

EAST SIDE WORKS OUT STREET PLANS

Continuation of Building of Dwellings Demands Better Facilities.

STEADY DEMAND FOR LOTS

Montavilla and Mount Tabor Sections Show Marked Effect of Building Operations Conducted in Past Few Months.

Every portion of the East Side shows evidence of substantial progress. In the matter of street improvements, the amount of work under way and projected cannot be accurately estimated. The total cost would be so large that it would be questioned even if approximated. The larger undertakings are Hawthorne avenue and Union avenue. The former will cost about \$300,000, and will extend nearly to the junction at South Mount Tabor. Hawthorne avenue is 70 feet wide for its entire length. It is being settled up rapidly. Union avenue paved with hard-surface from Holladay avenue to Alberta street will cost \$100,000. East Stark street will now be carried from East Twentieth street to Fortieth street. Councilman Kellisher has that matter in hand. The Belmont-street work is also steadily progressing. Running to the end of the car line at Tabor Heights, past and through the beautiful portions of Mount Tabor, it will be one of the most popular scenic drives on the East Side, particularly as it will lead up to the proposed park at the top of Mount Tabor.

Everybody is watching with interest the big project undertaken by the Holladay-Irvington Improvement Association, where a big district is to be formed in which nothing in the way of street work shall be allowed that is not hard-surface. To carry out the programme, which is under way, means an ultimate expenditure of \$600,000, if not more. It means the forming of one of the most attractive sections of the city, for there is no other residence section where all streets are laid with hard-surface pavements.

The men back of this movement are not quitters. Among them are D. L. Povey, C. V. Cooper, Charles K. Henry, W. F. Woodward, Robert L. Darrow, C. L. Mead, O. A. Ritan, George W. Hagen, W. J. Holman, C. D. Starr, John L. Wright, W. T. Turner, S. P. Lockwood, G. W. Stapleton, W. C. Bristol, F. S. Fields, H. M. Haller and F. Johnson. It may take five or perhaps 10 years to work out the programme. But at the end of that time they will have a model district. They will have first-class pavements, with all wires underground.

Residence Property in Demand.

There is an increased demand for residence property all over the East Side. Sales are made daily to those who want to build homes. The building permits issued show something of the building trend. It has never stopped. It is more active than ever and new work starts up every day. Following are a few important sales:

E. J. Ellison sold to Albert Gubelmann the west half of lot 4 and west half of lot 4 and the south 20 feet of lot 3, block 50, Holladay addition, with building for \$8500. Robert Hooper bought of S. L. Brown part of lots 2 and 7, 3 and 5, of block 12, for \$20,000.

Allice Winchester bought two lots in Hanson's addition, block 19, for \$3000. In the Paradise Springs addition at Mount Tabor A. Sprer bought a tract for \$3500. Martin Keating was the owner.

Elizabeth M. McKown bought four lots in Rosemere addition for \$2500. Ann E. Powell bought half of lots 11 and 12, block 18, Hawthorne's first addition, for \$2500.

At University Park A. N. Cone bought three lots in block 105 for \$1500. In Hawthorne Park the Security & Savings Trust bought of Ellen P. Scott lots 7 and 8, in block 22, with house, for \$6500.

George Robertson sold to William Gibson his property, consisting of lot 1 in block 129, in Woodstock, for \$1250. Mrs. Lucretia Shambrook bought lot 15, block 25, in Irvington, with house, for \$4500. George W. Akers bought lot 14, block 21, in the Ladd addition, for \$6000. Sale includes a house.

In North Mount Tabor.

North Mount Tabor and Montavilla are making substantial progress. In North Albina lots are selling rapidly, and new houses are being built in all directions. In the Jonesmore tract, in West Montavilla, which was put on the market a few months ago, there is a considerable building movement. A large number of lots have been sold and attractive dwellings erected. Between 75 and 100 new houses have been erected the past few months in North Mount Tabor and Montavilla settlement extending northward toward and beyond the O. R. & N. track.

The prospect that Villa avenue will be opened from the west side of the Ladd farm through Montavilla, 80 feet wide, is having a good effect. While somewhat slow progress is being made on this street, it is coming to the city from the west, direct street into the city from that entire section. At Center addition northward there is a constant growth, which needs a direct street to the city through the Ladd farm. In Center addition a considerable number of attractive homes have been built. The people are asking for a schoolhouse to accommodate this portion of the district. The opening of the tract on Wilberg Heights will also tend to build up this suburb, as the owners of this tract promise they will improve streets and lay water mains.

Want Wide Streets.

The citizens of North Albina have started out on a campaign to widen and open streets. Killingsworth avenue is to be made 50 feet wide between Willamette boulevard and the city limits, a distance of three miles. Much is expected from this, as this avenue cuts through a well-settled and growing district. Part of the street is now being worked. This widening movement was undertaken for the reason a considerable business district has been developed along the avenue, and a wide street is wanted. Property along the avenue has more than doubled in value the past year, and at present none of the property is for sale. J. H. Nolin, who has been a leading factor in that section, says:

"There is no property for sale on Killingsworth avenue. An owner may list his property for sale one day at a certain price and then pull it down the next day, so it is nearly impossible to get property to handle on the street because of the improvements that have been made and are being made. We have been doing things out here. Over \$2,000,000 in improvements are either under way, or prospective in this locality. The Swift tract north of us has been platted and placed on the market, and the indications

are that it will sell rapidly. The opening of this tract is a great thing for all of North Albina and will carry settlement through to Columbia boulevard."

Streetmaking in Albina.

One of the most important street improvements in Albina completed for the season is that of Vancouver avenue, which is now paved from Wheeler street, in McMillan's Addition, to Alberta street, from which point north it is still a country road. To make a connected improvement a considerable fill was made across the slough at Broadway street.

Northward the present improvement was made to Russellville. It was again taken to Stanton street and carried through to Alberta street, and is now being generally used by the public in that portion of the city, dividing the traffic with Williams avenue. In time Vancouver avenue may become a business street to some extent, but at present it is lined only with residences. It is an important highway, as it is the main thoroughfare extending to Vancouver, and is sure always to be an important street.

There is little prospect that Union avenue will be made 80 feet wide between Hancock and Alberta streets, but it is expected that its improvement with hard-surface pavement will go forward as proposed. Proceedings for the improvement were suspended temporarily while the movement for widening was being tested. It seems that there is decided opposition to the widening, and some of the promoters of the widening still have hopes that it can be brought about. At any rate, the improvement will probably be pushed forward.

One Street Not Enough.

Milwaukie street south to Sellwood is no longer sufficient to carry the traffic, and there is a movement to improve East Seventeenth street to Anasley avenue at Milwaukie. This, however, is only a partial relief and does not extend south far enough. Councilman Willis wants a street to extend through the Ladd farm to Sellwood east of the Milwaukie street. There has been a big growth between the Milwaukie road and the Willamette River, numerous new houses being erected in this suburb and also at Sellwood. There is much to be done in this section. It has been reported that the Ladd farm will be platted and the streets opened to the public, but nothing definite is known about that matter. Councilman Willis says he is ready to do all he can to secure more streets for that suburb.

Steady Growth at Lents.

At Lents, on the Mount Scott carline, in the Southeastern district, there is a substantial growth. A considerable business center has been developed. A bank has just been established and is doing a good business. The Mount Scott Tribune is now published at Lents. O. R. Addition is figuring on erecting a two-story brick building on Main street to occupy the ground now covered by his office. The Grange Hall Association has started on the foundation of a two-story hall 40x85, of reinforced concrete, to cost about \$5000.

Lents has become the center of a considerable country district. The exchange for the telephone system for Cristilla Valley and the surrounding country has just been established at Lents. The suburb has a branch library, which is well patronized. About 100 new houses can be counted within half a mile of the center of Lents. Most of the tents and small cottages that were first erected in this suburb, some three or four years ago, have given way to comfortable dwellings. Settlement is steadily pushing eastward along the line of the Graham railway, until it has nearly reached Sycamore.

Electric Light Plant Proposed.

There is a movement at Fairview to erect an electric light plant to furnish lights for the homes in the town. Power can be had on the farm of A. T. Axtell for such plant. A canvass is being made to find out how many would have lights put in their places if a plant be established. The Council is having plans drawn for a city hall, a jail, pound and shelter for the hose wagon, all under one roof. A. L. Stone has offered the city enough land for the building.

TIME TO CONSIDER.

Just Stop and Think What "the Change" Will Mean.

PORTLAND, Sept. 5.—(To the Editor.)—Perhaps at no time in the history of America has there been more cause for anxiety, or more need of united effort on the part of the National Republican party than at the present time. When we consider past changes of administration, the inability of the Democratic party to handle the Government, and the fact that the Republican party, who, in turn, should be successful, would be placed in a position to do but little during their four years, resulting in eight years of anxiety and suffering on the part of thousands who are in no position, financially, to experience such a change at this time. When the country is just emerging from the financial flurry, with every evidence of an early return to prosperous conditions, the cause of which reflects no discredit upon the present administration, must appeal to the thinking man; and that a change at this time, but result in a depressed financial condition of the American people. I am frank to admit that the Republican party, or in other words, many of its officers, are not perfect, nor has there ever been a perfect government in any land or country. But it must be admitted that the past eight years of Republican rule, presided over by President Roosevelt, has been more successful than any period of time since the days of Lincoln and Grant.

My object in placing this article before the public is that they may consider what a change of administration means when they are about to cast their vote. W. P. MOREY.

CHECKS TOLSTOI JUBILEE

Russia Takes Tardy Action at Behest of Holy Synod.

ST. PETERSBURG, Sept. 5.—The circular addressed by the Holy Synod to all believers appealing to them not to participate in the celebration, September 9, in honor of Count Leo Tolstoy's 80th birthday, on the ground that to thus praise this opponent of the church would be a stumbling-block to persons of weak faith, meets with approval by only a limited section of the press and public, the latter being represented by the League of Russian People. This circular is virtually a second excommunication of the aged writer.

The administrative provincial authorities are restricting themselves to the eleventh hour to check the observance of the Count's jubilee, and the governors of the Provinces of Moscow, Warsaw, Saratoff and other provinces have resorted to the provisions of martial law to veto the

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Two and a half blocks from the Portland Country Club, that will attract thousands, who will pass through ELMHURST to reach it.

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Opening prices \$400 to \$600 for inside lots; \$600 to \$800 for corners. Choice lots at present prices must be selected early.

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MAIN 8874 PHONES A 1325

CATCH THE EYE

In the First Line Convince the Mind With What Follows

Now you have the theory of success in advertising. Never hook a trout to a rotten line. It does not pay to advertise an article that has not merit to justify the expense. It is a waste of time to bait a trout hook with sucker food. While there are a few persons who try to get something for nothing, and in so doing take the sucker bait, yet they are too far apart to make it a good business proposition to hunt for them. Tom Lawson hooked a trout on a rotten line when he sold Yukon Gold (brick). He baited with sucker food when he advertised Bay State. He boasts of having pocketed the commission on Yukon Gold, but he does not deny that he dropped the wad on Bay State. I have spent more money in the past 20 years in advertising Portland and Portland real estate than any five other men in or out of Portland. It has profited me immensely, because I have adhered to the rule of handling only property of merit. There are millions yet to be made in Portland real estate. If you will follow the advice given here you will acquire a fortune in time. I give you this advice freely, because I feel kindly toward all. So far as money-making is concerned, my ambition is gratified. I have enough—not much, but enough. I am under contract to close up the business of the University Land Company before retiring.

UNIVERSITY PARK

Closing-Out Sale

This will be about your last opportunity to buy lots on the Peninsula on easy monthly installments. University Park is the center of the Peninsula. It has now direct railroad connection with the new Stock-Yards and packing-house site, which is northeast from University Park, a direction from which the winds never blow. It has McKenna Junction and Maegly Junction on the north, St. John on the northwest, the Drydock, Veneering Factory, Woolen Mills, St. John Sawmill and the Peninsula Lumber Company on the west, the Columbia University and the University Shingle & Lumber Mill on the south. Thousands of hands are now employed in these concerns, and many thousands more will be added to their forces in the near future. It has pure, health-giving Mt. Hood water (no nasty Bull Run River water), Columbia University, public park, the only system of boulevards in Portland, graded streets, concrete sidewalks; in short, all the conveniences of a large city.

OUR FAITH

So great is our faith in University Park future values that we have decided to sell only our scattered lots, and will divide our full blocks among our stockholders, which they now prefer to the gold coin.

SCATTERED LOTS

Will be sold for \$25 down and \$10 monthly; no interest on deferred payments if paid when due. Prices \$10 per front foot and upward.

NO AGENTS

In order to buy University Park lots on these terms it will be necessary to come to me personally at my office, between 9 A. M. and 10 A. M. or 1:30 and 2:30 P. M., except Sunday. Will leave my office every day, except Sunday, at 10 A. M. and 2:30 P. M. for University Park to show property.

FRANCIS I. MCKENNA

617 Commercial Building
Second and Washington
No Phones

celebrations arranged by the municipalities. Furthermore, the censorship of St. Petersburg has prohibited the memorial performance arranged for a local theater. A telegram received here from Yasuaya Follath, says that the influence and fever from which the Count has been suffering have disappeared, and that the inflammation in his leg has subsided. In the last few days, however, he has become extremely weak and greatly emaciated, and he is scarcely able to speak. But in spite of this his mental vigor is not impaired. The Count's wife has issued an announcement setting forth that even her husband's relatives and closest friends will not be received at their home next Wednesday because of the patient's weakness. The efforts of the Countess to prevent the news of the bitterness excited by his illness from reaching her husband have proved fruitless.

Japanese Editors at Outs.
SAN FRANCISCO, Sept. 5.—Manager Tanakuchi, of the New World, a Japanese paper published in this city, yesterday secured warrants for the arrest of S. T. Mikuriya and E. Ito, editors of another Japanese paper, the Telegraph, on a charge of criminal libel. A warrant was also issued for the arrest of K. S. Kuwabara, owner and manager of the Telegraph, on complaint of M. Onoda, alleging that \$200 given by him to the defendant for the purchase of type for the paper had been misappropriated.

Name Battleship Wyoming.
VALLEJO, Cal., Sept. 4.—Navy-yard officials here have received instructions to change the name of the monitor Wyoming to Cheyenne, the change to be made when the vessel, which is now undergoing repairs, is put in commission, October 1. This change is made in order to allow the department to name one of the big battleships now building in the East after the State of Wyoming.

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