in Course of Construction in Every Quarter of District.

Never have there been so many dwellings under construction and projected on the East Side as at the present time. In other years some business houses were built, but the year 1908 will be distinguished as a year for home-building. Vacant lots and quarter blocks in Central East Portland and Albina are being used for residences and numerous flats. Walter T. Mills, who has projected a \$100,000 tenement settlement in the Waterfront tract, near the Powell building, reported during the week that he was making satisfactory progress, about \$5,000 of the stock of the enterprise having been placed. He said he expects to start work on the first of a series of buildings by June 1, and to continue building until the series of structures has covered the five acres set aside for the purpose. Plans and estimates are being built in many places. These cost, on an average, \$500. Joseph Buchtel, the veteran real estate dealer, predicts that there will be a building movement in the warehouse district between Union avenue and East Water street as soon as the fills now planned are under way. Several large structures are to be built in this district, this summer, which will stimulate operations.

Sales of residence property keep up remarkably well. Real estate men say that a large portion of these sales are for cash and for newcomers, and practically all for immediate building purposes. Even with this extraordinary building movement under way there is no overbuilding. Vacant houses are the exception, and are quickly occupied, if desirable and well located. The record of sales the past week shows that practically every section has benefited. Sales in the suburban tracts, where property for home-building is not so high, have exceeded inside sales.

Big Sewer Projected.

During the week a project was set in motion to build a great sewer to drain the north half of Mount Adams, all of Montavilla, Center Addition, Rosemary and Rose City Park addition, including the grounds of the Country Club. This is a large territory and rapidly filling up with new dwellings, but it is not expected that this sewer can be built inside of from three to five years, and agitation for it has been started at this time so that it can be built within five years at least. Mount Tabor, north of East Morrison street, is in need of sewers at present. A sewer has been laid on Belmont street, but it serves only a limited district on either side, while along and north of the Base Line road, sewers are needed. In Montavilla, the sewer is growing rapidly in new dwellings. Rose City Park will grow rapidly, more than 100 homes having been projected there for this year. The cost of this proposed sewer system will be ascertained by the City Engineer. Experience of all localities is that it takes from five to ten years of agitation to get such an undertaking under way, but the fact that it has been started demonstrates that the city is pushing its way eastward. In Center addition, which is east of the LaSalle farm, local real estate men report many sales and many new houses are being erected in the territory extending toward the grounds of the Country Club. At present, in the district of the proposed sewer system, there is an estimated population of over 10,000 people. It is considered certain a big sewer conduit will be needed, not only for the territory indicated, but for the district bordering Sullivan's gulch. The present sewers in that district were built when the present extraordinary growth was not expected.

Several Factories Proposed.

At Margery Junction, on the Peninsula, the push club has set in motion a movement to build a depot for passenger and freight for general and manufacturing purposes. Five manufacturing concerns are now ready to start building plants on sites acquired near this junction as soon as they are assured of ample depot and telegraph facilities. The promoters of these factories have already taken up the matter of a depot with the Hill company and the push club will second their efforts. R. G. Brand, president of the club, says that he looks for the establishment of a great many small factories along the Columbia Boulevard during the year, where they will be near to the O. R. N. and Hill railways.

"We know these concerns are coming," said Mr. Brand, "because of the constant inquiries being made for sites. I look for this district on Columbia Slough to become one of the most extensive manufacturing sections on the coast. Conditions here are favorable for manufacturers. We will look after the transportation and depot questions closely, for on these depend the existence of these concerns. We intend to make preparations for a manufacturing center by improving streets, getting water, sewers and electric lights. Our regular committees have all these matters in hand."

On the Peninsula two new tracts have just been platted and placed on the market. The Kenwood Land Company has invested \$100,000 in a tract on Columbia Boulevard. A business district has been set apart facing on Columbia Boulevard, where nothing but brick, steel, stone or reinforced concrete structures will be allowed. In the residence portion it is required that houses must be set 15 feet back from the sidewalks in secure uniformity. Lovelich, a new tract, has been platted by the Brong-Steels Company. It contains 300 lots. In both tracts lots are said to have been selling ever since they were put on the market.

Pave With Crushed Rock.

It was in Multnomah Addition where the first steps were taken to improve all the streets in the city. The heavy loads carried on, so that practically all the streets in this addition will be paved with crushed rock. Recent contracts have been let on Albina avenue, Thandens avenue, Beech street, Burtwick, Fargo and several other streets. M. R. Thompson says not only in street improvements is that section going forward, but in building also. Residences and business locations are selling well. D. J. Finn has taken permits for eight houses in Multnomah Addition of \$1000 each. The street pavements and buildings under way and projected in Multnomah Addition will cost over \$200,000. These street improvements

are the result of work of the Multnomah Improvement Club. In anticipation of a time when a new schoolhouse will be needed in Albina Homestead, which is not far off, the school district purchased during the week George Roschlin's property, including lots 1, 2, 3, 4, 13, 14, 15 and 16, block 13, for \$10,000. The Highland and Thompson buildings, both large structures, are filled to overflowing and need relief. The block secured is on Tremont street, between Mallory and Garfield avenues. A few years ago the district owned a half block and had a schoolhouse in Albina Homestead, but sold it and moved the building to Highland, and it now buys a site to the territory it then abandoned.

Would Sell Old Site.

It is estimated by those working for a modern schoolhouse to replace the Williams-avenue building that the ground now occupied can be sold for \$25,000 or \$30,000 for business purposes, which would nearly cover the cost of a 20-room building. The block is on the corner of Williams avenue and Bond street, in the heart of the business section of Albina. It is urged that the ground can be used for business purposes only. However, there are some who believe that the district should not sell any of its ground, no matter where located, on the theory that it will be needed in the future.

Mr. Ross E. Eckerman purchased the past week a 2 1/4-acre tract near the Sandy road, adjoining the electric addition, of A. L. Ipsen for \$7700. At Woodlawn A. J. Dillen purchased from J. W. Griffith a quarter-block on East Ninth street for \$2500.

At Portsmouth J. F. Nowlin sold to Alice A. Bemis lots 19 and 20, block "B" for \$2000.

Charles D. Crain sold to Mrs. Mary E. Crowder a house and lot at the corner of East Salmon and East Thirty-fifth streets, Sunnyside, for \$2500. Joseph P. Doegan purchased a house and lot in the same vicinity for \$2000.

In Rose City Park Mrs. Wolf bought a lot on which she will put up a dwelling. J. E. Kelly bought 100x100 on which he will build a house. A villa tract of one and one-half acres was bought by H. J. Blomquist and L. C. Scharrl has bought a site for a home.

Elizabeth Holmgren sold to G. W. Logan 1 1/2 acres in Clinton Kelly donation land claim for \$4500. In Walnut Park J. O. Eirod sold to Thomas Callaghan lot 8, block 4, with modern house, for \$5250.

The First Church of the Nazarene bought lot 4, block 32, Stephens Addition, from Fred J. Blomquist for \$1900. A new church is to be erected on the lot.

Show Sunnyside's Growth.

In speaking of the growth of Sunnyside, E. C. Minor, who keeps in touch with zoning properties, real estate sales and new buildings in that section, said:

"Sunnyside was the first suburb on the East Side to be developed. That was 18 years ago. Its progress has been steady. We think we have one of the finest suburbs of Portland. Belmont street has just been paved with hard-surfaced material to East Twentieth street, and it will be improved on to the Willamette River. While sales of residence property have been slow, they have been constant. New houses are building all through Sunnyside, and especially south of Hawthorne avenue to Section Line road. There are few houses for rent, but there is constant inquiry from people for houses to rent, who want to live in Sunnyside. The Sunnyside Congregational Church has started a new movement for a new edifice which will cost \$25,000. A business center is being developed on Hawthorne avenue. We think in Sunnyside that we are making as much progress as any other portion of the East Side."

Prospect of Theater.

The question of a theater for the East Side is being agitated. George Dilworth made a report to the Business Men's Club Thursday night on what is being done. He said that negotiations had been started with the trustees of Orient Lodge, I. O. O. F., which has had plans drawn for a two-story reinforced concrete temple on East Sixth and Alder streets, to have them add another story for a medium-size theater, but that, he said, will depend on whether the trustees can secure the theater for a long term. Mr. Dilworth further said that some of the theater managers of the West Side had been looking over the East Side with a view to having a theater built, but no definite action had been taken. He expressed the opinion that a theater will be built on the East Side in the near future, basing his conclusions on what theater managers have said to him on the subject, but that it must come through the theater combine, and not from the outside.

Appoints Murray Controller.

WASHINGTON, April 18.—The Page-Donelan syndicate has secured the nomination of Lawrence O. Murray to be Controller of the Currency, vice William B. Ridgely, resigned.

Ford Challenges Juror.

SAN FRANCISCO, April 18.—In the trial of T. L. Ford, charged with bribing Ex-Supervisor Daniel C. Coleman, in securing an overhead trolley franchise for the United Railroads, this morning, James E. Hussey, a carpenter and formerly a motorman on the street railway, was dismissed by the defendant, who stretched a peremptory challenge on him. It was his opinion that money had been used to secure the franchise, but he held that he could give the defendant a fair trial. Eleven jurors have been passed. An adjournment was taken until Monday morning, at 10 o'clock.

McKENNA JUNCTION

Come out today and buy a few lots at McKenna Junction. Great changes will take place at McKenna Junction within the year. Prices will advance rapidly and steadily. Just opposite McKenna Junction, Swift & Co. will spend \$4,000,000. Remember, McKenna Junction has nearly a mile of frontage on the 100-foot Columbia boulevard. Railroad yards, factories and other industries will be established here. Tracks are now being laid from McKenna Junction to the Swift plant.

\$285—Residence lots commanding an unobstructed view of the mountains and the Columbia River.

\$375—Business lots on Fiske, Stratton and Newman streets, in blocks adjoining Columbia boulevard.

\$375—Business lots on Chautauqua boulevard in blocks adjoining Columbia boulevard.

Prices will be advanced May 1. Terms—10 per cent cash and 10 per cent quarterly.

W. H. GRINDSTAFF

Office, Goddard Station, on the St. John Carline.

No. 510 Commercial Building. Phone Main 6009.

Mt. HOOD VIEW

This choice tract has been subdivided into acre lots. Anyone desiring choice acreage will do well to investigate this property. It is within seven blocks of Waverly-Woodstock carline.

Take W-W car at Third and Yamhill, get off at Woodstock. The Lorrington agent will show you the property.

MOORE INVESTMENT COMPANY

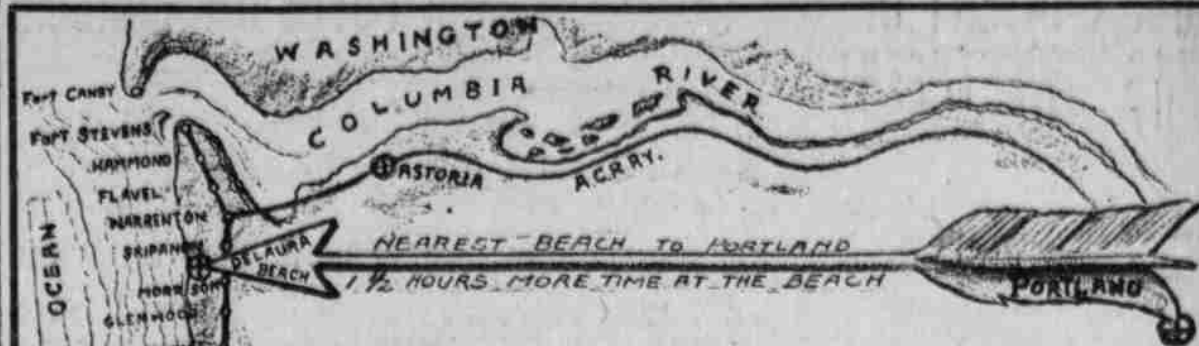
Phone Sellwood 1234 313 1/2 Washington Street

BOYCOTT IS FAR-REACHING

Rival Steamship Line Patronized. Even at Greater Expense.

VANCOUVER, B. C., April 18.—The effect of the Chinese boycott of all things Japanese is seen in the passenger list of the vessel clearing from Oriental ports. Up to the time of the Tatsu Maru seizure the Nippon Yusen Kaisha used to secure the bulk of the Chinese freight and passenger trade for this coast, for the rates were much cheaper than those of the Canadian Pacific Railway. Since the trouble between the two countries and the proclamation of the boycott the Japanese have felt the pinch, for the Maru boat, which reached Victoria last week, only had 25 passengers. Against this is the fact that the Empress of India, which left Yokohama for Vancouver on Friday had 70 Chinese passengers for this port. She also had 100 saloon passengers.

Ford Challenges Juror. SAN FRANCISCO, April 18.—In the



DELAURA BEACH

Is the nearest pleasure ground to Portland; not only to Portland, but to all of the country tributary to Portland. It saves an hour and a half every trip, giving you that much more time on the coast. It has the best sand beach in Oregon—no rocks, providing safe and pleasant bathing. There are scores of points of interest within sight, including many wrecks. Fort Stevens is only four miles north. Building lots are now for sale. Choice of three different locations—the beach, the greensward and the higher lands. All command a magnificent view of the ocean. The opportunity for real recreation is unsurpassed at this beach. Amusement of any kind may be obtained.

THE BEACH IN REACH

Few cities are so well favored with quickly-accessible ocean resorts as Portland now is with DELAURA BEACH. It is only a few minutes' ride from Astoria. When you arrive at DELAURA BEACH you seem to be as far from home as though you were in another state. At the same time, you are in closer touch with home and business than is afforded by any other resort on the Pacific Coast. It makes a shorter ride and considerably more time for pleasure. You do not arrive so late at night; do not have to arise so early in the morning to catch a train. Nothing impedes the prospect of DELAURA BEACH becoming the favorite playground of Portland people.

DELAURA BEACH CO.

Room 5 Lafayette Building, Corner 6th and Washington, Portland, Or.

NOTE—We have a site reserved for a hotel, conservatively valued at \$5000. This site will be donated to a company or individual who will erect a hotel, subject to our approval. Call for details.

METZGER ACRE TRACTS

ON THE SALEM ELECTRIC LINE

PORTLAND OFFICE, 226-228 FRONT STREET

THE PLATS ARE NOW READY! GET ONE!

PRICE PER ACRE

\$200

—AND UP—

ALSO OFFICE AT METZGER STATION ON THE SALEM ELECTRIC LINE

We are offering in this tract of land the choicest piece of property in Oregon. It is so varied that we can please any one who desires the best of soil and location. We have fine upland, cleared, perfectly level, some with a slight slope in any direction. There is rich bottom land, likewise cleared and similar land un-cleared, with the finest kind of fir, ash and cedar timber.

The upland is especially adapted and excels for raising all kinds of fruits, vegetables and berries, the finest land for apples, pears, plums, cherries, strawberries, raspberries and blackberries. It is ideal cherry soil. The lowland is especially adapted for the raising of vegetables, such as onions, potatoes, cabbage, cauliflower, turnips, etc.

For a suburban home this place cannot be excelled, and for those desiring wooded nooks or private parks, it is superb. There is more cordwood on some acres than we are asking for the ground. Remember that this tract is at Metzger Station, right along the electric road, and only a short distance from the city, making it the most desirable suburban residence district anywhere around Portland.

Water—This tract abounds in living springs and ever-running creeks and brooks.

Any one living at the Metzger Acre Tracts can tell precisely the time they will arrive in the city, and also when they will reach home, since there is no river to cross, no drawbridges to delay transit. It now takes only about one-half the time to reach Metzger Station that it does to go to other suburbs where they charge more for a lot 50x100 than we do for a whole acre; besides, we have the best of soil, while they have only gravel. Telephone and electric light service will be installed.

PRICE—\$200 and up per acre, 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. ON CASH PAYMENTS a discount will be allowed.

For particulars and beautifully descriptive plat call at our Portland office, 226-228 Front street, or at Metzger Station.

HERMAN METZGER, OWNER

18 ENGLISH WALNUTS AND TWO BITES TO THE YARD ROYAL ANN CHERRIES TO THE CHERRY

THE MAN who knows more about Walnuts than any other man in Oregon says our location is right. THE MAN (the same man) whom investigators ask for advice says our proposition is a good one. THE MAN (the same man again), who is the only man with years of practical experience in growing the tree and marketing crops in Oregon, says our property is a good investment.

The man whom we quote has no ax to grind; he has no interest in our company; he is an individual planter and grower—independent of us, independent of us, independent of us.

We can refer you to purchasers in our properties who were decided in intention after advising with this man.

Investigation counts. That's what we solicit from you. When you have the information and then visit our properties, you are decided. There is no doubt. You become a purchaser.

We are the largest planters and growers in Oregon. A location in our properties is worth a premium. Your holdings receive expert and constant care. Our price is lower than you can plant and grow.

Our terms are only \$100 cash and \$15.00 per month on each 5-acre tract, including four years' care. Our properties are in Yamhill County. We visit them any day, leaving at 7:40 A. M., returning 5:40 P. M.

CHURCHILL-MATTHEWS CO.

GENERAL SELLING AGENTS 110 SECOND STREET