

EAST SIDE REALTY IN GOLDEN FIELDS

Rapid Advance in Valuations
Shown by Recent Deals in
Central District.

WIDE STREET PROJECTED

Remarkable Record of Past Year in
Building of Dwellings Keeps Up
and Promises to Continue
With Street-Making.

Advance of realty values on the East Side is shown in the sale of the quarter block on the northwest corner of East Morrison and East Alder streets, by J. C. McGraw to Fred Strong for \$30,000. Twelve years ago Andrew Kan bought the property from St. David's Church for about \$500 and he sold it to Mr. McGraw for \$25,000 two years ago. Now the value of the quarter block has jumped up to \$30,000.

The lot bought by Orient Lodge on the corner of East Sixth and Alder streets, for \$2200 two years ago, could have been sold six months afterward for \$3000, but the lodge did not desire to sell, having purchased the lot for the site of the new temple. Both transactions show the rapid increase in values in Central East Portland. The Oddfellows property is on high ground and requires no filling.

When the fill on East Sixth street, between East Washington and East Oak streets, now under way, is completed, it will open another business street in Central East Portland that may rival Grand avenue. Location of the new Oddfellows temple, the Woodmen's Hall and the erection of the East Side Water Office may tend to draw business back on East Sixth street. If property-owners all unite and put down a hard-surface pavement between Hawthorne avenue and East Everett street, East Sixth may become a business street. At least it will compel property-owners on Grand avenue south from Belmont, who are preventing the paving of the street and retaining the present dilapidated roadway, to tear out the rotten and broken plans and lay a good pavement. It is understood that the new owners of the quarter block on East Sixth and East Morrison streets will put up a building when the present lease expires.

Want Through Street.

The movement for a through wide street, with hard surface, running from Killingsworth avenue to the St. John line, has been revived. The Peninsula Development League has taken the matter up and appointed a committee of five with Mr. Carter as chairman, to make initial proceedings. The street will probably include Patton avenue or Greely street, Pippin and Iwson streets and partly follow the line of the St. John railway. Dawson street, between Peninsula and Northern Hill is already 30 feet wide and the remainder of the distance can be widened without great difficulty. Connecting with Killingsworth avenue such highway would form connection also with Williams and Union avenue, providing two routes over the Williams River.

The value of such a highway to adjacent property, the Peninsula and the entire city would be great, as it would form a splendid driveway through the most promising district of the city. Nobody questions the great future of the Peninsula as a residence and manufacturing section, as a number of great enterprises have already been located there and new building plants on Columbia Slough. For the success of this movement the Development League asks for the support and co-operation of all property-owners on the Peninsula. In order to make the cost comparatively light for owners of adjacent property it is proposed to take up all the property in the district on either side of the proposed wide street, as it is to be an important street and not one in which only a limited number of parcels are interested. Just how much territory will be included in the district improvement assessment for this highway will be decided after careful consideration.

Sales are being made rapidly at all points on the Peninsula; homes are springing up, and a wide avenue, well paved, is already needed. While a lot of cost of such highway will be large, the benefits will be great to all the property involved. This is the judgment of all interested in pushing the movement along.

After Freight Depot.

Efforts will now be made to secure a freight depot for the East Side, now that the passenger depot is assured and work started on it. Incidentally, the subject has been discussed with General Manager O'Brien by the several committees that have been formed about the passenger depot, but he has expressed the opinion that it is too soon to provide a freight depot on the East Side, and has said that it would be erected as soon as it was required and would be justified by the business.

Since that decision was given there has been much advancement in the wholesale district. The four-story brick of Parlin & Orendorff has been completed and other buildings are under way. Work is progressing on the foundation of a building for C. G. Sewell. The National Ice & Cold Storage Company has secured a quarter block on which it will erect a building the coming year. Sinnott & Sinnott are having plans prepared for a two or four-story structure on the corner of Main and East Water streets, which they will build the coming year. A. L. Stephens, who recently purchased a lot on East Morrison street, says that he will erect a building this year. With all these improvements in this territory, it appears that the need for a freight depot is present. This is the opinion of business men in the district.

"After the passenger depot," declared C. A. Bigelow, president of the East Side Business Men's Club, "the freight depot is next in importance and it is something that we must have as soon as possible. It always has been a question in my mind which is needed most on the East Side, a passenger or a freight depot; but with the growth in the section, the latter can be no question but that we ought to have the freight depot. People have no idea how rapidly business has grown on the East Side within the past few years, but it has really been very great. This is shown in the warehouse district perhaps more than elsewhere."

Woodlawn and Surroundings.

At Woodlawn many improvements have been made. Green Hall, a fine two-story building, has just been completed at a cost of \$10,000, furnishing a meeting place for a number of fraternal orders, and if the Oddfellows Lodge does not consolidate with the Albina Lodge, it will also erect a hall in the center of that suburb for its own use and for the use of other orders as well. A number of streets have been improved and others are to be improved. Eastward from Woodlawn there

east of the Vernon tract. Many acres of former brush lands have been cleared. From Vernon tract toward the Columbia Slough district there is a gentle incline with a fine view, which makes the entire district particularly fitting for residences. Settlement is moving eastward along the Gravel Hill ridge, and by next year will reach Rose City Park and the settlements surrounding it.

Many Homes to Be Built.

More homes will be built on the East Side during the coming year than last year. Owners of several tracts have engaged for over a year in improving streets and preparing for this homebuilding movement. These tracts at the opening of the year were in the brush and were undeveloped, but they are not now so. Waverleigh tract has been improved to the extent of over \$100,000 and it is said, more is to be spent. Rose City Park, Rosemeier, Hyde Park, the new tract of the Gregory Investment company, Irvington additions and Overlook are tracts where more than half a million has been spent in permanent improvements alone.

In most of the tracts laid out the streets have been improved and water pipe laid, the cost of which is added to the cost of the lot, and the plan is to make general improvement which otherwise might be held up for years. A personal visit to any of the tracts mentioned will show what an excellent class of houses have been erected and are being put up now. In fact, one may find a good class



ONE OF PORTLAND'S NEW OFFICE BUILDINGS.

C. K. Henry, who will erect the above building on the southwest corner of Fourth and Oak streets, will add a structure to Portland's business blocks that will be a distinct credit to the city. The building will be of brick construction, faced with white enameled brick, and will be slow-burning. It is said the structure will be a handsome one, fully up to the standard of the best buildings erected anywhere. It will probably be ready for occupancy next fall.

is a substantial growth in the way of new houses, until settlement has reached the grounds of the Concordia School.

This is a good building section and many are taking advantage of the opportunity to buy lots and build homes. In the Vernon district east of Union avenue the rapidity of the building movement is hard to follow. Three years ago there were only a few scattered houses in the district, and now there are counted by the hundreds, and of an excellent character. Home building has extended beyond the limits of the tract and the building area has been extended to the county road, houses in Waverleigh, Rose City Park, Irvington, Overlook, Holladay Addition, Walnut Park, Piedmont, and elsewhere in addition to that compare favorably with the best of the city. It is not difficult for any man to get a home if he has an ordinary income in practically any of the East Side tracts near car lines. One firm proposes to build houses in groups this year and sell them with the lots on terms which will place them within reach of any man of moderate means.

Recent Sales Made.

Charles Ross sold to Angelina Berry lots 7 and 8, in block 138, Holladay Addition, for \$4100. The Enterprise Investment Company sold to Eva Upson lots in block 99, Holladay Addition, for \$2800. Peter Decker sold lot 3, block 33, in Wheeler Addition, to P. A. Worthington, for \$5000. Sale includes a house.

In McKinley Park, near Lents on the Gravel Hill, E. E. Deagle bought a parcel of land of the Southwest Portland Real Estate Association, paying \$3,000. There is a progressive movement in this tract in new buildings.

To Clinton's Addition, near Lons Fie Cemetery, Kittle N. Miller bought lot 5, in block 13, with house, for \$4000. Anton Sprague bought property in the Paradise Springs farm, West avenue, for \$2000. John F. Buhamann bought lot 5, block 26, Albina avenue, for \$4000.

In Kern, Harry C. Kenny sold to J. A. Gilmore two lots in block 7 for \$2500.

E. W. Rader bought lot 2, in block 1, Caples Addition, St. John, for \$2000.

The new addition to the Breeding Star Grange hall, on the Section Line Road, has been completed, and was occupied yesterday for the first time. The building cost about \$2000. It provides one of the largest halls of any grange in the state. Demand for the enlarged hall came from increased membership.

Central Methodist Church, of Albina, has started work on a \$4000 church on the corner of Vancouver avenue and Fargo street. The old property on Russell and Fargo streets, was sold to the Danish Aid Society, the old church having become too small for the congregation.

Plans for the Clinton Kelly Memorial Methodist church, to be erected on "the Powell Valley Road, near the Kelly Cemetery, have been prepared. Rev. S. J. Keister, the pastor, says that the church will be built in the early part of the year. The new church building will cost about \$6000. A lot has been donated for the structure by J. B. Kelly and a fairly large building fund has been secured.

Work is progressing rapidly on the Pilgrim Congregational Church, Shaver street and Missouri avenue, to cost \$7500. The brickwork has been completed. It will be completed and occupied in February.

At Oak Grove a considerable building fund has been raised for a new Methodist church, about \$2500. A lot has been secured and the new building will be erected this spring.

H. A. ... will erect a two-story frame building, 50x40, on Denver and Killingsworth avenue, to cost about \$5000. Work will start at once. William Frager will put up a two-story frame 40x50 on Killingsworth avenue and Northwick street, also to cost \$5000. The upper story will be used as a public hall. Work will start at once. H. A. is figuring on the erection of a modern fireproof building on Killingsworth and Mississippi avenues in the early spring.

FLAG UP TOO SOON

Meier & Frank Building to Go
Still Higher.

TO BE TEN STORIES HIGH

Building Is Progressing in All
Parts of City and Activity in
Realty Market Growing
More Marked.

Much comment was occasioned by the appearance of a flag on the corner steel upright of the eighth story of the new Meier & Frank Company's building. Among builders this is a notice to passers-by that the top story has been reached. In this instance, however, the



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flag does not go, for two additional floors are yet to come, according to Mr. Doyle, the architect. He explained that the placing of the flag on the eighth floor must have been a little joke on the part of some of the workmen engaged on the steel construction.

Basement cast-iron uprights and joists for the first floor of the Henry building at Fourth and Oak streets are in place, and the first shipment of enameled brick was delivered yesterday at the site. This addition to office buildings in Portland is to be 100x100 and rise to a height of six stories. The walls are to be of brick, with the Fourth and Oak street front faced with the enameled brick referred to.

There will be four stories on the Fourth street first floor and two on Oak. Francis J. Berard, the architect of the building, gives the following detail concerning the structure: The main entrance is on the Fourth street side and leads to elevators. The elaborate ornamentation of the entrance will be treated with buff enameled terra cotta, as will also the columns and cornice. Above the entrance will be in white enameled brick and terra cotta, with medallions under windows in diamond-shaped done in light blue enameled brick. The structure will rank as one of the handsomest buildings in Portland. The first tenant to move into the new building will be the real estate firm of Charles E. Henry & Son, who announce that their office will be arranged for the comfort and convenience of the public having business with them and will be as complete as it can be made.

Purchase of the half block bounded by Fifteenth, Sixteenth, Quimby and Henry streets by E. J. Daly for about \$40,000, reported last week, is thought to be of more than usual importance, for this deal, by one who is in close touch with the Northwest building trade, adds considerably to the belief that the district has entered on an era of great activity.

A firm in Youngstown, O., has the contract for the reinforcing steel for the building of the public market, which is to be of two stories and full basement. Goodrich & Goodrich are the architects of the building and are said to be financially interested in the enterprise.

Fred C. Cook, whose firm has done much of the recent excavating for big buildings in Portland, is on a trip in the East. He expects to be absent for about three weeks.

Concrete piling for the Foster & Kleiser building, on East Third and East Yamhill streets, is about finished and the upper structure will be started in a few days. D. C. Lewis is the architect. Mr. Lewis is rapidly taking high rank as an expert on concrete construction.

John A. Belmont has purchased from L. E. Korn a quarter block on the southwest corner of Fourteenth and Overton streets through the agency of E. J. Daly. The consideration named is \$22,500.

East St. John is to have a new addition to be placed by the Holbrooks and C. E. Bingham, who have recently added to their holdings 45 acres, at a cost of \$22,500. The new tract was bought of W. M. Killingsworth, of the 1908 Realty Company.

The Willard Case Lumber Company is building a sawmill at Kalama to cost \$50,000. It will have a capacity of 125,000 feet a day.

Bids will be opened tomorrow for building the clubhouse at the Saver street car barns of the Portland Railway, Light & Power Company.

At the last meeting of the Montavilla Board of Trade it was decided that the change of grade proposed for Broad street should be made. Broad street is to be

improved between the Base Line road and Villa avenue. It was also reported that the extension of Eby, Armstrong and Hibbard streets northward from Villa avenue will be taken up at the first meeting of the City Council, in January. The Board of Trade is looking after the movement for fire protection for that suburb, and is asking for a fire engine.

Contracts have been let for masonry, carpenter work, plastering, heating and painting of Charles W. Henry's new house, to be built on East Eleventh street. Dyer & Co. have the contract for furnishing concrete blocks to be used in the construction of the Southern Pacific station on the East Side.

Florian Fuchs sold in the last three weeks Fred Achilles' farm, near Salem, for \$15,000, to a Portland investor the corner of East Thirtieth and East Madison owned by M. C. Davis, for \$7500; house formerly owned by Mrs. McCormack, 1033 Front street, formerly owned by Ida Stokes, for \$2500; house, 1994 First street, to N. Mikala for \$1800, and lots 15 and 16, block 2, Waverly, to Misses Achilles, for \$1000.

Work on the foundation of a \$5000 building for the Woodstock Methodist Church has been completed, and the frame of the building will be put up as soon as the concrete in the foundation hardens sufficiently. The new church will be modern and will contain a large auditorium and 11 separate Sunday school-rooms. The



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pastor, Rev. J. D. Voe, is erecting a home for himself on a lot adjoining the church.

The modified plans for the new Albina high school have been approved by the Board of Education and bids will be received by the architect, Whitehouse & Honeyman, until January 23, at noon. These plans were redrawn, as the original bids called for more money than the Board of Education had for the purpose.

The Grange Fair Association, of Multnomah County, has secured an option of the pine acres purchased at Gresham by the Council of that town. The purchase was made both for the use of the fair association and for a public park. The city retains control of the ground and the buildings erected there between the fairs, and the association controls the grounds and buildings while the fair is in session and for a short time before and after the fairs. The city paid \$3000 ground. The option requires a deposit of \$100 and extends for two years. At a recent meeting of the directors it was decided to secure the option. This movement insures housing fairs at Gresham annually hereafter.

NEW CHURCH IN WOODSTOCK

Suburb Just Voted Into City to Have
Larger Methodist Edifice.

Occasional visitors to the suburbs of this city are invariably surprised at the rapid increase of population, as evidenced by the many new residences finishing and in course of construction, and in few districts is this more noticeable than at Woodstock. In that vicinity, new homes are going up in all directions, and electric car patronage has so increased of late that the service has been doubled morning and evening.

Among the buildings upon which work is rapidly progressing is the new Methodist Episcopal church, located in the heart of the suburb. The old edifice, so long in use, has been small, and a much larger one will soon supplant it. Besides the main auditorium, the church will have 11 Sunday school rooms, and when completed will have cost the city of some \$6000. As the former property of the church sold for \$750 and \$1200 will be received from the church extension fund, one-third of the cost has been provided for, and the remainder will not be a very great burden on the 600 families of that community.

Rev. J. D. Voe, pastor of the Woodstock church, was assigned to this charge by the last conference, and almost immediately began laying plans for a new church and parsonage. The latter is now erected at his own expense on a lot adjoining the church, and will be ready for occupancy early in the spring. As the present church property must be surrendered to its new owner in April, it will be necessary for the church to be in shape for use at about the same time, and it is expected that it will be.

Millions to Fight Plague.

NEW YORK, Jan. 2.—A million dollars in round numbers was spent in the United States last year in the campaign against tuberculosis, according to annual report of the National Association for the Prevention and Study of Tuberculosis. The fight, the report says, was the most successful, the best organized and far-reaching in the history of medicine. All classes of people took part in the crusade, including labor unions, churches and laymen. An important factor was the work of the Red Cross, with its millions of stamps, and the International Exhibit, held first at Washington and now open in this city, impressed upon thousands the necessity of properly conducting the disease. During the year more institutions and organizations for the cure of tuberculosis were established than the total number of such institutions in existence prior to January 1, 1908.

A New Year's Offering!

Before advancing the prices of all lots in Rose City Park to \$500, the directors of the association have decided to offer a few blocks, aggregating nearly 100 lots, at \$400 a lot, on exceptionally easy terms to—

The young man laying the foundation for a fortune.
The husband and wife who will own their own home.
The parents who have a child to educate.
The young woman who saves part of her salary.
The wise ones who can look ahead to a greater city.

TO ALL OF THESE

Rose City Park

OFFERS UNRIVALED OPPORTUNITIES

These \$400 lots are situated in the most beautiful part of Rose City Park, but are not right on the car line. There is a very good prospect, however, that the proposed extension of the Broadway line will make this section of Rose City Park the most exclusive and popular part of the entire tract. During the next 30 days or until the 100 lots are sold, the price will be \$400 and the terms \$10 down and \$10 a month. For further particulars call upon or write to

HARTMAN & THOMPSON

CHAMBER OF COMMERCE SELLING AGENTS

B. S. JOSSELYN SPEAKS

LETTER TO PUBLIC REGARDING
LIGHT CONTROVERSY.

Summarizes Fight With City,
Threatening to Cut Off
Lights January 10.

President B. S. Josselyn, of the Portland Railway, Light & Power Company, has addressed the following letter to the public regarding the city lighting contract:

December 7, 1907.—New city lighting contract discussed in the press in order to give all an opportunity to consider the matter.

February 25, 1908.—Lighting committee of the City Council directing the Mayor and Executive Board to advertise for bids for electric lights for periods of three and five years, in accordance with city charter, from January 1, 1909.

March 25.—City Council passed the ordinance.

April 6.—Mayor vetoed the ordinance.

April 8.—City Council passed ordinance over Mayor's veto.

April 15.—Mayor refused to sign warrant approved by Executive Board for lighting bill due for the month of March. December 8.—City Council referred the matter to street-lighting committee of Council for investigation and report.

December 14.—City Attorney gave opinion on the controversy between the Mayor and the lighting company, in regard to payment of bills of the lighting company that were being withheld by the Mayor and Executive Board.

December 22.—Bld of Portland Railway, Light & Power Company (the sole bidder) was opened by the Executive Board and no action taken.

December 4.—Executive Board referred the proposed lighting contract back to the City Council for recommendation. December 9.—City Council referred the matter to street-lighting committee of Council for investigation and report.

December 14.—City Attorney gave opinion on the effect that the payment of the amount deducted from the lighting company's bills, if the facts were as assumed in communication of Executive Board. The committee then formulated report to the Council, recommending that Executive Board enter into new contract for city lighting for a five-year period, as bid was reasonable, and as low as obtainable by any city of same greater size in the United States (with the exception of Buffalo, where power is obtained from Niagara Falls). The committee also stated that the lighting company appeared to have complied with its present contract on points raised by the Executive Board in its written report, and that withholding payment for lighting bills was in error.

Report Adopted.

December 23.—City Council met, received and adopted report from the street lighting committee and passed it over to Executive Board for letting of new contract. Executive Board should have met in regular session December 25, but that being Christmas, meeting was postponed until following Tuesday.

December 29.—Executive Board met and referred the communication to its lighting committee. It is understood that the chairman of this committee is absent from the city and will not return until after New Year's, or after present lighting contract expires. Mayor Lane is quoted as saying that long-term contract will not be let, but contract will be made from month to month until competition can be had.

The city charter provides that city lighting shall be contracted for a period of not exceeding five years; also that contract cannot be let except bids be asked by advertising and let contract for shorter period. If the company continues to furnish lighting without a new contract it cannot compel the city to pay for it. If the city authorities should wish to pay for lighting without a contract any taxpayer can prevent

it by protesting that such payment is at variance with provisions of the city charter.

On this account our board of directors, composed entirely of prominent business men, feel that they would be justified in ordering the discontinuance of the city lights at midnight on December 31, 1908, if new contract with the city (in accordance with the city charter) is not made prior to that date.

We are informed by counsel that the Mayor has no right to invoke police power to compel the company to furnish light in the absence of a contract.

The city now owes the company \$42,533.18 for lighting; interest on this amount is \$1163.53, a total of \$43,696.71, which includes balance due for each month, March to August, inclusive, and full amount of bills September to November, inclusive. December bill will not be due until January 10.

The company has faithfully complied with all of the provisions of existing contract, and has improved the service at great expense. It has put in bid for new lighting contract in accordance with specifications (which has been neither accepted nor rejected), voluntarily reducing the present rate, effecting a saving to the city of about \$9000 per year; but it is powerless to make a contract when the Executive Board will not act, and it cannot furnish lights for city streets without a legal right to exact pay therefor.

Notwithstanding the facts as above

presented, our board of directors has nevertheless decided that in order that the public may be fully informed as to the existing conditions, and that the Executive Board may have ample time, even at this late date, to enter into a new contract, to continue lighting the city streets until January 10, 1909, if on that date a new contract has not yet been entered into for the lighting of the streets by this company, all street lighting will be discontinued at 12 o'clock midnight, January 10.

PORTLAND RAILWAY, LIGHT & POWER COMPANY.

Portland, Or., Dec. 30.

Shot to Avenge Sister.

LOS ANGELES, Cal., Jan. 2.—With the accusation that his victim was responsible for his sister's downfall and that he had abducted her from the Door of Hope, where she had been sent to escape his wife, William Mitchell, an ironworker, shot and instantly killed Cecil Thayer, a messenger, 19 years old, and a passing stranger when the first shot was fired. Mitchell stated that the murder was deliberate, but pleaded that any other man would have done the same thing.

Rummage Sale. See page advertisement, Page 3, Section 1. Tull & Gibbs.

HASSAM COMPRESSED CONCRETE PAVEMENT combines the virtues of all other pavements without their faults. At once the least expensive and the most durable.

NY test which may be applied emphasizes its value and superiority. First cost less than any other good paving material on earth.

SMOOTH, yet safe. Horses cannot slip or injure themselves. Recommended by fire department chiefs, teamsters and horsemen because best for horses in every way.

SAFETY experts indorse it for its non-absorbent qualities and ease of cleaning. Water does not injure it. Absolutely dustless.

SAFETY cannot skid on it or wear it out. The Vanderbilt cup course, sixty miles long and one hundred feet wide, is paved with Hassam. The automobile pavement.

MEETS all requirements of engineers, street and highway commissioners, taxpayers and the general public. Quickly laid, simple and inexpensive to repair, best for any kind of traction, most economical, will outlast others that cost twice as much to lay and maintain.

Hassam Costs Not to Exceed \$2 Per Square Yd. Within the 2-Mile Limit.

OREGON HASSAM PAVING CO.

805-7 BOARD OF TRADE BUILDING, PORTLAND, OREGON