

EAST ST. JOHNS

The last of the last large subdivision on the Peninsula will soon be open to the public, but while it is being improved all lots will be sold at a special discount of 10 per cent.

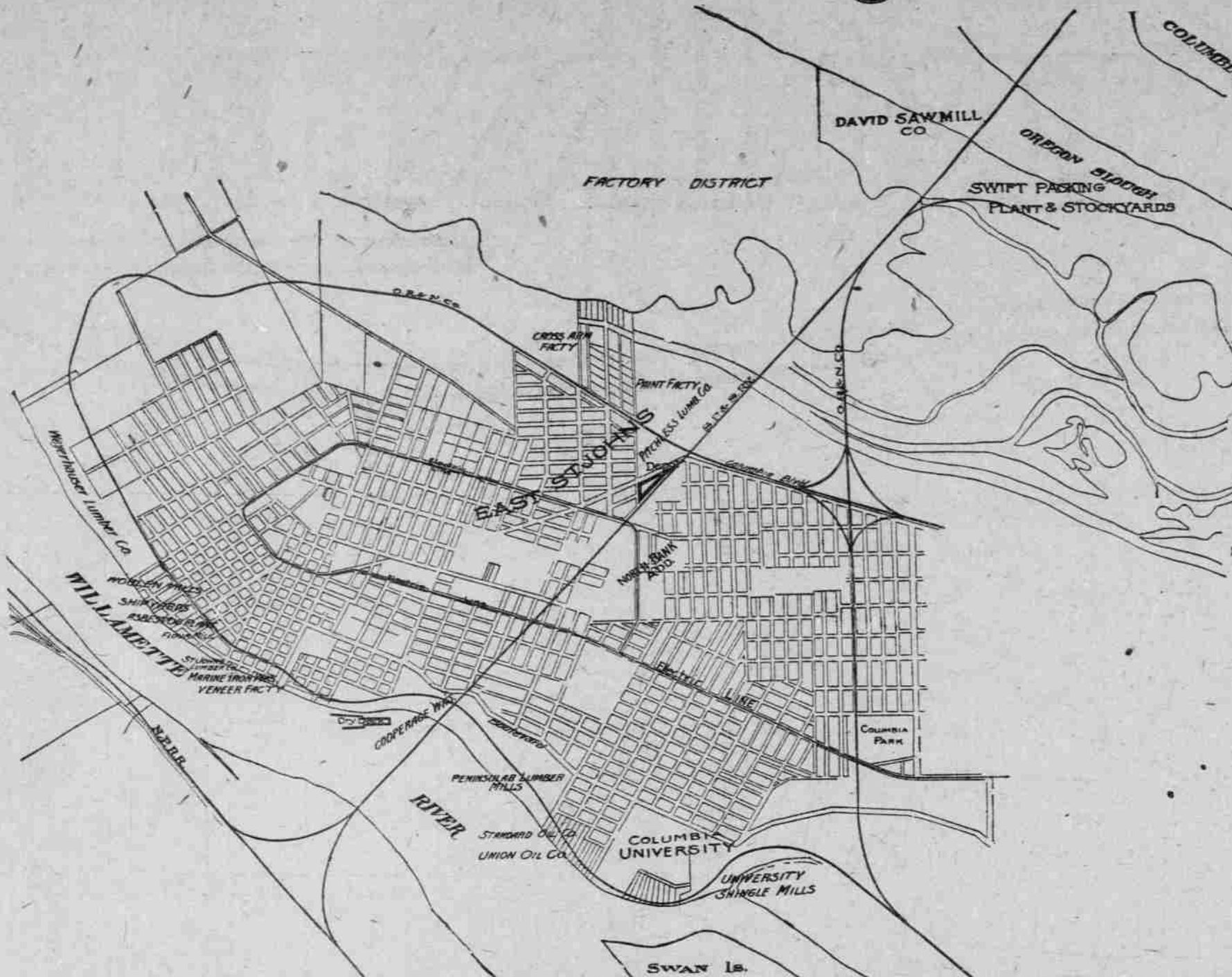
Terms 10 per cent down and 3 per cent per month. Ground will be broken next week for a \$10,000 schoolhouse and besides the many stores and dwellings that are in course of erection the owners will build 15 houses at once. The St. Johns Land Company has made \$175,000 clear profit for their patrons on actual cash investments of \$50,000. Better opportunities now are presented.

This property is on the electric railroad and within two blocks of Maegly Junction, where Hill's and Harriman's railroads intersect, and has the only station on the Peninsula.

Phones:
Main 2828, A 2828

THE SPANTON COMPANY

270 Stark St.



It is more than half a mile nearer the Monarch Lumber Co. and Swift Packing Co. than Swift's townsite, Kenton.

Already several factories are in operation on the slough end of this property. The lots we offer for sale are high and slightly. People building here will not have to wait for the population to get out to them because East St. Johns is surrounded with many homes already and hundreds of people make their livelihood there. Fare 5 cents. Take the St. John car and get off at East St. Johns Station.

Our agents will meet you every day, including Sunday. Our office is on one of the six corners that form a square at the station, and has a sign painted, East St. Johns Land Company.

NEW CENTER CREATED

ACTIVITY AT GRAND AVENUE AND EAST STARK.

Large Buildings Projected That Will Affect Locality in Most Substantial Manner.

By the erection of three modern buildings at the intersection of Grand avenue and East Stark street, at an average cost of \$40,000 each, or thereabouts, W. L. Morgan and his associates will undertake to establish the main business center at this intersection, and together with some other enterprises to be developed later make East Stark one of the leading business streets on the East Side.

Mr. Morgan has already erected a four-story building at the southwest corner of this intersection, so there will be four such structures on the four corners at this point, representing a total cost of at least \$160,000. Mr. Morgan says other structures are to be erected on East Stark, but he is not at liberty to announce what they are, or who the promoters are.

Recently Mr. Morgan purchased the northwest corner quarter block, 100x90 feet, and is now having the plans prepared for a six-story reinforced concrete building to be erected at once on the corner. There will be two stories below the street elevation and four above. During the past week Mr. Morgan and his associates purchased from the Ladd estate the quarter block on the northeast corner of this intersection, 100x90 feet, and will erect a modern four-story building on it. Cook & Co., who purchased some time ago the quarter on the southeast corner, will erect a four-story modern brick, or reinforced concrete building. This structure makes the fourth building planned.

Mr. Morgan and his associates are confident that the locality will rival East Morrison street. East Stark street extends from the Willamette River to the Sandy direct, a distance of 18 miles, with connections with all county main and cross roads, which makes it a general thoroughfare into Portland. It has been filled and improved to East Twentieth street and from that point east to Forty-first another improvement is in progress, with good prospects that it will be extended to Montavilla.

To the outsider to "float" a six-story reinforced concrete building on the soft material known to exist along East Stark street between Union avenue and East Seventh to an almost unknown depth, the engineering problem appears insuperable, but in reality is a very simple matter to engineers. In the erection of his four-story brick at the southwest corner of this intersection, Mr. Morgan had nearly the same problem to overcome, as part of the site is in the ravine and is partly filled land. The quarter block on which he will put the six-story structure is right in the channel of the ravine. When the Grand avenue fill was made piles were driven 15 feet and a wooden drain pipe laid in, but it was crushed out of sight by the weight of the fill.

The outside walls of the building will rest on a foundation of wooden piles and concrete tied together with iron bars. "Chicago," said Mr. Morgan, "rests on just such foundation as may be encountered on East Stark street. Piles are driven in clusters pointed so that the lower end is smaller than the

top part. That gives resistance for the entire length of the pile and its carrying capacity can be figured out reasonably accurate. Piles driven loosely down into the mud might be withdrawn at once, but when allowed to remain a short time become absolutely immovable, and the foundation we shall put in for this building will really carry much more weight than the building. Inside we shall have what is called a 'blanket' foundation of concrete."

At the northeast corner the same sort of a foundation will be required. For the building on the southeast corner, there is solid ground.

With the other buildings now under way and projected for Central East Portland, the total runs up nearly to half a million. Foundation for the National Cold Storage & Ice Manufacturing Company plant is being completed on East Washington, between East Water and First streets, covering a half block, and costing \$150,000. The Saxwell building, on East Morrison and Third street, costing \$30,000, is well under way. For the United States Laundry the foundation is completed, on East Yamhill street and Grand avenue. Cost of this building will be about \$20,000.

The building being erected for Rev. G. E. Van Waters on Grand avenue and East Ash streets, including the livery stable and bakery, will cost about \$40,000. By July 1 the Southern Pacific passenger depot, on East Morrison and First streets, costing \$20,000, will be completed. Assurance that the Harriman lines will provide a freight depot for the East Side makes it practically certain that three other modern buildings will be put up in the warehouse district during the year.

The two-story brick building for the East Side water office, under construction on East Seventh and Alder streets, is now being completed. It practically covers the whole of the lot and the cost will be about \$30,000.

WANT LINE EXTENDED

SOUTH MOUNT TABOR WOULD HAVE CARLINE.

Proposed to Bring Growing Suburb Into Closer Communication With Downtown District.

At South Mount Tabor an attempt is being made to have the Hawthorne-avenue electric line extended to the hall of Evening Star Grange, a little over a mile on the Section Line road. However, people interested must furnish the money to build the tracks, besides secure the franchise to lay tracks on the county road or secure right of way from the property-owners. The cost is estimated at about \$15,000. It is estimated that an extension as proposed would compensate the contributors for the \$15,000 expended in building the branch. Evening Star Grange is one of the largest Granges in the state, having over 300 members. It meets once at least and sometimes twice a month in the hall where the branch would end, and the attendance is always large.

There is a considerable growth at South Mount Tabor and eastward for several miles. New homes are being erected on either side of the Section Line road for some distance eastward. The large farms in this district are being rapidly broken up into smaller tracts. Owing to the lack of streetcar facilities, however, this district has not gone forward quite as rapidly as the Mount Scott section, to the south, where the single-track carline is overwhelmed with the traffic

that continues to pour in and out of that territory. The Section Line road is already a general thoroughfare.

J. Kennard, who proposed the extension, says: "We need this streetcar extension. South Mount Tabor is desirable for homes. Other suburbs have built up rapidly, while South Mount Tabor has moved slowly for want of streetcar facilities. We want the carline, but there is some difference of opinion as to where it should be built. One property-owner on Powell Road would give a large sum to have the carline near his land. Unquestionably it will pay the owners of the land to build the extension, as a carline would add \$200 to \$500 to the value of their land. I think we can get the line. The committee is now at work on the proposition."

BEAUTIFUL HOMES BEING BUILT

Two Fine Residences Near Completion on Mount Tabor.

Irving Corser is having finished a modern residence at Mount Tabor, which will cost \$30,000. It is two and a half stories, 35x75, located on Fifty-ninth and East Stark streets, two blocks from the end of the Mount Tabor carline. It will have 13 rooms, also a billiard room and a hall in the attic. Throughout this building will have a beautiful finish, and will be the largest residence on Mount Tabor Heights.

Philip Baehner is completing his beautiful home near the end of Hawthorne avenue. It will cost completed \$25,000, and is the most elaborate residence erected on the East Side so far this year. It takes the place of the old home of Dr. Prettyman, erected 50 years ago on the same spot. The grounds are being elaborately improved.

Will Be Filed After 16 Years.
The will of Olive I. Hall, who died in

October, 1893, nearly 16 years ago, was filed in the County Court yesterday by John H. Hall. The property is valued

at \$87,000, all of which is bequeathed to the husband. Two lots in Lane's addition are valued at \$7000, and 162

acres of land which are said to be worth in the neighborhood of \$30,000.

POMONA

New Subdivision in Old Settled District
TAKE MT. SCOTT CAR

The Place for a Home

Pomona is in center of district of cozy cottages and homelike bungalows—a desirable neighborhood. Why build a home in an unsettled district? Charming view.

In Southeast Portland

Pomona is the last-to-be-platted tract in the southeast, in city limits. Wide, graded streets, pipes laid; natural drainage, level lots. No old tree stumps.

Quick Streetcar Service

Pomona is on Mt. Scott carline, seven-minute service and 5-cent fare. Corner of tract is within 150 feet of Tremont station. Kindorf Macadam Road bounds tract on east.

Prices Are Tempting

Pomona contains 80 lots. None held by speculators and none yet reserved. Lots 40 to 50x100 feet, \$300 and up; 10 per cent down and 2 per cent monthly. Easy, but act quickly.

POMONA

Take Mt. Scott Car

THIRD AND MORRISON

POMONA

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POMONA

Take Mt. Scott Car

THIRD AND MORRISON

Ideal Lots at Ideal Prices Select Your Lot Today

Take Mt. Scott car to Tremont Station. Office on tract, 150 feet south. Agents on ground all day to help you choose a lot. Downtown office (616 Couch Building), closed Sunday.

RIGGS & PALMER

BEAUTIFUL CANBY GARDENS

\$100 DOWN IRRIGATED \$10 A MONTH

The Willamette Valley—Richest on Earth—Choice Spot, Canby

From Ocean to Ocean, from Canada to the Gulf, you will find no more beautiful spot than CANBY GARDENS. Adjoins the city limits of Canby, 20 miles south of Portland, on the main line of the Southern Pacific, in the heart of the rich Willamette Valley. Fine, level land, most fertile soil, no blizzards, frosts nor sand storms. Five, ten and twenty-acre orchard and garden tracts as low as \$100 per acre, on easy terms. Perpetual gravity water right, perfect drainage. Quick transit by both rail and river. Every thing that constitutes an ideal suburban home, including good schools, churches, telephones and electricity. Location and conditions considered, no such prices for land are found anywhere, with such certainty of increased valuation. Not only does irrigation increase the yield from two to four times, but produces that superior quality of products which bring the highest prices in the markets of the world. These are no idle theories, but facts demonstrated by the U. S. Government in experiments made at various points in the Valley. Statistics show less than 2½ inches of rainfall during the months of July, August and September, when moisture is most needed by the growing crops.

IRRIGATION IS KING, 'TIS THE KEYNOTE OF PROSPERITY

AND

YOUR OPPORTUNITY

CANBY CANAL COMPANY, CANBY, OREGON