

### EAST SIDE REALTY COMMANDS ITSELF

Residence Sites and Business  
Property in Good Ac-  
tive Demand.

### VACANT HOUSES FILL UP

Numbers of High-Class Residences  
in Process of Erection, With  
Hundreds of Cheaper Ones  
Going Up All Over.

Careful analysis of the realty situation on the East Side discloses general improvement in the market. Inquiry, sales of residence property, renting of vacant houses and in new work projected. Just before election there was rather slack inquiry, but realty men say investors again have become entirely confident. Vacant houses that were scattered through East Portland and Albina are filling up rapidly.

During the year a large number of flats and apartment-houses were built all over the East Side, which did not rent at once, but are now reported to be filling. There are many suburbs, of course, where practically every house is owned by the occupant, and in such suburbs vacant houses have been very few at any time.

Considerable new work is projected, as building permits indicate, and numerous foundations in the suburbs outside the city limits point to activity. Some pretentious homes and other structures are under way. The \$30,000 home of Philip Bushner, at Hawthorne, is a handsome one, now being completed; residence of H. McCormick, on East Salmon and East Twenty-eighth street, of 13 rooms, costing \$25,000; the \$20,000 residence of Eugene Blazer, on Wasco street, Twenty-first and Tillamook, of ten rooms, costing \$20,000; the flats of H. B. Bowman, on East Twelfth and Belmont streets, costing \$22,000; the \$22,000 building for Eugene Blazer, on Wasco street, are among the more expensive dwellings under way, but do not include the hundreds of new residences costing from \$1500 to \$7000 scattered all over the East Side.

**New Buildings Projected.**  
Foster & Kleiser, who bought the half block on the north side of East Yamhill street between Union avenue and East Third street, for \$16,000, will probably erect a two or three-story brick building on the property in the early part of next year. Mr. Kleiser said, in speaking of the purchase:

"It is true that we contemplated the purchase, and we expect eventually to improve the property with a two or three-story brick building for our own occupancy that will cover the entire site. It is too soon for us to make any definite statement as to our intentions, as we have not thought of the selection of an architect. We cannot say definitely what our plans will be before March, and it is then that we will probably have probably have our building completed and occupied within a year."

The contract for a three-story \$10,000 schoolhouse for the Catholic Church, to be erected in Montavilla, was let the past week to E. C. Brooks, and work has been started on the foundation. A new edifice costing \$15,000, for the First Universalist Church of Portland, to be erected on the East Side, has been projected. Foundation of the new building for the First United Evangelical Church, in the Ladd tract, costing \$15,000, has been completed.

The new factory buildings for the East Portland Mill & Flaxing Company, on East Twenty-fifth street and Holladay avenue, costing about \$20,000, are being completed.

**Residence Property Sales.**  
In Holladay Addition several important sales were made. A lot in block 12 by Albert Lox and a house in block 12 by Albert Lox to Alex White, for \$6000. A large number of attractive homes are being built in Holladay Addition, west of Holladay Park, ranging in cost up to \$15,000.

In Stephens Addition Francis Walsh bought the lot in block 1 and 2, in block 55, for \$3000. Sarah E. Moore bought lot 1, in block 4, Williams Avenue Addition, for \$3000. In Clifford's Addition to Albina the Occidental Company bought lot 2 in block 4 for \$2000.

At Arleta Park, on the Mount Scott Hill, N. Boster sold to C. P. Downer lot 20, in block 2, with the building, for \$2000.

At Sunnyside T. C. Russell bought the property of M. L. Foster, including lot 7, in block 14, for \$4000. Samuel Chowning sold to J. E. Martin lot 8, in block V, for \$2000. M. A. Larsen bought two lots in Woodstock for \$1000. The United Artisan Hall Association sold to Patrick Kelly lot 12, in block 20, in Sellwood, for \$1000.

Several important deals are pending in East Side business property, which will probably be closed up within the next few days. It is expected that the next few months will witness some important transfers in business property in that part of the city.

**Grand-Avenue Improvement.**  
That Grand avenue should be paved south from East Morrison to East Clay street at once is the judgment of C. A. Birklow, president of the Grand Avenue Business Men's Club, if the East Side is to go forward and have the benefit of the Rose Festival next year. The plank roadway is badly broken and worn, and the procession cannot pass over it with safety and probably will not unless the street is paved.

"I think the property-owners on Grand avenue," said he, "will be very unwise if they do not at once take steps to have the street paved between East Morrison and East Clay streets. All the property is growing in value and would become business sites if the present broken roadway were replaced with hard-surface pavement, the same as the street north to Sullivan's Gulch. It is to be done before the next Rose Festival if it could be stated as soon as possible. It would be the making of Grand avenue to have hard-surface pavement continued south at least to Hawthorne avenue and north to Holladay avenue. The latter improvement between Sullivan's Gulch and Holladay avenue is to be laid before June, and the property-owners ought to get busy."

**Northeastern Suburbs Grow.**  
During the year more than 20 dwellings have been erected in Rose City Park Addition, besides several business buildings, ranging in cost between \$2500 and \$5000. In the building the total amount expended will foot up \$150,000. W. A. Larned is having a dwelling built on Alameda and Carvel avenues, with two stories and 8 rooms. Dr. Gordon's bungalow is finished. The homes of Mrs. Kate Jones, D. J. Russell, George Bracher, George H. Carr and Paul Piebush are being finished. Plans have been prepared for a 7-room dwelling for Peter Van Datta, to be built in Rose City Park, and the contract will be let the coming week. In

Rosemary and Belle Crest, adjoining, many houses are being built and others projected. Owners of these tracts report many sales. Application has been made for a subpostoffice to be located on the Sandy road in the middle of the district. Also an effort is being made to have a graded school established in that portion of the district. In the section comprising these finely improved suburbs, outside of the Country Club, it is estimated that over \$250,000 has been expended in buildings and street improvements the past year, and that as much more will be expended the coming year.

**Remodel Building.**  
The Danish Aid Society of Portland has come into possession of the Central Methodist Church property, on Russell and Kerby streets, Albina, the price paid being nearly \$2500, and Architects Travis & Travis are taking bids for alterations of the structure. There are upper and lower rooms in the building. On the upper floor the hall of the society will be located and the lower room will be used for other purposes. Central Church Society has secured a quarter block on Vancouver avenue, and will erect a church there. The Lutheran congregation of the Powell Valley Lutheran Church is building an addition to provide more room and improve the appearance of the building.

**ACTIVITY ON THE PENINSULA**  
University Park and Kenton Rapidly Building Up.

"Vacant houses are filling up on the Peninsula," said H. G. Sibray, of University Park, "except some houses which are not very desirable. For several weeks just before election there were some vacant houses and realty moved slowly, but since the election was held we have had many inquiries. All our best houses have been rented."

At University Park and Portsmouth the people through the push clubs have started a movement to provide fire protection until such time as the city can erect an engine-house and install an engine.

There is a large growth in this part of the Peninsula, and fire protection is considered necessary. A lot will be leased and a temporary house erected, and the city asked to provide hose and hosecart, after which the people will organize a volunteer company.

The Royal Baking Company, by the president and secretary, John A. Heuser and A. A. Heiser, has purchased two lots in Kenton, on the Peninsula, for \$2500, on which to erect a building in the Spring. It will be 60x100, three stories and of cement blocks. The cost will be between \$10,000 and \$15,000. An architect will be selected to draw the plans and a modern plant will be erected.

A number of other buildings are already under way in the townships of the Swifts at Kenton, and the opening of Spring will witness the erection of many buildings, both for residence and for business purposes.

**MILWAUKIE'S BRIGHT FUTURE**  
Cheaper Fares All Necessary to Cause Rapid Development.

That the pioneer town of Milwaukie, which is a suburb of Portland, has a promising future is the judgment of I. Mullan, who lives there and who has observed conditions closely. He says:

"Milwaukie is going ahead rapidly in spite of the handicap of 10-cent fares to Portland. We will get a decision on the fare question in the very long, and I feel confident that it will be in favor of 5-cent fares to and from Portland."

That will place this suburb on an equality with other growing Portland suburbs. The tract of T. R. A. Sellwood, which was recently platted, is selling rapidly, and the buyers will all build a look for many homes to be built in Milwaukie as soon as the fare decision has been delivered by the Supreme Court.

We have a voting population of nearly 200, which is a gain of nearly 75 votes over the number cast at the municipal election of two years ago. Our school, which now has over 200 pupils, shows the gain we have made."

**BUYS FIVE LOTS IN FAIRVIEW**  
Streets of Suburb, When Improved, Will Advance Values.

O. N. Reynolds purchased of George E. Shaver five lots in block 22, in Fairview, for \$2500. It is understood that the owner will improve the property. The sale includes a dwelling.

At Fairview a number of improvements are being made in the way of new streets and new buildings. Work is being done on the Fairview road. That portion between D. S. Dunbar and S. P. Healin's places has been widened and the part in Main street graded. The road has been graveled between the Sandy Hill through Fairview south.

**GROCERY STOCK SACRIFICE**  
Prominent Stand.

Big discount, great opportunity to start business. The Ames Mercantile Agency, 402 Sweetland Building.

### OPEN NEW BUILDING

Y. W. C. A. Home to Be Dedicated December 13.

### MORE MONEY IS REQUIRED

Subscriptions of \$2200 Are Needed to Pay for Furnishings of Handsome Structure Erected at Cost of \$71,000.

The new building of the Y. W. C. A. at Seventh and Taylor streets, will be formally opened Sunday, December 13. While considerable work remains to be done, it is hoped that the building will be entirely completed before that date. At the present time special effort is being made by those interested in the welfare of the institution to raise the necessary funds to provide furnishings for the new building. It is estimated that this equipment will cost approximately \$7700. Of this amount about \$5500 has been promised, leaving \$2200 yet to be raised.

The work of furnishing the new quarters is in charge of the following committee: Mrs. Helen Ladd Corbett, Miss Carrie A. Holbrook, Mrs. H. C. Campbell, Mrs. Frances Chamberlain and Ellis F. Lawrence. This committee has selected every piece of furniture to be used in the building. The principle governing the selection of furnishings has been to provide durable and attractive articles, at a moderate cost, and to purchase expensive or showy furniture.

A special effort is being made to have all of the fittings paid for when the dedicatory services are held. To this end the committee in charge is arranging to have every article in the building tagged with the name of the donor. Blank tags will be provided so that the names of persons desiring to pay for some article of furniture can be indicated.

The method adopted by the ways and means committee, of which Miss Carrie A. Holbrook and Miss Constance McCorkle are joint chairmen, is to induce individuals and groups of women to assume the responsibility for the furnishings of certain rooms or sections of a room. The business women of the city have undertaken to furnish the gymnasium, which calls for the heaviest outlay. The cost of the equipment will aggregate \$2600. Of this amount \$1500 has been raised. Dr. Sarah Whiteside is the chairman of this committee and will receive contributions to the fund. The teachers in the city schools are working for the equipment for the educational department. The Young Women's Missionary Society of the First Presbyterian Church has arranged to provide the furnishings of the restroom, to cost \$150. Mrs. Guy M. Watkins is chairman of this section. The Baptist Church has signified its intention of providing the requirements for the main offices. The library furniture is to be provided for by Mrs. Robert Livingston, Mrs. S. P. Lockwood, Mrs. A. E. Meserve and Miss Caroline Benson. Mrs. C. A. Dolph has presented the association with some handsome art glass.

The Young Women's Bible Class of the First Congregational Church is to provide the fittings for the platform in the auditorium. The linen service is to be contributed by the Ladies' Aid Society of the First Presbyterian Church. Mrs. Debi Stewart has assumed the responsibility for the lobby furnishings. The Teachers' Club will provide part of the dining-room furniture. Miss Lella Goddard has agreed to furnish part of the cafeteria equipment. The board and committee-rooms are to be cared for by the P. E. O. Society. Members of the association have been asked to contribute \$1 each toward the furnishings of the auditorium. Mrs. W. H. Beharrell and Mrs. R. W. Tuttle are also assisting in the work of securing funds for the furnishings.

The cost of the building and lot was \$106,000, \$35,000 for the lot and \$71,000 for the building. While the original cost of the building was estimated at \$75,000, shrinkage in the subscriptions to the building fund has reduced the amount at the disposal of the association. By the subscriptions to the building the sum of \$30,000 is still outstanding. This represents bona fide subscriptions to the fund, and the association officials believe the amount will be paid in the near future to obviate the necessity of the association borrowing money at interest to meet its obligations.

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# IMPORTANT!

You probably know that it is necessary to plow the ground before planting an Orchard. It is Important. But something else that is **VERY IMPORTANT**

Is shown by the illustration to the left. A picture of the sub-soil plow which you can see in operation if you will GO TO

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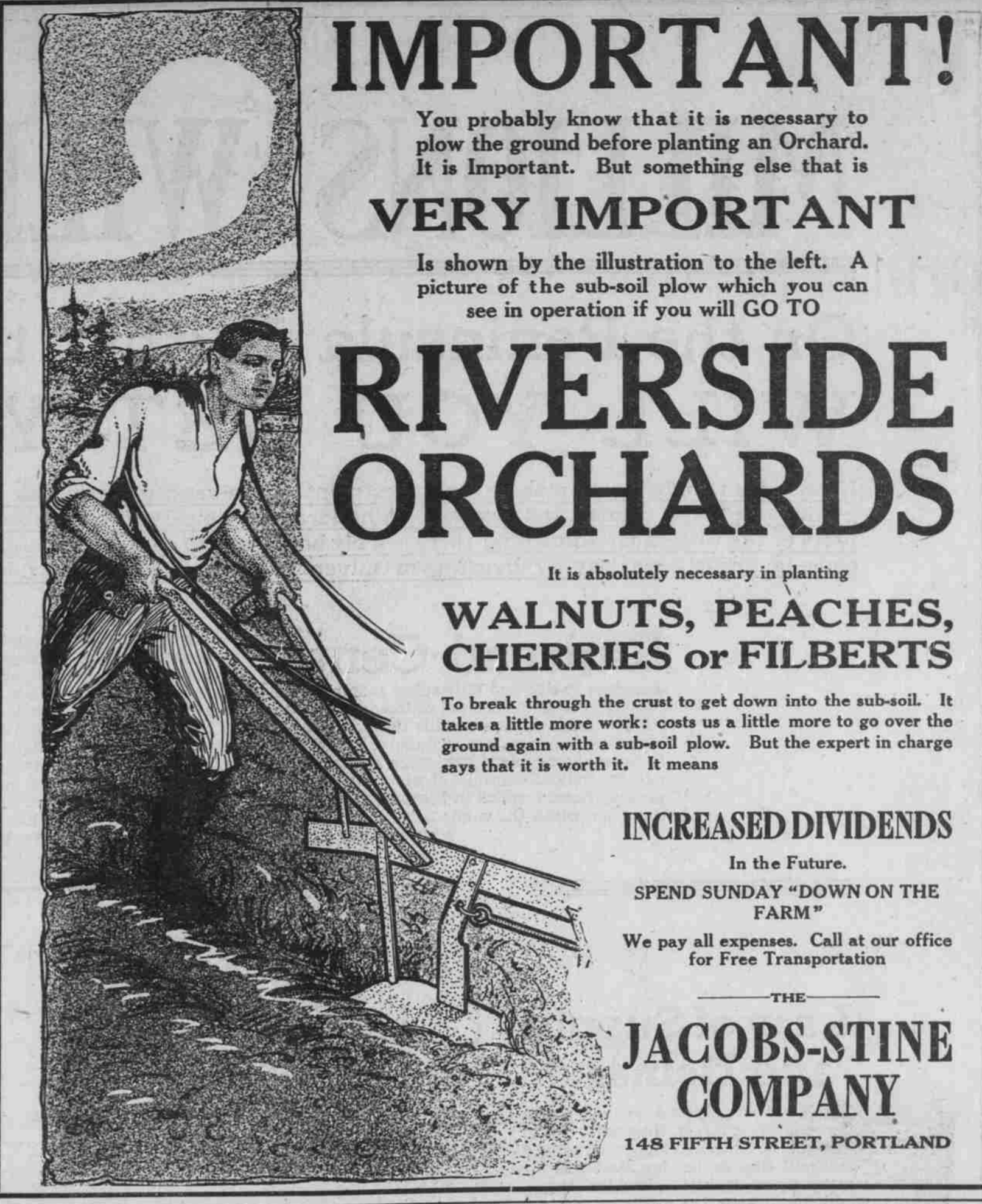
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### EAST SIDE PROPERTY SOLD

JAMES HILLYER GETS \$22,500 FOR HALF-BLOCK.

W. F. Fiedner Buys Part of Block in Johnson's Addition—Realty Notes of Week.

Through the agency of Buechel & Kerns the half block on East Yamhill, between East Second and East Third streets, has been sold by James Hillyer. The purchaser is said to be W. F. Fiedner. The half block, 100x200, fronts on the O. R. & N. on one side and is located in the growing wholesale district of the East Side. The consideration is \$22,500, regarded as a bargain by realty men.

The Veteran Land Company has under way at the present time the erection of 12 dwellings in different parts of the city and is having plans drawn for 16 other buildings of the same character. These houses will cost from \$2500 to \$4000 each.

The Water Board of Portland will receive bids to December 1 for the erection of a two-story office building to be built on East Alder street. Architect Joseph Jacobberger has made the plans and specifications.

Plans are being made for Mrs. Ida M. Church by Architect Hefty for a six-story brick at the northwest corner of Fourth and Salmon, to be connected with the building on the adjoining lot.

C. F. Hendricksen, president of the Scandinavian-American Bank of Portland, has bought a seven-acre tract near Woodlawn with the intention, it is reported, of building a fine residence on the tract.

The Pacific Telephone & Telegraph Company has appropriated \$500,000 for improvements on its various plants in and around the city.

D. C. Henry's Swiss chalet on Portland Heights has been completed. The lower story is finished in stucco, with coarse sand dash; the second of squared fir logs, stained, and has projecting eaves and simple gable style. The interior is finished in flat grain fir. The residence contains eight rooms and servants' quarters. H. J. Hefty is the architect.

A. G. Herald & Co. for a \$1700 dwelling for Christian Zweifel, East Seventh, between East Market and East Mill streets. H. H. Bean, for a \$1500 dwelling for Florence Smith, East Twentieth street between Emerson and Sumner streets.

George A. Ross, for a \$1000 dwelling for W. Marshall, East Forty-fifth street, between East Clay and East Harrison streets. C. H. Penco, for a \$2500 dwelling for E. B. McNaughten, Welder street, between East Twenty-fourth and East Twenty-fifth streets.

Wenzel Fritzsche, for a \$1800 dwelling for J. E. Peas, East Yamhill street, between East Forty-second and East Forty-third streets. Green & Green, for a \$2500 dwelling for

### STEREOPTICON EXHIBITION

—OF—

## BAYOCEAN PARK

Views Given

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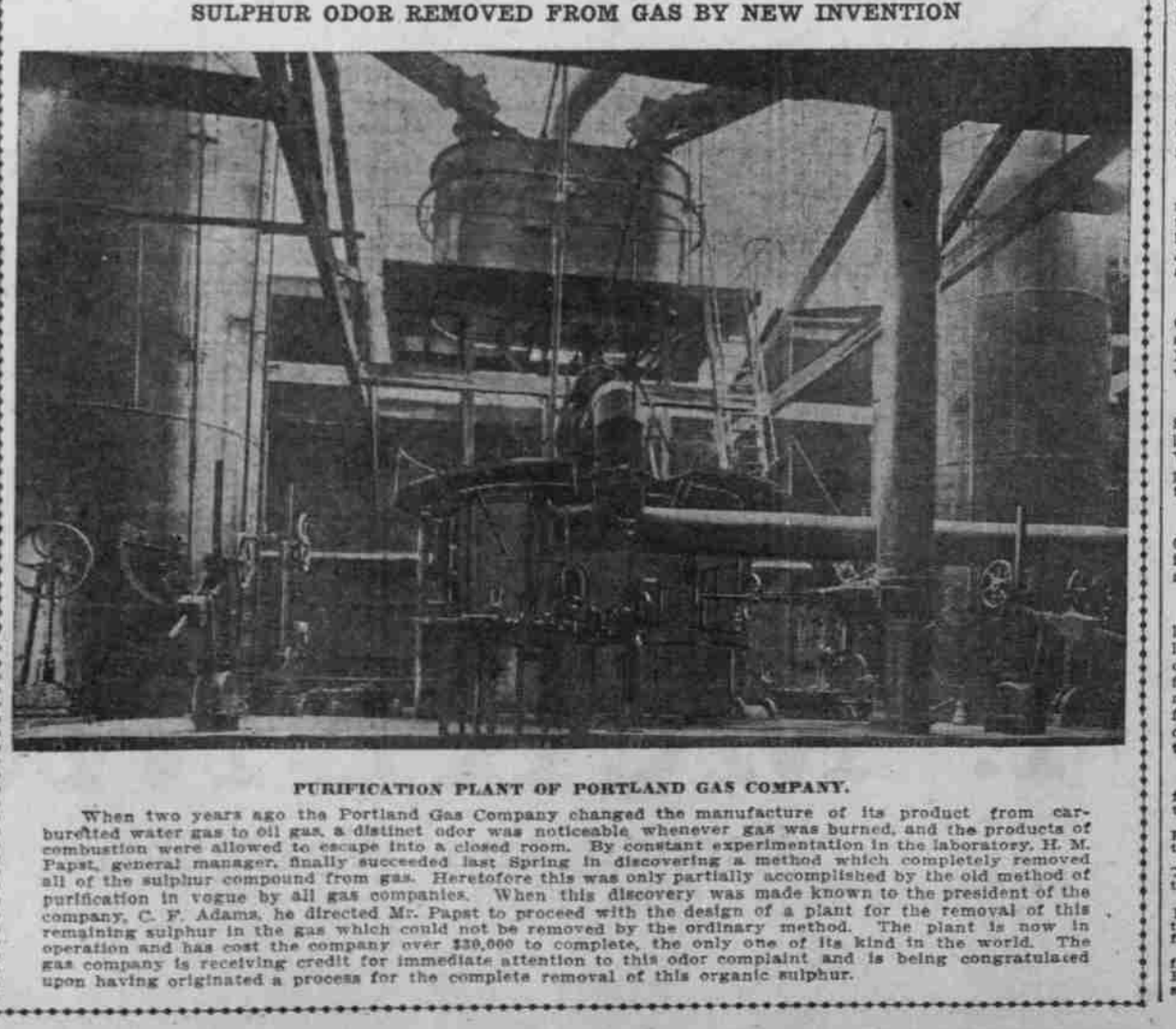
## Western Electric Works

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## LAND OPENING

Ninety-two thousand acres of the Umpqua Forest Reserve will be restored to entry January 20, 1909. Not all of this land is vacant. Send \$1.00 for list of lands subject to entry to Roseburg Abstract Company, Roseburg, Oregon.

### SULPHUR ODOR REMOVED FROM GAS BY NEW INVENTION



**PURIFICATION PLANT OF PORTLAND GAS COMPANY.**

When two years ago the Portland Gas Company changed the manufacture of its product from carbonized water gas to oil gas, a distinct odor was noticeable, whenever gas was burned, and the products of combustion were allowed to escape into a closed room. By constant experimentation in the laboratory, H. M. Papat, general manager, finally succeeded last Spring in discovering a method which completely removed all of the sulphur compound from gas. Heretofore this was only partially accomplished by the old method of purification in vogue by all gas companies. When this discovery was made known to the president of the company, C. P. Adams, he directed Mr. Papat to proceed with the design of a plant for the removal of this remaining sulphur in the gas which could not be removed by the ordinary method. The plant is now in operation and has cost the company over \$20,000 to complete, the only one of its kind in the world. The gas company is receiving credit for immediate attention to this odor complaint, and is being congratulated upon having originated a process for the complete removal of this organic sulphur.