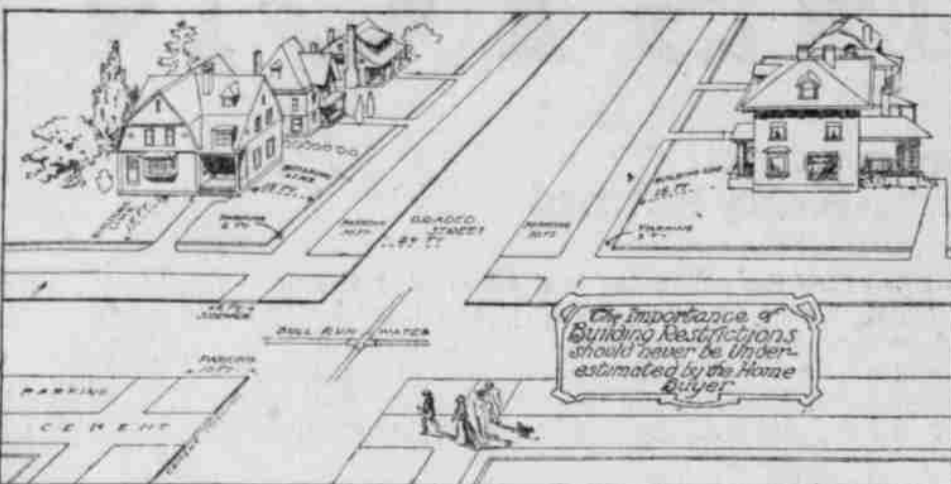


Rossmere

The Beautiful.



Where the beauty of lawns, parks and driveways will never be marred by the unsightly encroachment of buildings upon its broad avenue prospects.

Stop Off at Rossmere, The Beautiful, and See

STREET IMPROVEMENTS ARE IN

Take Rossmere Car, Third and Yamhill Streets.

John W. Cook **George K. Clark**

Manager General Agent
336 CHAMBER OF COMMERCE—MAIN 5407—A 3252.
AGENT ON THE GROUND AFTERNOONS

EAST SIDE HAS NEW RECORD ERA

More New Buildings Under Construction Than Ever Before.

STREET WORK LAGS BEHIND

Churches, Schools and Hotels Being Supplied to Meet Demands of the Rapidly Increasing Population in the Big District.

Every section of the East Side is building up. April finds more dwellings under construction and enterprises under way than during any of the 12 months past. If the City Engineer could handle all the street improvements wanted, there would be more than double the present amount of pavements under way.

Ground was broken this week for the Christian Brothers' business college. In Holiday Addition, to cost \$25,000. A hotel to cost \$20,000, is projected at Sellwood. Money is being subscribed for a \$25,000 Congregational Church at Sunnyside. Also ground was broken for a Catholic school and chapel at Highland the first of the week, to cost \$10,000. On the Peninsula it is proposed to open a wide thoroughfare connecting Killingsworth avenue with St. John. This plan is being worked out by the movement for opening connecting streets. Present proposals to expend \$125,000 for hard-surface pavements during the year. In a portion of the suburb of Montavilla, in the precinct 60, there is a movement on foot to improve all streets. There is not a section of the East Side where there is not a progressive movement of some sort. Property owners have the utmost confidence in the city and are willing and anxious to make permanent improvements. Whole additions are being paved with crushed rock. While large sales have not been the rule recently, real estate men report residence property in constant demand.

Hotel for Sellwood.

Plans are being drawn by George H. Skerton, contracting architect, for a three-story frame hotel building 60x50, with full concrete basement, on Umattilla avenue and East Thirtieth street, in the suburb of Sellwood. The cost is estimated at \$20,000. The hotel building will contain 22 rooms, single and en suite, and eight bath rooms. It will have an ample dining-room and also a grill. It is desired to complete the building this year. This is the most pretentious building to be erected in this growing suburb this year.

It is understood that the plans are being drawn for the new car barn and carmen's club house at the Golf Links, and that work will start on these buildings within the next few weeks. The movement for the proposed sewer system for West Sellwood is progressing, and bids fair to be carried forward. Real estate dealers announce a constant demand for residence property in this suburb. The street improvement movement started in Sellwood some time ago includes all unimproved streets, and is working its way along.

There was a rumor afloat the past week that the Portland Railway, Light & Power Company may build a new line south from the Brooklyn branch on East Twenty-third street through the Laid farm to a connection with the Sellwood line on East Thirtieth street, but it could not be verified. Such a line has been talked of for some time, but it never assumed a definite form. It would open up the Laid farm and the great district south of the Southern Pacific carshops, and at least has some attractive possibilities. However, the wish may be father to the rumor.

Ground Broken for College.

Ground was broken the first of the week for the building for the Christian Brothers' College on Grand avenue and Clackamas street. The building will be three stories, besides a cement basement. It will have a frontage of 116 feet on Grand avenue and 60 feet to Clackamas street. Plans have been drawn so that an additional wing may be built, when needed. J. Kelly & Co. are contractors for the grading. Ten-year gold bonds amounting to \$30,000 have been placed on the market by the college corporation. With the means secured from these bonds and also the bequests to the

building fund, the necessary funds will be raised to put up the building. It will be an up-to-date business college. At University Park Black & Kerr have started work on a two-story flat and frame structure for F. M. Miller, on Dawson and Flak streets. The cost will be \$6000. A. C. Ruby is having a \$3000 barn erected on the Sandy road, near East Seventeenth street. Architect Schacht has drawn plans for a \$10,000 frame building for Charles O. Sigblin on East Sixteenth and Ader streets. Work has been started on a two-story frame school and chapel for St. Andrew's parish, on East Ninth, between Alberta and Wyant street, to cost \$10,000. W. C. Cameron will have a \$600 two-story dwelling erected on Hancock street, near East Twenty-third, to cost \$500.

The old race track in Upper Albina is disappearing. Buildings are being torn down. A contracting firm has a camp on the grounds and is grading out the principal streets. Hard-surface pavements are to be laid in this tract. It is to be thrown open for residence purposes. Before this is done, however, many thousands of dollars will be spent in improving streets, laying water mains and sewers. The city has built up on three sides of this tract of land and now it gives way to the march of improvement.

Spend Nearly Half-Million.

T. J. Jones, school architect, has much work on hand. Foundations for the eight-room school house on Habersham street, near Section Line road, and the Peninsula school are both well along. Also the addition to the Sellwood school has been started. A new school building will be erected on block 10, Central Albina, recently acquired, to relieve the Highland and Thompson school houses, both of which are overcrowded. At Woodlawn will be started soon on an addition to replace the old part which has been condemned.

For the new high school for the North East Side, costing \$250,000, the Board of Education is making final plans. It had been reported that the location for this high school house might be changed, but it is announced that the site purchased in the Patton tract will be retained and the high school house put on it. Effort is being put forth to vacate some streets adjacent to the site so as to increase its dimensions. Mr. Jones is receiving bids for providing the East Portland High School with fire escapes, also for constructing stone and concrete wall and steps on the grounds of this building.

What will be done with the Lents school

house remains to be seen; it is over crowded, and space in the assembly hall on the third floor is being used for recitations. It will be a problem to solve when it comes to change this building. Some people think it will have to be condemned and replaced with an entirely new structure. School facilities in the vicinity of Woodmere, which is midway between Lents and Arleta school houses will be asked for. There is a growing section here too far from either of these buildings. Homes are springing up all through this section. The Board of Education will be asked to secure at least a block for the site of a school house.

Big Movement on Peninsula.

Between North Albina and Killingsworth avenue there is a constant sale of residence and factory property. The Kenton tract recently platted, forming a townsite, is proving attractive property. In addition to the Graybrook tract, between 300 and 400 acres were recently acquired in the Mary E. Knott tract. Six blocks have been platted, which will constitute the business section, with building restrictions. Owners of this tract are looking to the future, when business locations will be required. George F. Houser, who is looking after this property, says that details for improvements of streets have not yet been worked out, but will be ready in about two weeks. Lots are being sold even before the street grades have been set.

In the Loveligh tract, of the Bronco-Steel Company, being part of the Love farm on Columbia Slough, 40 lots were sold last week for \$50,000, which is considered a remarkable showing. It is predicted that 20,000 people will live in proximity to the Swift packing and the kindred manufacturing industries that are to be established in that neighborhood. In order to prepare for this additional population in the immediate vicinity of the manufacturing plants already projected, besides the population all over the Peninsula, the Peninsula Development League, representing nine pulp clubs, has secured a 10-minute schedule on the St. John car line during rush hours. It is considered probable that the company will soon make schedules for the entire day. It can be seen from the car line that already a great movement is going forward on the Peninsula.

Will Build \$25,000 Church.

Rev. J. J. Staub, pastor of the Sunnyside Congregational Church, said recently that the canvass for funds for the new edifice has gone forward satisfactorily. A committee of 20 prominent

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Is granted by all experienced travelers to be the most magnificently located city in the world. Its scenic environment is surpassed nowhere. Artists cannot do the work justice and it is with extreme difficulty we have finally secured a naturally colored painting of this panorama.

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This beautiful water color painting, by one of Portland's best landscape artists, reproduced in a half tone of very large size, is the only correct and complete view of the city that has ever been shown to the people of Portland. Landmarks and the principal points of interest are brought out vividly and almost any section of the city, with which you are familiar, may be located instantly. This big picture is un-

mounted and may be tastily framed and placed anywhere, in the home or office. It is more convenient than a map for locating the different parts of the city. It should be in every home and every office and may be secured from us without cost, either by calling in person or mailing the attached coupon. By calling, you may have the picture without folding or rolling.

INCIDENTALLY 'twill do you a lot of good to ride out on the East Ankeny car, any day, today, if pleasant, and get a Springtime view of BELLE CREST.

BELLE CREST IS THE BACKBONE OF THE PENINSULA

This Coupon will bring it to you.

THE JACOBS-STINE COMPANY
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Gentlemen:
Please mail me one of the handsomely illuminated views of the City of Portland, without charge.

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Only one picture to a person.

TEAR OUT THIS COUPON AND MAIL IT TODAY.

The Jacobs-Stine Company

Largest Subdivision Operators on the Pacific Coast

148 FIFTH STREET PORTLAND, OREGON

members was appointed two weeks ago, and they have secured subscriptions of nearly \$200. The dimensions and style of architecture of the new church will depend on the amount of money available. Besides the money raised, the church owns two lots, and the old building on East Thirty-fourth and Taylor streets, which property is worth over \$200. Mr. Staub said not a shovelful of dirt will be turned on the site of the new church until the money has been secured, so it can be completed and dedicated free of debt. The new church will cost about \$25,000, and will be modern in every respect, and provide apartments for the clubs and young people.

The Hassen Paving Company, recently organized, with a capital stock of \$25,000, has been given permission to lay its pavement on Hancock street, between East Twenty-fourth and Twenty-seventh streets, as a practical demonstration of its work. It lays a hard surface pavement of crushed rock and concrete.

While not ready for announcement of location, W. H. Mall sold a business location for \$15,000, and altogether for the week sold \$30,000 in business and residence property. For building and for investment, residence property is the attraction at present.

Other Sales Reported.

In Albina, Louise Weinhard sold to Cecilia Clayton lot 11, block 22, for \$500. Also in Albina, Cecilia Clayton bought lot 12, block 22, for \$200. H.

Q. Bruening bought lot 6, block 8, Albina, for \$200. One-half of lot 14, block 53, Albina, was sold to E. E. Cogswell for \$160.

At Glencoe Park, Lucena E. Melby bought part of lot 3, block 2, for \$200. John N. Klein sold lot 1, block 25, Creston, for \$500, with house. Thomas E. Wallace bought two lots in block 5, East Irvington, and lot 18, block 1, Wild Rose addition, for \$200.

In Sunnyside, C. Arthur Ward bought lot "O" for \$100. Ole Nelson Horstfeldt bought part of block 15, in Albina, for \$250. Robert Sylvester Hull bought a half block in Vernon for \$2500.

In Albina Homestead, Gertrude Drinker bought of J. H. Baylor lots 5 and 6, block 28, for \$200. Joseph Conway bought three lots in block 1, Arleta, with house, for \$200.

Architect Otto Kleemann has drawn plans for a new flat building for Dr. Louisa Anderson. Mr. Kleemann also is preparing the plans for a tenement building for Mrs. S. C. Holt, to be erected on Natallia and Salmon streets. The cost will be about \$400.

Sells Hood River Farm.

Captain H. C. Coe, of this city, through the agency of Devlin & Firebaugh, has sold his Hood River property, known as "Jerice Farm," to C. E. Nesbit, also of Portland. Mr. Nesbit has spent considerable time looking

into the fruit situation in the Northwest, and he thinks the opportunities in pursuit of horticulture are best served in the Hood River district.

Valuable Masonic Heirlooms.

MONTESANO, Wash., April 25.—(Special.)—When J. E. Calder, the real estate dealer of this city was made a Master Mason last week by Wynoochie Lodge, No. 42, A. F. and A. M. of this city, he became the possessor of several valuable Masonic heirlooms which have been given to Mr. Calder for many years. One is an apron which was made by Mr. Calder's grandfather over 75 years

ago, he having prepared the lamb skin himself. It was given to his son Joseph I. in 1870, and now to the present possessor. Another memento is the certificate issued to the first J. E. Calder, attesting his membership in the Royal Arch Masons, bearing date of Syracuse, N. Y., September 28, 1854, it having been given to Mr. Calder six years after he came from England. The most unique bequest, however, is a Royal Arch Mason's apron, made of fine white silk, with the emblems and secret letters of both the Chapter and blue lodge painted upon it in symbolic colors of the ancient institution. Metzger, Jeweler, optician, 322 Wash. *

PUBLIC LAND OPENING

245,000 acres of irrigated Government Land in Big Horn Basin, Wyoming, will be thrown open for settlement May 12, under the Carey Act, affording opportunity to secure an irrigated farm at low cost on easy payments. Only 30 days' residence required. Report containing official notice of the drawing, maps, plats, and full information sent free on request.

IRRIGATION DEPARTMENT
ROOM 406, 205 LASALLE STREET, CHICAGO.

18 NUTS TO THE YARD **ENGLISH WALNUTS** **TWO BITES TO THE CHERRY**

AND **ROYAL ANN CHERRIES**

Strictly as an investment, eliminating the growing and marketing of crops, you cannot equal the security and profit offered in the purchase of one of our tracts.

A city or suburban lot, for advancement in speculative value, depends on many combinations of development and growth. Everything must come your way, to your location, to the particular selection you have made from the many locations offered. You are advised to locate this way, that way and the other way. Each one is presented as the only one, the real one, the sure thing.

The purchase of a 5 or 10-acre tract of planted Walnuts or Royal Ann Cherries gives you an actual value, something to depend on, something to fall back on; development and growth within itself, production within itself, income within itself, profit within itself.

A planted 5-acre tract on terms of \$100 cash and \$15 per month secures you a property that within the next few years, as a speculation, will bring you two or three for one. Mind you, you cannot purchase a 2-year-old planting today for double the price we now ask. Our price includes four years' care. Ere that time passes Walnuts will rank with Apples in interest; the demand cannot be met—only by you and others who now invest.

Being the largest owners and planters in Oregon, your location with us attracts the limelight, places you first for consideration. Our expert care will meet the investigation. Our present price insures your profit.

Our properties are in Yamhill County, "the Walnut County." We visit them any day with you, leaving 7:40 A. M., returning 5:40 P. M., Sundays included.

CHURCHILL-MATTHEWS CO.
General Selling Agents. 110 SECOND STREET.

METZGER ACRE TRACTS
ON THE SALEM ELECTRIC LINE

As an Investment or for a Home These Tracts Are Unequaled.

Only 30 Minutes From the Heart of the City

The Oregonian Thursday, April 23, in an article on the first page, states positively that the Oregon Electric Railroad will gridiron the Willamette Valley with 301 miles of new lines. A rapid rise in prices of all Willamette Valley property will be the result.

All kinds of fruit and vegetables can be raised to perfection on this land.

Pure, sparkling water, living springs and shady nooks.

This is soil, not gravel.

Take the cars today at Jefferson and Front streets, ride to Metzger Station. Stroll around the tract and see for yourself that we are offering the greatest bargains now on the market.

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