

Portland the New York of the Pacific

MARK MY WORDS

What Happened in New York WILL BE REPEATED AT THE JUNCTION OF THE RIVERS IN THE NEAR FUTURE

A CRITERION

The rapid strides of the past five years towards the Peninsula is only the beginning of the most astonishing expansion ever witnessed on the Pacific Coast.



Walnut Park Only \$25 A Front Foot, with Cement Sidewalks and Curbs.

Brooklyn Now Called Portland's Business Center 1908.



WALNUT PARK

Is the Center of the Peninsula AND WILL BE THE FIFTH AVENUE DISTRICT OF THE PACIFIC METROPOLIS

RAPID GROWTH

The year 1908 will mark a new era in Portland's history, and the Peninsula will be the scene of astounding activities.



The reproduction of this picture is suggested by Dr. Stratton's brilliant essay on Portland, which secured the first prize of \$1000 offered by the Commercial Club. It certainly verifies Mr. Killingsworth's predictions made from time to time during the past 20 years, and which were considered imaginary by some well-meaning though weak-kneed citizens of Oregon.

WALNUT PARK LOTS ARE RAPIDLY ADVANCING

BEST BARGAIN AS WELL AS HOME SITE IN CITY

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| <p>Watch Greater Portland Grow Between the Rivers.</p> | <p>A FAR-SEEING MAN</p> <p>John Jacob Astor in 1785 was the most far-seeing man of his time. He sold good rental property in New York City for \$8000 to purchase lots in the suburbs at the Bowery. His friends laughed at him for giving up his income for nonproductive lots. All the same he continued to place all his earnings in what then seemed worthless outside property. In a few years he became wealthy. Moral: Astor's heirs hold today the world's richest in valuable real estate. The same thing will be repeated in the purchase of land between the rivers. This more than beautiful tableland, having a gradual slope toward both rivers, above all possible floods, thereby making it the most perfect natural site for a city in the world. Reader, this information is published at no small expense, to stir you into thought and then action. Never again say you had no chance or opportunity of becoming wealthy. Now is the time to follow</p> | <p>GOOD HOMES OR NONE</p> <p>This matchless site is being dotted with beautiful homes, 60,000 feet of cement sidewalks and curbs are being laid, streets are paved; also, 15-foot alleys, thereby giving to all inside lots the convenience of corners. Building restriction, of course. No language can tell you of the beauties of Walnut Park. It has no equal, hence no rival, in the City of Portland. Prove this bold statement, take any "U" car going north. It will land you in Walnut Park, the highest elevated spot</p> | <p>Watch Portland Become the Pacific Metropolis.</p> |
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GENERAL OFFICE: Walnut Park. Main 4557 **W. M. KILLINGSWORTH** **SUBURBAN OFFICE: 323 Chamber Commerce**

WOULD ADOPT DISTRICT PLAN

East Side Residents to Bring Improvement of Streets to a Vote.

BRIDGES LEADING ISSUE

Buildings Continue to Be Erected at More Remarkable Rate Than in Months Past in All Suburban Sections.

This week the important events in connection with building affairs were the breaking of ground for the Oddfellows' temple to be erected on East Sixth and East Alder streets, at a cost of \$25,000, and the drawing of plans for a three-story brick, 6x100 feet, to be erected on the northwest corner of Grand avenue and Belmont street for Mr. Selling, the cost of which will be about \$25,000. Architect Otto Kleemann is preparing the plans for this structure. This is the most important business building to be started this year.

The bridge question is again uppermost and is a prolific source of discussion at the push clubs on the East Side, both with reference to a bridge to replace the Madison and the proposed high bridge for Albina. It is probable that a special election will be called shortly after the June election to pass on a number of propositions that cannot be reached at that time. Had there been a decision in favor of the Madison and the proposed high bridge, the question of the validity of the bond issues voted on last June, all these propositions could have been passed on at the coming election, but that decision has not yet been handed down. There will be bonds for the new Madison and North Albina bridges, bonds for the second Bull Run water pipe line, and possibly the question of a municipal rock crusher to be submitted at this special election. A motion to circulate petitions to issue \$100,000 in bonds was made at the last meeting of the United East Side Push Club, but was withdrawn for the present, but this bond issue may come up at the proposed special election.

Improve Under District Plan.

Other questions which will probably be passed on at this special election will be the improvement of streets by district, the taking over and maintaining of streets with a concrete foundation and hard surface by the city, and it is possible municipal ownership of an electric-light plant may come up. It is believed that a decision must stand separately. One proposition will not be loaded up with anything else, which was done at the last election. The building of a new fireboat was tacked on a proposition to lay dry mains. Just when this special election will be called has not been considered as yet, but it may be held in November at the Presidential election, and thus do away with the necessity of holding separate elections. Various civic organizations have gone on record as favoring a bridge to replace the Madison, much higher

than the present structure and wider, 70 feet if possible. A strong effort is being made to place it south of the present location. However, plans have been prepared by J. C. Lockwood for the present location on three elevations, 16, 20 and 26 feet higher than the old bridge. The cost of the new bridge, as proposed, will be considerably more than \$150,000, which was voted at the election last June, and, of course, will require a larger bond issue. It is proposed to carry the east approach above all the car tracks and do away with grade crossings.

Start on Filling Contract.

It is announced that the Pacific Bridge Company will start on the big fill on the East Side, between Belmont street and Hawthorne avenue, Union avenue and East Water street, on or before May 10. There are 21 blocks to be filled, and it is the most important work yet undertaken on the East Side. For a year the Pacific Bridge Company has been preparing for this building a dipper dredge, 100x30 feet and construction of a dock and apparatus for handling the material from the barges. The dredge has capacity for handling 300 cubic yards an hour, and will work in 35 feet of water. It consists of a steam shovel on a barge. More than a million cubic yards of material is to be lifted from the bottom of the river and deposited in the warehouse district. It will take at least 12 months to complete the job and the cost is estimated at \$300,000, which, however, will more than double the value of this low land and make it at once available for building purposes.

When in full operation there will be four dump trains of seven cars in motion. The City Council has given the company permission to erect temporary trestles on East Salmon street from East First to Union avenue, East Third to East Washington, where the track will turn east and extend to East Eighth street. The fills on this route include East Eighth, between Washington and Morris and Belmont streets; East Washington, between Sixth and Eighth; East Morrison, between Seventh and Ninth streets. These streets in that connection will require 200,000 cubic yards of material.

Make Safe Investments.

While in the aggregate, realty sales for the East Side the past week have not been large, they have been numerous. Opportunity for investments was never better, is the opinion of competent judges. There is no dropping of values in any direction, but all residence districts hold up well. Reasonable terms are maintained. Where agents or owners make special efforts, large numbers of sales have been made. In the southeast section 40 lots were sold recently. In the Loveligh tract, recently platted, it is announced that 40 lots have been sold. S. G. Sibray, of University Park, said his firm has made sales to the amount of \$150 each day during the week of residence property. It is conceded that no mistakes can be made in buying property almost anywhere on the Peninsula. An excellent idea of the growth in that direction may be had at the Piedmont car barns on either side of Killingsworth avenue. From this point down the Peninsula there is a continuous growth.

Many Lots Selling.

The more important sales were scattered all over the East Side. A. E. Willoughby bought 3 1/2 feet of the east half of lots 9 and 10, block 11, Albina Homes-ed, for \$200. David Goodsell sold lots 5, 6, 7, 8 and 9, in block 9, East Portland Heights, for \$250. Alexander H. Kerr sold to C. E. Brown lots 7 and 8, block 212, East Portland, for \$400. J. N. Nims bought a quarter in block 17, Lincoln Park Annex, for \$250. At Mount Tabor, Annie Lacey bought two acres on Francis avenue for \$250. Mattie O'Connor bought lot 7 and part of lot 10, block 33, in Sunnyside, for \$250. John F. Mahoney bought lot 7, in block 2, Tibbetts Addition, for \$200. Nicholas Ennis bought a quarter-block in Center Addition for \$150. At Woodlawn, Nora Livingston bought

lot 6, in block 36, for \$1100. At Woodstock, G. W. Green sold to Amos Berg lot 2, block 50, for \$2500.

R. B. Rice sold to E. A. Messerly lot 11, in block 17, Holladay Park for \$25250. John F. Jordan bought lots 6 and 7, block 16, Sunnyside, for \$2200.

On Friday there appeared a long list of transfers to the Mount Hood Railway, which are significant as indicating the route the road is to take on entering the city. Outside the city in the vicinity of Gresham, J. M. Short transfers more than 200 acres to the company. C. W. Pallet also transfers 20 acres. Robert T. Linney transfers a number of lots to the Mount Hood Railway Company, some in Melrose and North Mount Tabor, in Sunset and Center Addition. He also transfers lots 1, 2, 7 and 8, block 31, and lots 3, 4, 5 and 6, block 82, East Portland, these lots being on both sides of East Stark street, between East Third street and Union avenue. There are some other transfers for nominal sums, and these seem to indicate that the route of the road will be north of Mount Tabor, through Center Addition and Montavilla, on eastward.

Draw Plans for 40 Dwellings.

In the southeastern district of the East Side, important improvements are under way in the Waverly-Richmond, the Waverly, Kenilworth and

and other sections, the expenditures for which will aggregate over \$250,000. For the Waverly tract Architect Fabre has been commissioned to draw plans for 40 dwellings, the average cost of which will be \$1500, making a total expenditure of \$60,000. Besides these dwellings, 3 1/2 miles of streets will be improved. M. J. Connelly has the contract, and will the coming week have 100 teams at work.

In the Waverly-Richmond tract, the improvement of Clinton street between East Twenty-sixth and East Forty-first will soon be under way. There are over 25 new dwellings being built in this suburb. Kenilworth and surroundings are the scene of activity. Improvement of Gladstone avenue is going forward. More than a score of new houses are being erected. Many residence lots are being sold here.

At Montavilla street improvements have been projected that will cost about \$50,000. The streets to be improved are all embraced in precinct 60, which is between East Morrison and Burns streets, north and south and east and west. The length of these streets is 1 1/2 blocks.

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grades set and drawing up the petitions.

These streets will be improved at the same time so that property-owners can secure the benefit that will come where a large contract is let. Petitions will be circulated separately for each street, as there is no provision for grouping streets together in a district. This will be a large piece of work for one suburb, but there has not yet appeared any considerable opposition. O. F. Fotts, of Montavilla, says that this suburb was never more prosperous than at present.

New homes are being built in all directions. New tracts are to be platted and placed on the market. There is great interest as to what route the Mount Hood Railway will finally select, but the impression at Montavilla is that it will pass through North Montavilla.

Snatched From Watery Grave.

LIDLAW, Or., May 2.—(Special.)—Glenn, the 8-year-old son of Mr. and Mrs. C. C. Bennett, of Laidlaw, came near losing his life by drowning in the Deschutes River, Tuesday Mr. Bennett was away working with the crew of engineers upon the Columbia Southern near Laidlaw, while Mrs. Bennett was driving the mail hack from Laidlaw to Bend. They had left their two

youngest children, Olive, aged 10, and Glenn, the little boy, at home. A small footbridge crosses the river in the heart of town. In attempting to cross the footbridge the boy lost his balance and fell into the ice-cold water. J. C. Tullar, who happened to be working about 50 yards from the river, heard the frightened cries of the children and rushed to the rescue. He reached the little fellow after he had been carried downstream about 50 yards.

MONDAY May 25, '08

All Unsold Lots in

BEAUTIFUL WAVERLEIGH

Will Be Advanced

\$50 Each

Buy Now, Make Money Graded Streets, Cement Walks Bull Run Water

Jno. P. Sharkey Company

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The Spanton Co. Appoints Rolling, The Live Montavilla Real Estate Man, Resident Agent For Terrace Park

OUR LETTER TO HIM

PORTLAND, Oregon, May 1st, 1908.

MR. A. ROLLING, Montavilla, Oregon.

Dear Sir—Your letter received, and at a meeting of the members of this company today it was agreed to appoint you our resident agent for Terrace Park, according to the terms of your letter. The energetic way you have undertaken to bring Montavilla to the front shows you are a "live one."

It is impossible to say a good word for Montavilla without saying the same of Terrace Park. Montavilla and Terrace Park should by right and reason go hand in hand. The growth of one means the growth of the other, and it only calls for a fair presentation of the merits of this beautiful suburb to make it a more prominent part of the city.

In having you represent us, we want you to feel that whatever selling contract may be made in the Spanton Co.'s office may also be made in your office, and if you know of any energetic salesmen it might be well to arrange with them for the sale of Terrace Park property.

Very truly yours,
THE SPANTON CO.,
Per C. W. Davis, Sec'y.

AND HIS REPLY

PORTLAND, Oregon, May 2, 1908.

THE SPANTON CO., Portland, Oregon.

Gentlemen—In accepting the agency for Terrace Park, it is only fair to say that when I chose Montavilla as a desirable property for a real estate office, I also had in mind Terrace Park as one of the beautiful parts of Montavilla. There is a big future for this property, and I am satisfied to tie up with it.

The development of Montavilla is the development of Terrace Park, and the building activity going on in this part of the city shows conclusively that investors are looking this way. Statistics show that the East Side of Portland has doubled within the last three years and the race for population has just begun. It is no unreasonable statement to say that two years more will again see a similar increase, and the investor who places his money in home sites will not only make big interest on his money, but his principal will be absolutely secure.

These are my ideas, and I am investing what I have along these lines. With best wishes for Montavilla and Terrace Park, I am
Very truly yours,
A. ROLLING, of Montavilla.

Another thirty days will see some striking transformations in beautiful Terrace Park. Many of the 246 owners of lots in Terrace Park are now preparing to build, and the remaining lots in the addition will be placed on the market in a few days.

We are delighted to announce Mr. Rolling as our agent on the ground, as we feel certain that the man who is doing so much to give Montavilla real estate values their true light will be of similar value to Terrace Park, which is in reality a part of Montavilla.

Take a ride out to Montavilla on the M. V. line today and let Mr. Rolling tell you some things about Terrace Park and other Montavilla real estate. Take the M. V. line. You will find the office right at the terminal, on the corner of Hubbard street and the Base Line road.

ROLLING, THE SPANTON CO. AGENT

PHONE EAST 959