

BIG TRACT OPENED

One Thousand Hood River Acres on Market.

STREAMS OVERFLOW LAND

Chapin & Herlow to Control Tract.

Cook's Addition Shows Boom.

Bridges Aid East St. John \$500,000 Loan.

A tract of 1000 acres of orchard land situated in the Hood River district and owned by Wilcox and Schell and Oscar Vanderbilt was placed on the market yesterday and will be handled by Chapin & Herlow. The land is located seven miles from Hood River and is well watered by numerous small streams which will facilitate irrigation. The acreage is known as the Vanderbilt orchard lands and is controlled by a company of the same name.

Mr. Vanderbilt, regarded as an expert on fruit lands, declares the 1000 acres now for sale possess soil as equally good for fruit as land on the course of Hood River. The big tract will be divided into 30 and 50-acre plots. Fully developed orchards skirt the four boundaries of the new tract.

Within two years, it is stated, an electric line will tap the center of the tract. Several surveys have been made of a proposed line from Hood River and the line is regarded as a definite eventual improvement by owners of land in the vicinity.

Cook's Addition at the beginning of North Albina partakes of the building spirit prevailing in Portland, five new buildings being in the course of erection there. Cook Avenue and Mississippi Avenue, just this side of Overlook are in the hands of graders and the improvement will be completed probably before the end of the week.

Mrs. Mabel V. Roberts is constructing a building at 600 Fremont street, the lower portion of which will be occupied by a store and the upper stories to be devoted to flats and offices. The structure will be 35 by 68 feet and will cost \$200.

G. Schmidt is building a home at 72 Cook Avenue at a cost of \$3200. The residence is remarkable for its porches, which almost surround the entire house, providing a magnificent view of the city and overlooking the river.

Other improvements in Cook's Addition are the building of homes by Andrew Ellison, Joseph Healy and A. C. Briggs. The Ellison home is being erected at 6 Revere street and will cost \$3000.

The Healy residence will cost \$2500 and is situated at 1800 Fremont street, near Mississippi Avenue. The Phelps home at 600 Delany street is undergoing extensive repairs and was recently to permit the filling in of the lot.

Residents of Cook's Addition are circulating a petition with the view of having the Williams boulevard laid regularly. It is thought this improvement will be ordered before the end of next month.

An object of great interest due to its proximity to the Swift Packing Plant, East St. John, stepped further into the limelight last week by the approval of the plans of three steel bridges to be erected on South Depot street, Dawson street and Williams street. The bridges are planned by the Spokane, Seattle & Astoria Railway have been accepted by City Engineer Taylor and the Executive Board.

They will afford great convenience to residents of the Peninsula and have been looked forward to anxiously for the last two years, the railway cut across the entire Peninsula having been considerable drawback without them. Each bridge will cost in the neighborhood of \$60,000 and their construction will begin immediately.

In the near future a three-story brick building will be constructed on the triangle bounded by Twelfth, Stark and Burnside streets by F. G. Spaulding at a cost of \$40,000. The frame cottage now on the site will be removed to permit the new building to be erected by July 1. The ground floor of the structure will be occupied by two stores and the upper stories will be fitted as a lodging-house.

Standing out as one of the greatest bargains of the week the first floor of the Mulkey building was leased by George Dammer to Harry Woods for a term of years at \$50 a month. Dammer's lease of the premises requiring him to pay only \$500 a month thereby netting \$300 profit monthly. The lease is a frontage of 70 feet on Second street by 53 feet on Morrison and is at present occupied by the Columbia Hardware Company. Mr. Woods contemplates fitting the place as a butcher shop and a retail market for dairy supplies and vegetables.

Marking the fourth large loan made on Portland property since the first of the month, S. Z. Spaulding has negotiated a loan of \$50,000 from the Northwestern Mutual Life Insurance Company on his property at Third and Washington streets where a 12-story structure to replace the Canterbury building will be erected in the near future. The old Canterbury building is now only a memory, its raising having been completed yesterday.

OUR WOMEN AND CHINESE

Phases of the Race Question That Must Be Considered.

Seattle Arizus.

The brutal murder of a young white girl belonging to a distinguished New York family by her Chinese lover, while horrible in itself, will not be unproductive of good if it can serve to rivet the attention of the Nation on the appalling consequences of permitting Chinese and Japanese to mingle on terms of social equality with the white women of America. Under a very recent period reports of marriage alliances between these yellow men and American girls were so infrequent that they were regarded as an American family of late. There is not one father of a growing girl in Seattle who can feel absolutely sure, no matter what her traits or home influence, that this daughter will not make herself a social outcast by marrying a Chinaman or a Jap upon attaining her majority. We have only to recall the recent Aoki incident to realize the degrading possibilities in this direction.

One of the local Sunday papers has just photographed an entire colony of white women who are now living either as wives, or in a still more degraded position, with Japanese on the shores of Lake Washington. One of these women, states the paper, left her white husband for her Jap lover. We let full-grown Japanese men sit in our public schools at the next desks to our sisters and our daughters, and the teachers tell us that these Japs look with approving eyes on

these girls, and lose all desire for a marriage with a woman of their own race in their contemplation of the advantages that will be theirs if they can marry a white woman.

It is all very well for the editors of a number of the newspapers published on this Coast to tell us to cultivate a spirit of loving friendship for the Orientals who come into our midst, but if the daughter of any one of these editors should take it into her head to marry his Jap or Chinese house servant, he would find out that it makes a great deal of difference whose ox is gored.

There should be a strict law in this state against the intermarriage of races. What power a yellow heathen can exert over a Christian white woman to induce her to degrade herself and her family by uniting her life with his is past comprehension, but the power does exist and the Chinese and Japs are exercising it for all they are worth. The law should step in to protect American womanhood in this instance, as it is used in so many other directions to save people from the consequences of their own folly.

For one thing, the atrocious murder in New York is to be thanked, and that is that it has stripped the mask from the hideous practice of sending young girls into the Oriental slums of the country and into the Orient itself for forced religious results. The Chinese murderer of Elsie Sigel, according to the testimony of the girl's own mother, was a frequent and honored guest at the Sigel home. He was

PROMINENT IN NEW YORK CITY POLITICS.



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Gustav Henry Schwab.

NEW YORK, June 25.—(Special.)—Gustav Henry Schwab is chairman of the committee of 15 who selected and approved the names of the members of the hundred, to which is entrusted the task of nominating a city ticket for the next election in New York. About 300 persons attended the meeting to approve of the list of 100 members, and it was resolved to vote for whomever the 100 nominated. Mr. Schwab is a member of the firm of Oelrichs & Co., agent of the North German Lloyd Steamship Co. He was born in New York in 1851 and was decorated with the order SS. Lazaro and Maurizio by the King of Italy in 1895, and was also awarded the Red Eagle by the Kaiser in 1902.

a so-called Christian, and the developments of the Sigel case prove very clearly that his assumption of religion was only a brutal mask for the accomplishment of the bestial purposes which are uppermost in the minds of men of his class and race.

Helen F. Clark, for 17 years director of the Clark mission in North street, New York, has had the courage to come forward and tell the truth about this missionary work. "More women missionaries are degraded by Chinese men than there are Chinese converted," she says. "It is impossible for these women to Christianize the Chinese. The attraction of sex, not religion, predominates in both cases."

There it is in a nutshell, and yet every evangelical church in Seattle once every year takes a collection for foreign missions. How much longer will they dare to keep the practice up, now that a woman who has spent a lifetime in the work has admitted that every dollar they collect simply helps to send some American girl to ruin at the hands of some Oriental in whose hands there are very few collections place here?

MT. TABOR WIDE AWAKE

IMPROVEMENT ASSOCIATION TO MEET TOMORROW.

President W. A. Laidlaw Throws His Home Open to Members—Will Discuss District Needs.

One of the most enthusiastic meetings in the history of the Mount Tabor Improvement Association is planned to be held tomorrow evening at the home of the newly-elected president, W. A. Laidlaw, who has issued invitations not only to members of the club but to all residents of the district. A review of the work done by the association will be presented and the district's needs in the way of sewers, schools, streets, sidewalks, lights, water and parks will be discussed.

The 25-year-old schoolhouse on West Avenue and the Base Line road is considered unsuitable and unsanitary, and an effort will be made to have it replaced within the next year by a modern building. The proposition in view is to secure a more suitable and erect a modern schoolhouse. This enterprise will be discussed in the meeting at President Laidlaw's home.

The Base Line road is now being improved to Forty-first street. From that point east it is a county road, and not in good condition. It is probable the highway will be made a street out to Mount Tabor and then improved. This point will also be discussed by the association.

A general system of sewerage for Mount Tabor and more improved streets are sought by the district residents. At present there is but one sewer extending to Mount Tabor on Belmont street. Improvement of the park tract recently acquired at Mount Tabor will also be considered. An effort will also be made to have an engine-house erected and an engine company installed at Mount Tabor. Plans for a \$15,000 edifice have been started by the building committee of the Mount Tabor Methodist Church, and the contract will probably be let in the coming week.

W. C. Espey has purchased three lots in block 4, at Mount Tabor, from W. E. Brainerd for \$3000. He will erect a \$4000 house on the property. Mr. Espey has started work on a two-story cottage 30x32 feet on Marguerite Avenue to cost \$3000. The first story will be of concrete blocks.

See Tull & Gibbs pre-inventory sale announcement on Page 11, Section 1.

GOOD WEEK PASSED

Long List of Permits Pleases Realty Dealers.

JUNE DULLNESS TO FADE

Apartment Houses Dot Every Quarter of City and Each Week Shows

More in Prospect—Various Tracts Feel Boom.

Adopting a maritime phrase, "traveling under a slow bell," typified the progress of the realty market last week as far as site sales were concerned, but taking the building permits as an index, the period was far above the average June week and nearly every dealer interviewed was buoyant over prospective sales. Some there were who declared last week to be the best June week to be recorded in four years. Others were sanguine in the prediction that June, July and August of 1909, will not partake of the dullness which for the last decade has attended a quarter of every year.

Realty dealers as a rule find encouragement in a long and valuable list of building permits, for to them it is an intimation that property-owners are building on their own sites, thereby closing avenues for strangers, who must of necessity seek dealers when they would build. Old-time dealers, particularly the pioneers of the suburban field, are actually exultant when the building permits register numerous improvements on in-town sites. It's a crowding game, they argue, and the sooner one portion of the city is filled so much sooner will other parts be sold.

To count the apartment-houses being erected throughout the four cardinal points of the city would be a hard day's task. On beaten paths, in new districts, everywhere, they dot the city and the building permits of every week persist in swelling the list. Among the largest apartments rising on the West Side is the Rosenthal-Friendly structure, on Seventh and Jefferson streets, which will be ready for occupancy by October 1. Counting its basement, 13 feet high, the building will be composed of five stories, four five-room apartments to occupy every floor. The plans call for a most modern building throughout and in the way of fittings embody many innovations for the Northwest. The basement and foundation are complete.

Among other apartment-houses under way are the following: Corner of Washington and Eighteenth streets, three-story brick, brick walls of first two stories up, to be finished August 20. This building is being erected by Mrs. J. C. Rummel and will cost \$30,000.

At the northwest corner of King and Washington streets, A. S. Ellis is building a four-story structure to contain 33 suites of three and four rooms each. It will be completed by September 1.

The Seward Hotel, on Tenth street, between Morrison and Alder streets, is practically completed.

The six-story annex of the Oregon Hotel is located and work on the interior is being rushed to completion.

The Imperia Hotel Annex is progressing rapidly and may be ready in three weeks.

At the southeast corner of King and Davis streets, a five-story apartment is being constructed by Anderson and Kern. The walls of the structure are complete up to the fourth floor. This structure is just north of the Ellis apartments also under way.

Kosland & Halzman are erecting an apartment-house on Eleventh street, between Washington and Alder streets. The ground floor will be occupied by three stores, while the upper stories will be reserved for apartments.

J. R. Hanson, of the City Surveyor's staff, is preparing an exhaustive report of city improvements under way and proposed to be presented to the new administration July 1. It will show contracts under consideration, work just commenced, work rejected and a mass of detail, the gleaming of which represents a big task.

The Woman's Exchange has moved into its new headquarters, on Fifth street, near Yamhill, in the rear of the office of the gas company. The building which has been rented for many years as a lodging-house has been repaired, and housed in a room of its own between the Art Museum and the gas company. It forms a quiet and tasty home for the exchange.

In another year, if past performances of Rose City Park can be accepted as a guide, there will not be a lot in that tract left unsold. Two years ago, when placed on the market, its 1200 lots were for sale. At the last checking up of the marked buds only 400 lots were found to be left. More than 100 houses have been built on the tract since its opening. Hartman & Thompson, owners of the property, are responsible for the statement that their weekly payroll, entailed by improvement of the tract, amounts to \$1200 and will maintain itself until the laying of sidewalks and improvement of streets are completed.

The Trustee Company of Portland is

COLUMBIA BEACH

CLAM BAKE

EVERYBODY'S GOING

July 5th at Columbia Beach

SHOOT FIRECRACKERS AND EAT CLAMS AND ENJOY YOURSELVES.

You can live in the finely appointed hotel or get close to mother earth in a tent. We can accommodate a half of Portland.

Take the 8:30 train Saturday or the "Tapa Train" at 2:30 P. M. July 24 and stay until Monday evening. \$8.00 ROUND TRIP. May as you want to apply your fare on the price of a lot—you can. Lots \$200 and up. 10 per cent down, 2 per cent per month.

COLUMBIA TRUST COMPANY, Board of Trade Building

EAST ST. JOHNS

INDUSTRIAL CENTER OF THE PENINSULA

EAST ST. JOHNS

SOON TO BE COMMERCIAL AND INDUSTRIAL CENTER OF PENINSULA

Millions of dollars are being spent on the Peninsula that will enhance the value of East St. Johns property far greater than any other district. The Swift Packing Plant and Monarch Lumber Mill will be completed this Summer, and thousands of workmen will have to be housed. East St. Johns being the nearest point to the big industries, these men will be seeking homes there. In fact there is a constant demand for homes now. The plans for three of the four steel bridges across the North Bank cut have been approved and the structures will be started at once. The confirmation of the Harriman tunnel through the Peninsula, too, strongly St. Johns, and requests are coming in from all over the country for the folder with the remarkable birdseye view of the city, showing the big industries and bridges on the Peninsula. These requests are coming from bankers, railroad officials, professional St. Johns with the view of establishing factories and other buildings there.

East St. Johns is the right location for residences, business, churches, schools, factories, rooming-houses, etc. East St. Johns is to the Peninsula what the district bounded by Morrison, Oak, the river and Park street is to the West Side. East St. Johns is the KEY to the Peninsula, and those taking advantage of the opportunities now will make fortunes within five years.

LOTS \$275 UP 10 PER CENT DOWN, 3 PER CENT MONTHLY, 10 PER CENT DISCOUNT WHILE IMPROVEMENTS ARE GOING ON

TAKE ST. JOHNS CAR; GET OFF AT EAST ST. JOHNS; FARE 5 CENTS; OFFICE ON GROUND OR CALL AT OUR CITY OFFICE, AND AN AGENT WILL TAKE YOU DOWN

CALL OR SEND FOR BEAUTIFUL FOLDER, WITH REPRODUCTION OF GRAND BIRDSEYE VIEW OF PORTLAND

THE SPANTON CO.

LEADING SUBDIVISION AGENTS
270 STARK STREET
PHONES A-M 2828

moving into the Lumbermen's Exchange building on the ground floor which was recently vacated by the Lumbermen's National Bank.

Programme by Violin Students.

Nine young violinists studying under the direction of Frank G. Elchenlaub gave a recital before an appreciative audience last Friday night in the hall of the Young Women's Christian Association, and showed by the interesting

THE COLUMBIA RIVER VALLEY

The Fruit Basket of the World

A poor man has a small chance of ever becoming wealthy in the Far Eastern States. Even in the Middle West the openings are becoming scarce and many energetic men see that they can better themselves by coming to the Northwest. Some who have come West find they have not sufficient knowledge of the country to be able to locate at once in a business which will pay them well. If you are of this number why not investigate the district which has more openings and opportunities for men of small or large capital than any other section of the Northwest?

The Columbia River Valley cannot be surpassed as a desirable place to live when you consider the many lines of business that are still needed, the large population which will surely settle here, and the vast increase which will follow any small investment made at this time.

It will pay you to look into the conditions in this land of opportunity. Kennebec and Pasco are almost the impetus of commercial centers of this district. For information concerning a large scale in all lines of business address

KENNEBICK COMMERCIAL CLUB
KENNEBICK, WASH.

—or—
PASCO COMMERCIAL CLUB
PASCO, WASH.

selections they gave that they had worked faithfully to achieve so pleasing a result. Their names are: Hubert Higgins, Barbara Eakin, Edward

Laurin, Edna Erdman, Dorothy McMas-

ter, Frank Johnson, Edward Jacob, John Knight and Esther Sandquist.

The piano accompanist: Miss Dorothy

Elchenlaub and Miss Beatrice C. Hildgen,

of this city, and Miss Elsie Meyerfield, of

San Francisco. All the selections played

were kindly received.