

LITTLE ROOM FOR CHEAP BUILDINGS

East Side Lots Become Too Valuable for Inferior Structures.

VALUES STEADILY ADVANCE

Well-Made Streets Incentive for Good Class of Buildings to be Erected in All Districts of Residence Section.

From now on building sites between Grand avenue and East Twentieth street, in East Portland will be too valuable to be used for the erection of cheap structures. In the district between East Oak and East Everett streets, and out to East Twenty-fourth, lots are not for sale for less than \$200 to \$300, and it is difficult to find any even at these figures.

bought the east half of lots 7 and 8, in block 122, and house of R. B. Rice for \$2000. Mabel V. Roberts bought of Samuel Osborne lots 19 and 21, block 25, Multnomah Addition, for \$6500. Architect J. O. Wynn is preparing plans for a two-story brick building, 50 x 50, to be erected for William Reist on Grand avenue, near Multnomah street. It will have a pressed brick front. Mr. Reist will have the first floor arranged for stores and the second story will contain a hall. The cost will be about \$25,000.

Factory Sites Wanted. At Massy Junction R. G. Brand announces that two more manufacturing concerns probably will be located in that portion of the Peninsula in the near future, but he is not at liberty to make definite announcements at present. Mr. Brand says that inquiry for property at the Junction continues and sales are made daily. He says that the establishment of the station "St. John" on the North Bank road, which was the outgrowth of negotiations of the push club and the railroad officials, has helped everything in the neighborhood.

GOOD SALE ON EAST SIDE

Grand-Avenue Corner Lot and Building Bring \$40,000.

As evidence that East Side realty is in good demand a sale was practically closed yesterday for a "short" lot on the corner of Grand avenue and East Alder street. It is a two-story brick building on the lot, which is rented to insure a good revenue on the purchase price of \$40,000. The lot was formerly owned by J. R. Reed, J. W. Latimer and others, who sold the property through the agency of F. O. Northrup. The buyer's name is withheld for the present, although it is known that the purchase was made as an investment. The figure paid is regarded as reasonable, considering that Grand avenue is a wide street and has modern paving.

NEW SAWMILLS UNDER WAY

Lumber Output of Portland to Be Largely Increased.

New sawmills that are being built in the vicinity of Portland will give additional output of finished lumber from this city and vicinity probably in excess of 100,000 feet daily. The Davis mill on Oregon slough will be located west of the railroad tracks. A Portland office of the company has been opened in the Chamber of Commerce building.

CHURCH SOCIETIES MEET

Workers in Taylor-Street Church in Helpful Session.

A delightful session of the Missionary Society of Taylor-Street Church was held Friday with Miss L. Anderson in her lovely apartment at the Marlborough. A lunch and social hour was of profit, giving new members a chance to meet the ladies and get acquainted.

IT IS A FACT, EASILY SUSCEPTIBLE OF PROOF, THAT

PROSPECT PARK

IS ACTUALLY BEING SOLD FOR LESS THAN IT IS WORTH.

THESE ARE THE REASONS: The property is only a mile and a half from Second and Washington streets. It is only a 15-minute ride. It is the best-improved residence section of Portland. The street improvements cost \$250,000. It is strictly a district of tone and elegance. Compare every other part of Portland with PROSPECT PARK and your first impression will be one of wonder that lots here can be sold for \$1000 each.

IT IS A VERY CONSERVATIVE ESTIMATE THAT THIS PROPERTY WILL DOUBLE IN VALUE WITHIN TWO YEARS.

ROUNTREE & DIAMOND

241 STARK STREET PORTLAND OREGON

EAST SIDE OFFICE In Charge of H. L. MUMFORD E. Seventh and Knott Sts

ANNEXATION PROVES GOOD

HEAVY BUILDING MOVEMENT IN SOUTHEAST SECTION.

Suburban Towns Rapidly Expand When Better Public Service Is Assured Residents.

Annexation has resulted in much prosperity in the territory of the Mount Scott district, more sales having been made and more transactions considered since election than had been made for the three months prior. The total of the transactions will run above \$100,000.

At Woodmere, J. T. Bales sold his handsome residence and two lots for \$4500; A. F. Hershner bought two lots for \$500; J. C. Slaughter two lots, \$500; C. O. Hollis, two lots, \$500; E. F. Habert, two lots, \$400; H. W. Barr, two lots, \$550.

At Tremont, J. H. Smith reports the sale of seven lots in Altoona Park at from \$250 to \$275 each; H. D. Sackridge, half-acre, \$500; Mrs. Spacht, William, Robson and John Brunswick, half-acre, \$500 each; K. K. Myers, lot, \$220; Mr. Neary bought a house and three lots for \$1800; A. E. George, house and half-acre, \$1150; Mrs. L. Cox, house and lot, \$800; J. H. Smoker, house and lot, \$900.

In Nashville many sales have been made. Joe Nash has five houses under construction and is arranging to erect 20 more this winter. He had arranged to move away, but decided to stay when annexation carried. Other sales are: R. Robinson, lot, \$350; R. Gittens, lot, \$300; Mr. Fisher, house and lot, \$1400; Mrs. Belle Wambaugh, house and two lots, \$2000; R. Hurlburt, lot, \$300; Mrs. Stacy, lot, \$375; V. E. Matthews, lot, \$250; N. L. Bolton, house and lot, \$600; L. E. Blakely, lot, \$400; H. T. Moores, house and lot, \$1400; Mr. Lyons, house and lot, \$1400.

At Kern Park, S. Newman bought the west half of three lots fronting on the Foster road for \$1100. The east half of these same lots is occupied by a \$7000 building recently erected. The owner was offered \$2000 for the land before the building was started. Five years ago these three lots were sold for \$250. This is one of the most significant transactions of the neighborhood for some time, and reflects the progress of this suburb, the difference to the \$250 for which the lots were

sold five years ago and their present value being \$3100. The O. W. P. recently sold the old gravel pit containing two and one-half acres for \$5000, and it is announced that the buyer will erect a sash and door factory.

Sales at Arleta: Mr. McCaulley, house and lot, \$1500; P. G. Morgan, lot, \$300; Felix Roth, lot, \$200; J. Z. Pratt, lot, \$500; Lizzie Knott, lot, \$400; J. L. Senter, house and lot, \$1400.

At Stewart's and Laurelwood: C. W. Lund, house and lot, \$1200; Mrs. S. J. Hammer, lot, \$400; Martin Olson sold house and three lots, \$1700; John Olson sold house and lot, \$1000; Mr. McAdams sold two lots, \$750; Mr. Beal bought lot, \$500; J. Zeigler bought of C. W. Wells lot and two buildings at Stewart's, \$1000, also three lots for \$950; C. W. Wells bought two lots for \$600 and is erecting two modern houses; J. L. Lombard bought lot for \$375; Margaret Buckley, lot, \$375; Mr. Swartz, two lots, \$675; Samantha Snodgrass, lot, \$275; J. Cassiet, lot, \$425; Joel Snow, lot, \$150.

Near Archer Place Charles Kadderly sold to John Town a house and half-acre for \$3000. Many other sales were made not included in the list given. The joint committee from the several push clubs is at work circulating petitions with the view of getting 24-chapter petitions laid from the Mount Tabor reservoir No. 1 to a point connecting with the Woodmere Water Company's distribution system so as to give relief for next summer.

REBEL AT ROUTING RULE

Chicago Shippers Opposed to New Regulation of Railroads.

CHICAGO, Dec. 5.—The Tribune today prints the following news article on the new railroad traffic rule:

Shippers of Chicago and other cities are considerably exercised over what they regard as another attempt on the part of the railroads to deprive them of the right to specify the routing of freight shipments beyond the line of the initial carrier to which the freight is delivered.

This question has been the subject of a long-standing controversy between the shippers and the roads. Its renewal at the present time is caused by a rule in the new west-bound transcontinental tariff, effective in January. This provides: "The rates therein are subject to the absolute and unqualified right of the initial carrier to determine the routing of freight beyond its own lines."

If enforced strictly, this rule is regarded as apparently in conflict with the administrative ruling of the Interstate Commerce Commission. Railroad officials said yesterday that

under the commission's ruling the rule could not be enforced literally, but the fact remains that it is stated in black and white in the tariff and the shippers are wondering how far the roads will go when the tariff takes effect.

The National Industrial Traffic League which since its organization has insisted on the right of the shipper to control the routing, is now preparing an amendment to the Hepburn law securing this right which will be presented to Congress at the coming session.

Willow baskets represent a prosperous industry which was formerly scattered. An enormous exportation, chiefly to Germany, is the work of several hundred poor families of Italy.

ON WEST SIDE

And only 25 to 30-minutes' ride from Front and Jefferson streets, on the Salem Electric line.

METZGER ACRETRACTS

Are selling very rapidly, because we have placed the price at about one-half of their real value.

They are selling rapidly, because the soil is rich, on which all kinds of fruit, vegetables, berries and walnuts can be raised to perfection.

They are selling rapidly, because they are beautifully situated, affording a delightful view for miles of landscape, seldom equalled and never excelled.

They are selling rapidly, because they appeal to the capitalist and man of moderate means alike. A delightful suburban home, producing a regular income, if you so desire.

They are selling rapidly, because running water, cool springs, natural parks and wooded nooks are found on every hand.

In plain words, they possess every advantage without a single objectionable feature. Enjoy a ride out to our tract, get off at Metzger Station and see for yourself what we are offering.

PRICE \$200 AND UPWARD, 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 beautiful descriptive plat call at our Portland office, 226-228 Front street, or at Metzger Station. All cars stop at Metzger's.

HERMAN METZGER, OWNER

Office Phones—Main 474, A 1374. Agents and Phone at Station—Main 6409.

THE BITULITHIC PAVEMENT

Best for the Abutting Property Owner

Because It is Noiseless, Durable, Clean, Sanitary

Best for the Horse

Because It is Resilient and Non-Slippery

The Cost of the Pavement Never Exceeds \$2.25 in the Teaming Limits.

The Cost of Excavation and Cement Work is the Prevailing Price at Time of Letting.

WARREN CONSTRUCTION COMPANY

Wholesale District Expands.

The most important sale during the week was the lot on East Morrison, between East Third street and Union avenue, to A. L. Stephens for \$15,000. It is announced that Mr. Stephens will erect a building on the lot.

Clarence B. Sewell, who purchased a lot on East Third and East Morrison streets some time ago, has let the contract for the erection of a brick structure. The foundation will cost \$2500, and will be of concrete on piles.

In Irving's Addition, Peter Locati bought a portion of lot 1, in block 7, with house for \$600. In Irvington John S. Beall bought lot 3, in block 128, of the Oak Park Land. Charles G. Koers bought half of block 48 in Irvington for \$5700. In Holladay Addition C. C. Hinds