

BIG STRIDES MADE

Much Paving in Holladay's and Irvington.

FAST PACE IS BEING SET

Streets Already Finished in Best Manner to Be Followed by Others to Be Improved in Manner Equally Good.

In Holladay and Irvington Park there is a steady progress in permanent street improvements and good class buildings. C. E. Fields & Co. sold last week two

The property is improved with a modern nine-room dwelling. The consideration was \$6000.

Site Ready for Car barns.

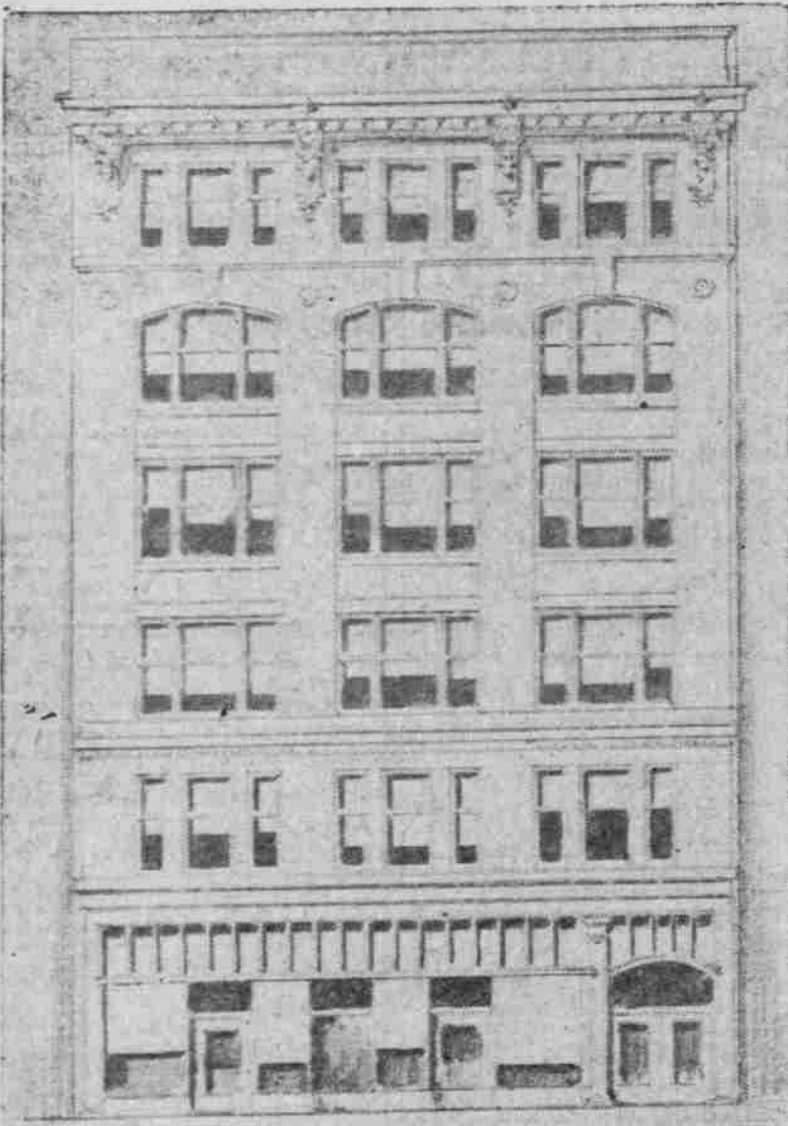
The ground at the Golf Links at Sellwood, on which the Portland Railway, Light & Power Company will erect car barns and a clubhouse for the carmen, has been cleared, preparatory to the erection of the buildings this Spring. It is announced that the plans for the buildings are ready and that the cost will be \$40,000.

It is announced that the Portland Gas Company will erect a gas reservoir and lay mains to Sellwood this year at a cost of \$100,000. Work will start early in the Spring.

"PUBLIC OWNERSHIP."

It Is Here Now, and It Explains the Enormous Waste.

The Spectator, Portland. The people own and control the city government. That is why taxes are so high. The people, original and perpetual owners of all the offices in the municipality, delegate the control of these offices to useless, incompetent

NEW FIFTH-STREET IMPROVEMENT.

—Emil Schacht & Son, Architects.
STRUCTURE TO BE ERRECTED FOR MARCUS FRIED & CO., ADJOINING LUMBERMEN'S BUILDING.

lots in Irvington to E. J. Oliver, of Olds, Wortman & King, on which he will build. A. L. Wright bought two lots on Brasse and East Sixteenth streets, and A. S. Paulsen bought two lots on East Fourteenth and Brasse streets. Mr. Paulsen will erect a residence at a cost of \$4000.

At present there are 100 houses of the best class under construction in Holladay Addition. It is the intention finally to improve all the streets with hard-surface, either of asphalt, bitulithic or Haasam, and much of this work will be done the present year. A number of hard-surface paving contracts have been let. Broadway will be paved between Union Avenue and East Twenty-fourth street, and other projected street improvements will bring up the cost of projected pavements for this district to \$200,000 for the year, outside of as much more for erecting high-class houses.

The Irvington Tennis Club plans to spend \$15,000 in improvements. The present clubhouse will be rebuilt, increasing the size of the present building, install a billiard-room and bowling alley and also a reading-room.

In Irvington lots aggregating over \$75,000 in price were sold during the past ten days to men who will build this Spring. Among the purchasers are Iver Johnson, of Seattle; Dr. R. H. Ellis, City Physician; Fred T. Zeigler, C. N. Terrell, H. P. Palmer, M. R. Matthews and others. Mr. Johnson purchased half a block. It is planned to have all the streets improved with hard-surface pavement this Summer at a cost of \$300,000.

The Holy Cross Catholic Church, at University Park, will be moved to the block recently purchased for the purpose, which is only a short distance from the present location. The building will be placed on a basement, which will be used for a school for children. A manse for the resident priests will be erected on the same block. These improvements will cost upward of \$15,000.

R. C. Kinney sold yesterday, through Ben Riealand, to Paul R. Kelly a fractional lot, 50x55 feet, at the southwest corner of Hassalo and East Third streets.

and irresponsible men, who conduct them in their own interest. Gas companies and railroad companies choose employees for their special fitness for the work they have to do, look about you and note the kind of men you have selected to conduct your public business. Do you wonder taxes are high? Do you wonder that private owners of public utilities make fortunes, while you groan under the burdens of increased taxation? Collectively, the people choose men to conduct public offices of the greatest responsibility whom, individually, the people would not employ as janitors.

The Spectator could name three or four men in Portland who could take over the city government, give us better and cleaner streets, more and better lights, improve the character of the service in all our public utilities, beautify the city, give us the police protection we pay for and do not get, increase the efficiency of our various city departments, give us, in fact, an ideal government—and reduce our taxes one-half, and at the same time make enough to amply pay them for their services in our behalf.

But we will not employ these men. We like our way of conducting our publicly owned government too much. Nor would we employ them if we decided to build, own and operate a railroad. We would put some politician at the head of it, because he prated about his love for the people, and we would give him as assistants men who had learned all about the railroad business from walking ties.

Monster Apple "Metalized."

SPOKANE, Feb. 27.—The big Wolf River apple which won first prize as the largest perfect apple exhibited at the National Apple Show here last December, has been "metalized" by a secret process, bronzed, gilded, mounted on a silver pedestal and sent to W. R. Marr, of Wenatchee, Wash., in whose orchard it grew. The apple measured 17 1/2 inches in circumference and weighed 31 ounces.

Talk it over with Gregory

Sooner or later you will be face to face with the serious problem of living. In this fine land of opportunity, which will you do, "pay rent or own a home?"

FACE THE QUESTION RIGHT NOW**THE SINGLE MAN**

Can ill afford to live from hand to mouth. Any man can live on less than he earns, if he tries. Let him invest the surplus in real estate, exercise a little common sense, and he will soon own a lot; a little later, a house and lot; still later, he will trade for vacant property, and before he is aware of it he will be earning more money in a month than he formerly earned in a year. If he expects to be married, there is nothing that will come in more handy than a home site or a home ready to occupy. GREGORY HEIGHTS offers the chance for a start.

THE SINGLE WOMAN

May have only herself to support, maybe a mother, maybe others. The shrewd, typical Portland girl can own a lot if she will. The substantial basis that property furnishes to credit and the better standing in which it places an individual before the world is even more true of a woman than of a man. The world loves a woman that wins. Let the stenographer, bookkeeper, office girl or clerk set her mind to purchase a lot in GREGORY HEIGHTS, and if she remains steadfast and loyal to her purpose she will laugh at her less wise sisters and command the respect of the business world in a little while.

THE FAMILY

Depends upon the man for a home. The man depends upon his earning capacity. He contracted no more sacred a debt to own a home than when he took a wife in marriage. He increased that obligation when he became a father. The deepest ambition of his life ought to be a strong, unrelenting purpose to acquire a home for his family and himself. He will raise himself higher in the scale of citizenship and the respect of his friends. However humble it may be, it is incumbent upon him to get that home. If he will visit GREGORY HEIGHTS, look upon it and settle there, he may be fortunate enough to build elsewhere later.

YOU CAN BUY A HOMESITE IN GREGORY HEIGHTS

FOR AS LITTLE AS

\$100 Payable Only
\$5 Down and
\$2.50 Per Mo.

MOST POPULAR PART OF PORTLAND

GREGORY
INVESTMENT COMPANY
ONLY OFFICE ON TRACT

Take Car at Third and
Yamhill
Streets,
Marked
Like This

**YOU CAN PURCHASE A HOME IN GREGORY HEIGHTS**

FOR AS LOW AS

\$10 A MONTH
Actually Less
Than Your Rent

THE BEST CAR SERVICE IN PORTLAND

Take Car Third and Yamhill
Streets
Don't take
Montavilla
Car

GREGORY
INVESTMENT COMPANY
ONLY OFFICE ON TRACT

ALL EAST SIDE PROGRESSES**SUBURBAN DISTRICTS MOVE TO PAVE STREETS.**

New Buildings Rapidly Make Towns of Acreage Recently Acquired in the Outskirts.

A number of streets are to be improved in Kenilworth the coming Summer. East Twenty-sixth is to be laid from Division to Powell, Powell from East Twenty-first to East Twenty-sixth streets, Gladstone Avenue from East Twenty-sixth to the Southern Pacific carshops, East Twenty-second from Gladstone Avenue to the Southern Pacific carshops. With these streets improved that district will be fairly well supplied with good streets. The Kenilworth Improvement Club is also pulling for an engine house to be located on Francis and Greenwood avenues, and has petitioned the Council to purchase two lots at this corner. Chief Campbell has pronounced the location satisfactory.

The First State Bank of Milwaukee has purchased a lot in the Laulling tract, in Milwaukee, and is now having plans drawn up for a two-story brick building for the new bank. Work will start this Spring. Cost will be about \$600. Shindler & Kerr are erecting a two-story frame building on Main street, to be used by the Milwaukee Home Telephone

Company as an exchange, at a cost of \$3500. Work on the telephone lines in Milwaukee is progressing rapidly and the new telephone system will be completed and in operation within three months.

The Portland Gas Company, through its agent, has taken up the question of extending a gas main and laying pipes in Milwaukee this year. Postal cards have been sent to residents asking if they will take gas for lighting or for fuel if the mains are extended there, and answers are expected within the next two weeks.

The sale of the 20-acre tract of Mrs. J. H. Reid, at Milwaukee, has been consummated, and the transfer will be made as soon as the abstract is finished. The tract brought \$1000 per acre. Most of the land is in a high state of cultivation.

The Southern Pacific Railway Company is negotiating with the Milwaukee Council for a franchise for its track on the Willsburg-Beaverton cut-off. The Council is asking for a modern passenger and freight depot.

P. A. Carlander is erecting a nine-room dwelling in Walnut Park, 38x42, to cost \$5500. Charles Overbaugh is having a residence 38x34 erected in Piedmont, to cost \$4000.

In Ingleside Park, east of the Country Club, 25 lots have recently been sold, on which buildings will be erected this Summer.

H. S. Smith, of Centralia, Wash., has purchased the residence of Mr. Tabor, East Twenty-first and Broadway streets, for \$5500. W. L. Cole, manager of the

Illinois Pacific Glass Company, has had plans drawn for an eight-room residence to be built at Woodlawn.

T. Vetter has started work on a \$5000 concrete-block residence in Rose City Park, on the northwest corner of Waukena and Rose City Avenue. It will be one of the most attractive homes in that section.

A petition is being circulated to pave Lombard street from Northern Hill to Glenwood Park, a distance of two miles, with Haasam improvement. Lombard street is 80 feet wide, and is made up of Dawson and Pippin streets. It intersects

all the principal streets on the Peninsula, Portland boulevard, Patton and Wabash avenues.

The contract for erecting a new building for the United States Laundry on the southeast corner of Grand Avenue and East Yamhill street has been let to John Bingham. The building will be 65x90 feet and three stories. It will be of brick construction. Over 400 cubic yards of dirt will be moved for the basement.

J. J. Richardson has purchased lot 12, block 3, Dent's Addition, with a modern house, for \$5500. The lot is 32x34 feet, and is on the corner of East Tenth and

Franklin streets. Mr. Richardson will erect a two-story eight-room residence on the unoccupied portion of the lot.

Over 35 lots were sold last week in Elmhurst Addition, near the Rose City Park carline. Most of the purchasers will put up houses at once, and plans are being prepared for others. Ex-Governor Geer recently purchased a fine building location, and George W. Hill and Miss Sonenbery also have purchased. Work on water pipe line through the tract has been started.

Webfoot Oil Blacking (a shoe grease), softens leather, weatherproofs shoes. **

METZGER ACRE TRACTS

provide the opportunity you have often wished for, genuine independence. They provide all of the joys of country life and only a 29-minute ride from Front and Jefferson streets. Don't put it off any longer—the sooner you buy the better it is for you, as these remarkably low prices that we quote can't last much longer. Take up your pencil and

Figure For Yourself

You can buy an acre and establish your home within a 29-minute ride of the center of Portland, while others are charging a higher price for single lots a one-hour ride from the center of the city. Think of the saving in time, not to speak of the difference in the amount of ground you secure.

These acres are highly productive and will yield immense returns in either vegetables, fruit, berries or walnuts. At the price we are now charging, an acre of this land will pay for itself in a very short time.

You can have cleared land, partly cleared or fully cleared. From any standpoint that you figure the land will prove even better than we represent it.

\$200 PER ACRE AND UP

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.
On the Salem Electric line. Get off at Metzger Station and our agents will take pleasure in showing you around.

For particulars and 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. M 6409.



EAST SIDE STREET VIEW, SHOWING PLATTING.