

SUBURBANITES ARE OWNERS OF HOMES

Interesting Fact Brought Out by Reports From Several Districts to United Clubs.

BUILDING UP LOWER END

In Addition to Packing Plant There Is Rapidly Growing Up in Vicinity Other Important Manufacturing Industries.

It has been found that practically all residents of East Side suburban districts are people who own their homes. This fact was brought out very forcibly at the last meeting of the United East Side Push Clubs, when delegates from these outside sections were asked by the chairman, W. L. Bole, what proportion were home-owners. N. F. DeWitt, of Mount Scott, where there are now 15,000 people, said that 98 out of every 100 families living in that territory owned their homes. The same condition was reported by William DeWitt, of Mountville; E. F. Mouldenbauer, of Kenilworth; L. E. Rice, Waverly-Richmond; C. L. Daggett, North Albina; J. T. Wilson, of Sunnyside, and W. G. Oberhauser, of Mount Tabor.

Perhaps the same proportion of home-owners to renters will hold good in other outside districts. Renters, of course, do not go out into the suburbs as a rule, but the fact that Portland has become largely a city of thrifty home-owners is shown in the reports from these sections. The citizen who does not visit these outlying districts can have little idea of the growth of Portland.

The overcrowding of streetcars running out into these suburbs is the immediate effects of these home-building movements, and to secure better car service is the problem for every section on the East Side, and is a problem that will not down, but must be solved some way. Water mains also are in demand and the suburbs are asking for fire protection.

How City Is Spreading.

On the Mount Scott line settlements have extended to within a few miles of Greenham. Beyond Lewis is a large settlement on acreage tracts that three years ago were unoccupied. South from Woodstock the homebuilder is erecting houses as far as Johnson Creek. In most of these suburbs an excellent class of dwellings has been erected. Small houses erected in the first place have been replaced with more pretentious homes. Along the Mount Scott line may be seen the best evidence of this home-building movement.

According to O. N. Ford, who has been there almost from the first, the home-owning element is 98 per cent of the families living there. Churches have been erected here, a fine library and reading room has just been opened, and a good class of business houses built.

Work on the Swift packing plant is progressing, the elevated roadway out to the site having been completed. The dredge has resumed work with double crews and is run day and night. Work on the stockyards will be rushed forward. Contractor Wakefield, who has charge of the concrete work, will start on the concrete bulkheads and flooring in the yard at once. It is announced that the plant is to be ready for active operation by July 1. This means that construction must be pushed forward all along the line with all possible energy.

Excavations for the foundation of the Monarch Lumber Company's plant, to be erected near Maesly Junction, have been started, the first ground having been broken Monday. A large force of men will be employed in the construction of this big plant. This company will be headed by the David Bros., and will be one of the most complete plants of the sort in the state. After the temporary building has been built, the plant will be out for the main sawmill plant. Logs for the company will be delivered from the company's holdings along the Columbia and Lewis Rivers, into Oregon, along within the next ten days. Most of the machinery for the smaller sawmill has been ordered and is expected to arrive within the next 30 days, at which time the buildings will be ready for machinery installation. In the original plans some portions of the plans have been changed, which will cost above the \$30,000 first estimated.

Will Build Planing-Mill.

Near Maesly Junction the Pitchless Lumber Company will erect a planing-mill and several dry-kilns. The mill and kilns will be 170x30 and can handle 50,000 feet of lumber a day. The rough lumber will come from the mountains, 23 miles northwest of Vancouver. By seasoning with the dry-steam process, pitch and turpentine are all removed from the lumber. The contract for the concrete foundation will be let at once, the erection of the plant to follow as soon as the foundation hardens. The headquarters of this company will remain at Vancouver.

J. M. Chambers, representing a large tube company of Seattle, has been investigating the Lower Peninsula, with the view to establishing a plant for the manufacture of pipe of all kinds. A full acre will be required. The St. John Commercial Club has taken up the matter of securing a site for the plant.

Mrs. A. L. Parkhurst, who recently acquired some valuable property on Russell street, in Albina, contemplates the erection of a three-story brick or reinforced concrete building. This property is located on the intersection of Russell street and Gantenbein avenue. Kable & Kable have been engaged to draw the plans for the building. Mrs. Parkhurst's purchase includes lot 4, west half of lot 5, lot 6, the south half of lot 8, and lots 13 and 14, in block 8, Evans Addition.

Building on Russell Street.

Eight apartment houses have been completed on the north side of Russell street, between Kerby and Commercial streets by J. Finn, a lumberman, on different lines from other buildings. These buildings are built four on each side of an alley which runs back from Russell street. Each house, while separate, is connected with a hard-surface court running through the alley, which serves as a street as well. The cost of these eight houses was about \$24,000.

A new chapel and dwelling will be erected by God's Church on Paffing and Haight avenue, in Albina, this Spring, to cost \$15,000. A. H. Metcalf, who keeps in close touch with affairs in the northeastern section, including territory tributary to the Rose City Electric Railway, said yesterday that the big suburb is making splendid progress. In the new Elmhurst tract, which adjoins Rose City Park, a number of attractive homes have been built and others are under construction. The foundations for many new homes may be seen all over that district. In Belle Crest Nos. 1 and 2 and Hyde Park nearly all the lots have been sold off to prospective builders.

The Bronough tract, comprising 15 acres, is being platted and made ready

for the home-builder. Streets are to be improved and water mains put down. Toward the east is the 88 acres of the Gregory Investment Company, where many houses already are being erected. Near Montavilla the Lee-Bow tract of 30 acres has been platted. Extensive permanent improvements are to be made on all these platted tracts. In the Bronough and Lee-Bow Additions the streets are to be parked and made beautiful with trees and shade trees.

Graded School Is Needed.

Residents in the northeast district hope to get a graded school before another year to replace the present single-room building, which is now too small and only suitable for small children. Larger pupils are now compelled to attend schools closer in.

The proposition to frame a big improvement district at Mount Tabor and lay hard-surface pavement is evidence that owners of Mount Tabor property realize the beauty of that portion of the city for fine homes. Its growth has been slow on the west slope. Only a few streets have been opened or improved. The names of the men who are pushing this big paving project are a guarantee that it will go through, for they are successful business men. Philip Beuhner is completing a \$50,000 residence on Hawthorne avenue and nearly all the others have fine homes, but there are few streets.

Framing up a district, taking in the territory between the Base Line and Section Lane, first putting down all utilities and then hard-surface pavement, is the object. This is believed by the promoters to be the only way to improve a large district. It means that those who oppose all improvement must stand aside from the advance of the steamroller of progress. The district plan involves all streets as a whole and the burden falls on all the property-owners in equal proportion, and the burden of wear falls on the whole district and not on a few streets. Every one in Portland will rejoice that Mount Tabor has started this fine paving movement, for it will set an example to other sections. Multinomial Addition in Albina has been slowly and surely working out the problem of paving as a whole, with the result that property there has advanced 50 per cent since the work was started.

Southeast Additions Prosper.

Clinton street is being improved between East Twelfth and East Forty-ninth streets, through part of the Waverly-Richmond tract, and will be one of the longest and finest streets in that district. Many new houses have been built in this section and a number of streets are to be improved. Division street, which is part of the Section Lane road, and which parallels Clinton street, will be improved during the year. Just south of the Waverly-Richmond tract owners of the Waverly Addition are preparing to complete extensive plans of street improvement started last year. Concrete sidewalks and hard-surface or crushed rock pavements are to be laid. Shade trees will be set out and the streets beautified. Kenilworth, south of the Base Line road, will continue its progressive policy during the year. The Midland Acre Tract, for which Chapin & Gilbert are agents, located on the Gilbert road, east of Lewis, and near the Graham electric, has been selling off steadily. Among those who have bought and will build this Spring are L. C. Mills, Alois Baumgartner, S. C. Sherrill, W. E. Kemp, R. R. Nance, H. J. Landis, Nancy J. Rodgers, H. H. Thompson, Claude Dain and Nance J. Sience. Each has purchased from one to five-acre tracts on which suburban homes will be built. Mr. Sience, who purchased five acres, is arranging to go into the business of raising fancy poultry, and will have one of the most complete plants for the purpose that money can develop.

About 50 residences have been planned to be built in Rose City Park this Spring. Over 100 houses have been built already in this addition. Among the improvements contemplated for the year is a lawn tennis ground and a tennis club will be started early this Spring. A new church building is to be erected soon. There is a movement to get gas mains laid through the addition. Nearly all residents will take gas when mains have been laid.

East Side Buildings Projected.

Two large brick buildings are to be erected on East Stark street, somewhere between Union and Grand avenues this year, according to reports during last week. Definite announcements have yet been made, yet the information comes from reliable sources. At least one of the buildings, covering a quarter block, and four stories, in commercial section. The other structure, if erected this year, will cover a half block. By another week definite announcement may be made. East Stark is supposed to be the street on which the Mount Hood Railway will enter the city.

W. H. Hickman, contractor, is putting up a seven-room modern residence for his son, A. H. Hickman, on East Stark street, between Union and Grand avenues. It will be of unique construction, the walls to be of cement into which will be embedded broken cobbles set in the black mortar cement, beaded around with white mortar. It will be 25x35, story and a half high. A garage and stable will be erected in connection with the residence.

Deals of Past Week.

M. W. Parelus has transferred to the Portland Trust Co. the ownership of a parcel of tract of land in Holladay Addition for a consideration of \$23,000, for the use of the factory.

During the past week a permit was issued to Smith & Hansen for the erection of the edifice for the United Evangelical Church, in the Ladd tract, for \$10,000. The total cost of the building will be \$15,000. In this tract, besides this church, dwellings have been started that will cost \$50,000.

W. H. Morehouse has just sold to Fred S. Daggett, near the intersection of East Seventh street and the north boundary line of the old town of Sellwood, for \$5000. The land sold is supposed to be part of the tract wanted by the city for park purposes.

In Evans Addition to Albina John Pittenger bought of the Multnomah Realty Company lot 7, east 25 feet of lot 4 and part of lot 5, in block 3, for \$7000. Morris B. Wells sold to Lloyd J. Wentworth lots 3, 4 and 5, block 18, Jern Irving's addition, for \$9000.

HIGH COMPLIMENT IS PAID

Editor of Philadelphia Paper Writes of Promotion Work in Oregon.

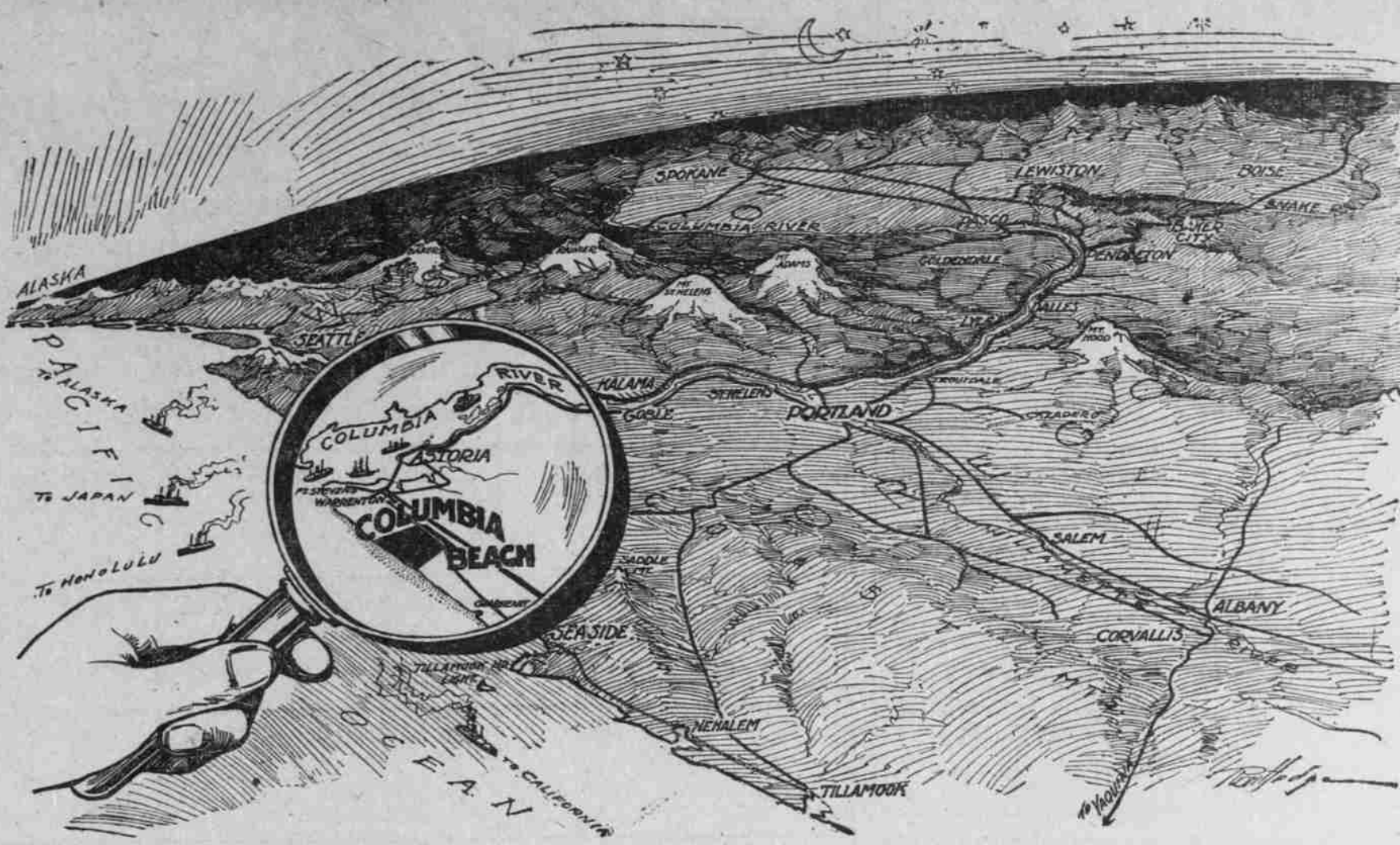
Building on Russell Street.

An unexpected tribute to Oregon and evidence of the widespread good that the publicity campaign being carried on to advertise this state through the East has come to Manager Tom Richardson of the Commercial Club from George E. Vickers, editor and proprietor of the Philadelphia Evening Herald. The letter was written by Mr. Vickers to Mr. J. D. East, secretary of the publicity work at Albina, who is an old friend of the Philadelphia editor. Kind references were made in it to the Richardson and his work here and the letter was forwarded to him. Mr. Vickers says:

"If ever printers' ink were put to good use, it is at this time by you folks in Oregon. But she is not being boomed a bit more than she deserves. I saw her products at the world's fair at Chicago. Such fruit, such apples, I have been reading about her enterprise in developing water power, about her magnificent grains, plants and flowers, about her wonderful dairies and sheep and goat ranches and her alfalfa fields and the enterprising people who have the credit of bringing about all this wonderful development and I bow in high respect and reverence and say 'Yellow Americans, I am proud of you, proud I live in a land with such grand, great-hearted, high aspiring people.' Oregon stands the test of the most thorough inspection. She speaks for herself in the wonderful things she is doing in the way of fruit culture, stock-raising, dairying and everything else in the way of agricultural production. I have been reading much about her in the magazines and every line warms my heart toward her grand, helpful, industrious, intelligent and fearless people."

Jury Seizes Launis' Story.

UNION, Or., Feb. 6.—The grand jury came over from La Grande today to take the statement of F. P. Launis in



Columbia Beach

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NO Real Estate Advertisement ever published in the Northwest created such laudatory comment, or elicited so many inquiries as the initial announcement concerning **Columbia Beach**. We know that no real estate project ever launched in this vicinity has more good things to commend it than this. When **Columbia Beach** is ready for the crowds of pleasure and rest-seekers, the Northwest will possess one of the finest and most attractive seaside resorts in the world. Even the most cursory investigation will convince the most skeptical that its possibilities as an investment are almost staggering, and no student of conditions and of the intrinsic merits of this superb shore site can fail to realize its ultimate destiny.

The Seaside Capital of the Northwest

There is so much to say about **COLUMBIA BEACH** that if all were told, this entire issue of the paper wouldn't suffice. To begin with, there is the silvery strand, free of boulders and cobblestones. Strands not as good as this have made the fortune of many a seaside city of the Atlantic Coast. **COLUMBIA BEACH** has many other natural features that are peculiarly its own. There's a silvery lake inviting one to sail, canoe or row—an ideal spot for aquatic sports of all descriptions. There are two creeks—large enough to be called rivers—that afford ideal cruising ground for the canoeist. There's game in the forest which is close at hand. All this has been done by Dame Nature. Man steps in and smoothes away the rough places—adds those touches that we, because of our city life, feel we must have. There will be a big hotel—different in many ways from the commonplace seaside hotel. There will be a sanitarium. There will be an ocean pier and sun parlor out in the ocean—and to be in complete accord with all seaside resort traditions there will be a board walk, of course. There is also to be an immense auditorium hall for public gatherings of various sorts. That **COLUMBIA BEACH** is easily accessible a glance at the above illustration will prove most plainly. This is a very vital feature indeed.

THE COST? Don't feel scary about that in the least. Lots are to be had for as little as \$200.00 and none higher than \$1000.00, with many intermediate prices. The payments are easy to make—10 per cent down and 2 per cent per month after that, enabling you to derive much good out of your purchase before it is entirely paid for. Think it over, calmly, coolly—isn't it better, much better and vastly more agreeable to own your own four to six-room cottage-by-the-sea than to spend your vacation in a 6x9 room in some hotel? We can give you no better advice than to learn the facts about **COLUMBIA BEACH** at once. The riches that **COLUMBIA BEACH** promises to her first investors will break all records of rapid advancement ever established in this vicinity. Fill out the annexed coupon with your name and address. You will receive a superbly gotten up booklet that will give you information impossible to convey in this advertisement.

WERE YOU "ONE OF A HUNDRED?" Only some twenty-odd lots left that will be sold at a reduction of \$100.00 from the regular price. Bear in mind, "Mr. Hundred and One" pays the full price. That Hundred saved will come in handy when you're furnishing the cottage.

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proud I live in a land with such grand, great-hearted, high aspiring people."

"Oregon stands the test of the most thorough inspection. She speaks for herself in the wonderful things she is doing in the way of fruit culture, stock-raising, dairying and everything else in the way of agricultural production. I have been reading much about her in the magazines and every line warms my heart toward her grand, helpful, industrious, intelligent and fearless people."

Mr. Vickers says he is going to write an article for his paper soon telling of the wonderful development of this state, for he says that while Oregon has been slow in developing its soil resources now the whole world is waking up to her wonders in this respect.

At yesterday's meeting of the City Council effort was made to postpone the time in which the Portland Railway, Light & Power Company shall comply with the provisions of the electric wiring ordinance adopted two years ago for the purpose of protecting the lives of linemen. Councilman Annand introduced an ordinance pro-

viding that all wiring in the district where wires are to be placed underground before September 1, are exempt. The ordinance provides that wires outside this district shall comply with the law by July 1.

Various members of the Council participated in the discussion that followed. City Attorney Kavanaugh explained that nothing had been done to comply with the provisions of the ordinance passed two years ago. For this reason, he said, he had caused the issuance of warrants for the arrest of P. S. Josselyn, president of the Portland Railway, Light & Power Company. President Josselyn was arrested and the case carried to the United States Circuit Court for the purpose of enjoining the city from proceeding against him in the Municipal Court. Mr. Kavanaugh urged that no action be taken until the decision of the Supreme Court is announced. They will be next week, it is said.

President Josselyn stated that he knew nothing of the ordinance until shortly before his arrest. He said that he had learned that H. W. Goode, his predecessor, had given orders for the necessary changes before his death. Councilman Rushlight urged that the

matter be continued in order to hear the linemen. His proposition was accepted and the ordinance was referred to the street committee.

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