

## WAIVE RIGHT TO POSTPONE PAVING

Propertyowners on Grand Avenue Decide to Complete Street Work.

## IRON WORKS PLANS MADE

Warehouse District to Be Greatly Enlarged by Reason of Extensive Fills That Are Being Made in District.

The practical certainty that Grand avenue will be paved between Belmont and East Clay streets with Hassam improvement, and that East Third street will be filled between Hawthorne avenue and

district in East Portland will be held as soon as arrangements can be made concerning a freight depot. Statistics will be collected of freight shipments to demonstrate the need of this depot. The Harrison interests own property on East Oak street between Second and Third streets, and somewhere in this vicinity it is proposed that such depot should be erected.

C. A. Bigelow, president of the East Side Business Men's Club, says that he does not expect much opposition from the Harrison interests, in view of the great business expansion that is going on in this district. Another argument is that the West Side main line will shortly be brought into Portland through the East Side by way of the bridge at Oswego, and in view of the settled fact that half a million will be spent in new buildings in the East Side warehouse district during the year either now under way, or for which plans have been prepared.

The East Side Business Men's Club has plans for becoming a major factor in that portion of the city. Of course, the club is already a big factor, and it proposes to secure ample quarters in one of the modern brick buildings being erected, and negotiations are under way. Several rooms will be leased. There will be secured a room large enough for ordinary club meetings that will accommodate between 30 and 50. Besides, there will be reception, smoking and reading-rooms.

These are its plans in outline, and in they can be carried out there is no question in view of what has been accomplished in the past. Practically

## LOTS GOING RAPIDLY

East Side Suburbs Attract Many Buyers.

## BUILD HIGH-CLASS HOUSES

Blocks of Residence Sites Reaching Into Hundreds Taken by Local and Outside Investors, With Other Tracts Platting.

Many residence sites have been bought in the Elmhurst tract, near Rose City Park. Among those making recent purchases in this tract are J. W. Wilson, E. G. Webber, G. F. Hayes, A. W. Ferson, A. L. Dickerson, F. C. Little, Mrs. C. Heston, James Blackburn, W. J. Sedgmore, Mary S. Gault, Albert J. Thomas, A. Flexer, B. J. Tucker, Annie G. Clark, Ross Bonnett, N. W. Jones, E. F. Armstrong, W. C. Hancock. Through-out this tract water mains are now being

500,000  
IN 1912

PORTLAND'S WAR CRY 500,000  
IN 1912

PORTLAND'S POPULATION IS SURE TO BE AS ABOVE

## PRICES AND TERMS:

**NECARNEY CITY**  
LOTS \$125 EACH.  
\$10 Down, \$5 Per Month.

## SEABRIGHT

\$125 TO \$200  
\$15 Down, \$7.50 Per Month.

## NEHALEM BAY PARK

\$75 TO \$125  
\$10 Down, \$5 Per Month.

An advance of from 25 to 50 per cent will be made on above properties not later than May 1.  
Write or call on us for illustrated circular, maps, plans, etc.

Portland now has 225,000 people and the ocean beach resorts she now enjoys are crowded to suffocation, therefore how will it be in 1912, when we have from 500,000 to 600,000 people?

All ocean beach property along our Oregon Coast will become, because of its scarcity, very valuable simply by the law of Supply and Demand. And those Ocean Resort properties being the shortest distance from Portland, hence consuming the shortest length of time to get to them, will become and remain the most valuable. Don't let that fact get away from you. The Pacific Railway & Navigation Co.'s Railroad, now being rushed to completion from Portland to Tillamook, is 90 miles long, but reaches

## NEHALEM BAY

22 miles this side of Tillamook, making the distance to the resorts of Necarney City, Seabright and Nehalem Bay Park but about 68 miles, and no possible chance of a railroad ever entering the country between Portland and a beach resort over a shorter route. Ocean and Bay Beach lots now selling in the resorts of Necarney City, Seabright and Nehalem Bay Park for from \$75 to \$200 will bring from \$500 to \$1000 in the 500,000 year of 1912. We repeat, the above resorts are the nearest possible resorts to Portland and will always remain such.

Since last August we have disposed of about 600-lots in these resorts.

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NEHALEM BAY LAND CO., Portland, Oregon.

ed whether he will put up two or three stories. That will depend on whether the proposed commercial club takes quarters in the building.

Dr. Coffman is having plans drawn for a residence in Rose City Park, at East Fifty-ninth street and Rose City avenue, 37x14, that will contain seven rooms. It will be one of the most attractive homes in Rose City Park.

Architect Brendt has been commissioned to prepare plans for an eight-room two-story residence for Mrs. J. A. Richardson, of Salem, to be erected at Francis avenue and East Thirty-eighth street, to cost about \$3000.

Dona Francisco, an officer on a French vessel, has just purchased for investment a seven-acre tract at Oak Grove, on the Oregon City electric line, for \$1000, an acre. The tract is planted in grapes and other fruits.

Frank Collision purchased during the week an eight-room modern residence on East Twenty-third and Thompson streets, Irvington, of B. E. Meredith for \$800. Mr. Meredith had owned the property but a short time.

J. Lockhart has taken out permits for erecting eight dwellings on Broadway and Tillamook streets, the total cost of which will be \$25,000. This is the largest single residence contract let this year.

Rev. Clarence True Wilson has bought two lots in block 2, Nicholson's Addition, for \$6100. Mr. Wilson also bought the west half of lots 1 and 2, block 262, East Portland, for \$1000.

The Alameda Land Company has sold 280 lots out of their tract in the north-eastern district, recently put on the market, for a total of \$200,000. Most of these

lots were purchased by Portland people, who expect to build.

Lewis & Lewis have been commissioned to draw plans for a one-story building, with basement, for O'Reilly & Burpee, 50x156, to be erected on Hawthorne avenue, near East Water street, the cost to be \$3000. It will be used for a warehouse. The building will be frame construction, but will be changed to brick at some future date.

Miss Henderson, of Cedar Rapids, Ia., purchased 10 lots in Roseland Park, near Piedmont, for a home and investment. She made the purchase while in the city on a visit.

While sales were not large as a rule on the East Side during the week, the total was large in the aggregate. In Holladay's Addition C. C. Newcastle bought two lots in block 199 for \$3500. Harry L. Warren bought the property of Harrison E. Boyer in Albina, lot 26, block 26, for \$6500. Thomas W.

Thompson bought the west 75 feet of lots 2 and 4, block 21, in East Portland, for \$4500.

In Irvington W. F. Fiedler bought of M. J. Delahunt the west 66 feet of lots 19 and 20, block 63, for \$5000. Ellen W. Starrett bought two lots at Firland, on the Mount Scott line, for \$2500. In Stephens' Addition, East Portland, Gottlieb Weiss bought lot 1 and the north 5 feet of lot 2, block 119, for \$5500. Charles Fernau sold to L. H. Smith 34x106 on East Morrison, near East Twelfth, for \$4500. L. Sanborn bought three lots in block 37, Irvington, for \$4200.

Several acreage sales were made, the most important being that of 22 acres belonging to W. R. Honeyman, on the Base Line road, to Jaeger Bros., for \$5000. The tract lies near the Troutdale branch of the O. W. P. electric line, and it will be cleared and improved. Land along the Base Line is held high, and the price is increasing.

## GREENBACK MINES TO OPEN

Grants Pass Expects to See Activity Soon in Gold Mining.

GRANTS PASS, Or., April 10.—(Special.)—Word was received here today that the Greenback mines would soon be put in operation. In confirmation of this report one of the owners of the property has just arrived from the East and is making inspection for some determinate purpose. This mine was at one time considered one of the best properties in Josephine County and employed over a hundred men. It has about 7000 feet of tunnels and about 5000 feet of trackage. The company has on the ground a 45-stamp mill and a large cyanide plant for the purpose of treating gold ore.

English pumps at Rosenthal's.



SCENE ON UPTOWN RESIDENCE STREET.

East Oak street at once is a big gain for Central East Portland. Grand avenue pavement might have been held off another year and the present had conditions prevailed, but the property-owners all signed a waiver and the improvement will be completed before June, which will provide a hard-surface pavement 80 feet wide between East Clay street and Sullivan's Gulch. Later the hard-surface pavement will be extended northward to Hancock street, part of which improvement has already been laid. The Portland Railway, Light & Power Company is laying double tracks on Grand avenue, between Sullivan's Gulch and Holladay avenue, preparatory to the asphalt to be put down this spring. Grand avenue is 30 feet wide to Holladay avenue.

Rev. George B. Van Waters is erecting a two-story brick covering 100x90 feet on Grand avenue and East Ash street, at a cost of \$30,000. He has leased the property for a long term of years. Pasell Kern, who recently purchased a quarter block from E. H. Virgil on Grand avenue, between East Ankeny and East Burnside streets, will improve the property by the erection of a five-story modern brick. A prior arrangement secured a 25-year lease on the northwest corner of Grand avenue and East Morrison streets, he having plans prepared for a four-story office building, covering this corner lot 50x50. This building will cost between \$30,000 and \$40,000.

Plans for the Phoenix Iron Works plant, to be erected on the block recently purchased on East Third and Market streets, from the Ladd estate for \$25,000, have been drawn, and work will start early this spring. These plans embrace foundry, machine shops and secondary buildings that may be required in an up-to-date iron manufacturing establishment. There is a possibility that the East Side approach to the new Madison street bridge may be on East Market street, on which this big plant will be located.

The filling of East Third street is considered the most important item in connection with Central East Portland progress. This street cuts through the warehouse district between Union avenue and East First street. It is part of the filling scheme for the whole of this district, which includes first the filling of all street to grade, and the vacant blocks to basement levels afterwards. By filling the street first owners are permitted to bond their property for the cost, besides the filling of streets first means that a considerable portion of the blocks will be filled from the spreading out of the embankments, making the filling of the blocks to the basement level an easy matter.

This embankment on East Third means that for East Portland another main street will be developed to Sullivan's Gulch, with the result that another steel bridge will be called for across Sullivan's Gulch on East Third street. Hard pavement has been laid on East Third between East Oak and East Burnside and the street is improved with crushed rock to Sullivan's Gulch. It can be seen that East Third, with a bridge over Sullivan's Gulch, would bring Holladay Addition close to the Burnside and Morrison bridges.

The intention of the club is to secure a lot for the erection of an ample clubhouse some time in the future, whenever it becomes strong enough for such a venture. This will probably be undertaken some time within the next two years. A lot may be secured either on Grand avenue or East Sixth street for this clubhouse.

Under the auspices of the East Side Business Men's Club a general conference of business men in the warehouse

cally the whole of the business interests in Central East Portland are back of the club, and it has a substantial income from its own members, so that it was able to give a public banquet to 100 guests without straining its financial resources in the least.

Steady progress is being made in the work of clearing Hawthorne Park of trees. There are nearly 10 acres in this tract, and it is the intention of the Hawthorne estate to plat the tract and throw it open to purchasers. All streets will be opened and extensive fills will be made. By filling up the ravine running through the park at least four full blocks will be made. The opening of this tract is considered of great advantage to the East Side as all the streets between Belmont street and Hawthorne avenue, now closed except East Taylor, will be opened to the public.

## WILL BUILD FINE HOUSE

J. L. BOWMAN PLANS \$25,000 RESIDENCE.

Irvington District, Maintains Its Reputation for High-Class Building Improvements.

In Irvington Addition J. L. Bowman, of the Brownsville Woolen Mills, will erect a home this summer that will cost \$25,000. Mr. Bowman recently purchased lots 8, 9, 10, 11, 12 and 13, in block 46, and is now having plans drawn for his new home, which will be one of the finest in this exclusive residence district. W. L. Fiedler, of the Blumauer-Frank Drug Company, has purchased a quarter block in this addition, with a fine residence for \$3600, from M. Delahunt. W. L. Morgan has purchased from Mr. Delahunt three lots and will erect a handsome residence this summer.

Sales in Irvington for the past month numbered 45 lots, and these brought \$36,000. All this is in a district in which the building restrictions are carefully maintained. Most of the houses that have been erected cost from \$500 upward. Considerable street work is going forward, and it is expected that the Irvington and Broadway car lines will be running into Irvington Addition within 90 days.

Architect R. H. Hockenberry has drawn plans for a seven-room residence to be erected for Mr. Dutton on East Fifteenth and Brazee streets, Irvington. He is also preparing plans for a 12-room residence, to be erected for Mr. Olsen on East Twenty-fourth street. Both buildings will be built at once.

Architect J. O. Wrenn announces that the contract for a seven-room bungalow has been let, to be erected on East Twenty-second and Broadway streets, to James Salmon.

Humason & Jeffrey have sold the lot on the southeast corner of East Thirtieth and East Taylor streets to Ned Minger for \$2800, who will erect a residence on the lot.

M. J. Delahunt is having plans prepared for two modern residences in Irvington, to cost \$3000 each. Bennes, Hendricks & Tobey are the architects.

G. M. Hyland is having a residence erected on East Ninth and Multnomah streets, to cost \$6000, and one on East Sixteenth and Wasco, to cost \$5000.

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This acreage can now be had in such sized tracts as you desire, at \$100.00 to \$250.00 per acre, small cash payment and balance to suit purchaser.

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