

BIG PROJECTS

Opening of New Tracts Is Impetus to East Side.

LAURELHURST IS ACTIVE

Miles of Street Improvement Are Planned—Stark Bids Fair to Become the Most Important Thoroughfare.

Several important projects and real estate movements on the East Side that mean much for that portion of the city are under way. Opening of several large tracts which had resisted the march of progress is among the most important improvements. Tracts owned recently include the two Ladd tracts, Laurelhurst, part of the Hazel farm, and Westmoreland, part of the Crystal Springs farm. The sale of the Buckman tract for \$130,000 and the opening of settlement of the large tract south of Hawthorne avenue between East Twenty-fourth and East Thirty-second streets, were also important steps. Already there is great activity in the new tracts, and prospective buyers are visiting them and making reservations before improvements have been made.

Laurelhurst, the largest, is perhaps the most important new tract, being situated east of the Burnside bridge. It has been surveyed and platting and the streets are being opened. It is announced that the streets of this tract are to be opened and improved. This means that the connecting streets will be opened and improved. The Buckman tract, situated between East Twenty-fourth and East Twenty-eighth streets, is now in the control of Mall & Von Borstel and will be sold in lots, after it has been graded off.

Residents of Rose City Park and surroundings have gone on record as favoring an 80-foot boulevard for Sandy road and improving it with hard-pavement from East Twenty-eighth street to the city limits. Plans have also been adopted to place electric lights along this street, making it one of the most attractive streets on the East Side. The Rose City Park Club has named a committee of five to take up the proposition to make Sandy road a wide street and have it paved. It passes through the Rose City Park territory, which, less than three years ago, was simply a wilderness, but now a fine residence district. It is estimated that over \$500,000 has been expended in improvements in the last few years. By forming a large district the plans for the improvement of the Sandy road can be carried forward successfully and with little burden to any single taxpayer.

There is a fine residence district south of Hawthorne avenue and between Twenty-fourth and Thirty-second streets. Fronting on Hawthorne avenue a number of handsome homes have been erected, and the vacant land to the south is to be broken up for homes. East of Thirty-second street there has been remarkable building progress for the reason all the streets were opened between Hawthorne avenue and Division street. It is proposed by the owners of sites in this new district to open the streets. By uniting their interests the owners have started a movement to place the vacant property on the market. Not less important is the platting of a large portion of the Crystal Springs farm into lots on the east side of Hawthorne, on the Milwaukee road. Here also an extensive system of street improvements has been outlined and proceedings have been started in the City Council with this end in view.

In Central East Portland the filling of streets is the most important improvement under way, save the several buildings that are being erected. East Third street is being filled in between Hawthorne avenue and East Oak streets at a cost of \$25,000. The Southern Pacific Railroad Company will fill up East Second street between Hawthorne avenue and East Oak street, leaving the remainder for the property owners. It is estimated that it will take five years to complete the filling of Central East Portland with the facilities at hand.

Will East Stark street be made the most important street leading from the river? It is urged that it will be by nature of its surroundings. It connects with the Base Line road, which runs beyond the Sandy River and makes connection with all county roads. Two modern business buildings are being erected on East Stark street at Grand avenue at a cost of \$100,000, with the expectation that it will be made a great business street. East Stark street was selected as an entrance into Portland by the Mount Hood Railroad, and it is believed a bridge across the Willamette River will be built at Stark street. A vast sum of money has been paid out on the improvement of East Stark street, and from that point a \$50,000 improvement is under way, to East Forty-first, with another improvement planned to Forty-ninth street.

Plans for a district improvement at Mount Tabor, costing in the neighborhood of \$500,000, have been worked out and will be begun in the course of time. Only hard-surface pavements will be laid between the Base Line road and Hawthorne avenue and to West avenue, and sewers and pipes will all be laid in the parking of the streets. A special committee from the Mount Tabor Park Club has worked out the general plans and the district has been marked off. Proceedings are under way that all the streets in the district may be improved at the same time. By which the street may be put down even after the streets have been paved without breaking the pavement. These plans will make Mount Tabor one of the most attractive residence districts of the city. That the plans will be carried out there is no question, judging from the character of the men who have the job in hand. They are: W. G. Oberstuffer, W. A. Laidlaw, P. P. Debnay, J. H. Haak, H. J. Platt, Philip Beuhner, C. T. Gantzenberg, E. N. Wheeler, R. C. Wright, R. M. Tuttle, Rev. E. M. Sharp, C. M. Merges, H. W. Hodges, Frank J. Perkins, R. H. Tate, S. L. N. Gilman, Dr. W. Balford, A. H. Harding and others.

Extension of the Hawthorne car line, from the end in South Mount Tabor eastward beyond the Grand Hall, is being agitated. It is proposed to carry the line south of the Section Line road and then build it eastward through the farming land for more than a mile. Another proposition is to extend the line to Powell Valley road and then extend it eastward to Kelly Butte. South Mount Tabor has no near car service. It is urged that this extension would cause property in that section to double in value. Many sales have been made, and many beautiful homes have been built on the south slope of Mount Tabor. The extension will be taken up this fall.

BOLLAM BLOCK, FORERUNNER OF NEW CHINATOWN, AND CHINESE LANDLORD.



CHINESE IS MODERN

Cathay, Up to Date, Might Be Name of New Building.

HAS ALL CONVENIENCES

Lee Lung Installs Hot and Cold Water, Skylights, Porcelain Bath-tub and Washbowls, Etc.—No Gambling or Opium.

At the southwest corner of Fourth and Everett streets, in the heart of the old "North End," last week, there was completed, at a cost of \$50,000, a modern three-story brick building, known as the Bollam block. The completion of this building, in a way, marks a new epoch in the history of Portland, for it records the passing of old Chinatown, with its foul smells, its moist filth and reeking darkness, and its notorious dens of vice and gambling.

Not so very many years ago the tourist visitor to Chinatown, as it used to be in its former quarters down on Second street, fondly thought he was doing a venturesome thing when he hired a guide and poked his way through sickening opium smoke and dirty little Oriental streets, with long queues, who crowded at him for intruding. He was led through long and winding alleys, past armor-clad doorways, and mysteriously pointed out by his guide (who was trying to give him his full money's worth) the entrances to alleged catacombs, deep underground, where he was told were kept Chinese girls-slaves, who never saw the light of day.

From a Chinatown of that sort to a new and modern Chinatown, with plastered walls and carpeted floors, airy light-wells and skylights, hot and cold water, porcelain-lined bathtub and wash-bowls, and all the conveniences of home, seems like a long flight of fancy. But Lee Lung, the shrewd, keen little Chinaman, under whose directions the Bollam block has been built and equipped and who had led it for 40 years, in his new building, has actually brought these surprising things to pass. If there can be such a thing as a model Chinese tenement, that is what Lee Lung's building will be. In place of the disease-breeding holes, where Chinese live crowded together like rabbits in a hutch in the old buildings, the rooms in this new tenement are large and clean and airy. Every room has a window. That in itself is an innovation that might have caused Lee Lung the loss of his case for his too progressive view of things. Instead of the dark alleys, every floor has wide hallways, illuminated with gas and electric lights. And all the walls are plastered.

No Gambling, No Opium-Smoking.

But Lee Lung has gone further in his reforms than windows and electric lights and plastered walls. One of the rules of his new building is that there shall be no gambling whatever, no opium-smoking and no disorder. The orders are absolute in this regard. But Chinaman who wants to rent a room from Lee Lung has to make the most solemn and binding promise that he will not break these rules under any circumstances. A Chinaman's word is better than his bond. It is safe to say there will be no gambling and smoking of opium in this new structure.

But the great glory of the building is the bathtub. Lee has reserved part of one of the floors for the living quarters of himself and family of a wife and small son and daughter. And in the bathroom of this suite he has installed the first bathtub that Chinatown has ever known. It is no folding tub effect to be stood in the corner and kicked full of holes. This bathtub is a bathtub. Lee ordered the most expensive porcelain-lined tub in the city. He has also washbowls in every bedroom, with hot and cold water connections.

There will be no bathtubs for the tenants. Even Lee admits that that might be carrying the matter a bit too far. However, the tenants will have a huge washroom equipped with hot and cold water in plenty—and no doubt if any of them were to take a bath he can borrow Lee's tub for the emergency.

Lee Lung is quite a remarkable Chinaman. In business life he is a joint proprietor with his partner, Lee Hong, of the Nom Kim Sun restaurant at Second and Alder streets. He is about 40 years old, and has lived in Portland since 1882, when he came here as a boy from China. During that time he has become thoroughly Americanized. He does not wear a queue and he dresses like an American man of business, even to white collar and Panama hat. Lee Lung will be sole proprietor and sole arbiter of everything that goes in his new building.

The building was constructed by the



BOLLAM BLDG.

KERR BUYS RUSSELL

Washington-Street Apartment House Changes Hands.

\$40,000 IS THE PRICE PAID

D. Parker Bryon & Co. Make Largest West Side Realty Deal of Week, Selling Property to Alexander H. Kerr.

The largest sale of the week in West Side realty was made Friday by D. Parker Bryon & Co., when they sold to Alexander H. Kerr for Mrs. Gertrude Russell, the Russell Apartments on Washington street, between Sixteenth and Seventeenth. The consideration was \$40,000. Mr. Kerr is a member of the firm of Wadhams & Kerr Bros. After making a thorough canvass of Washington street property, he picked out this place for a permanent investment, and backed his opinion of the property by completing the deal at once. At the price paid, \$40,000, it is considered that Mr. Kerr picked up a bargain. Property in this vicinity has been advancing in price very rapidly during the past year, and much of it is not for sale at all. In consideration of the increasing values and the fact that the Russell is said to bring in a monthly income of between \$250 and \$300, the buy was made quite cheaply.

The lot on which the Russell stands is 50 by 160 feet, and is improved with a three-story frame building. It is located at the corner of Washington, Burnside and Sixteenth streets, and has a good future.

Bryon & Co. say that real estate conditions are very good at present, and that they have never been busier than they are now. In the past six weeks they have sold six parcels of property aggregating \$125,000, and have loaned out for Eastern clients more than half a million dollars in real estate mortgages at low rates of interest. They have several other sales on hand, which have been practically closed but are not yet ready for publication.

Real Estate Notes.

The regular monthly meeting of the Portland Real Estate Board will be held in the convention hall of the Commercial Club Tuesday evening, August 24, at 8 o'clock. The resignation of Treasurer Sweet and other matters of importance will be acted upon.

The quarter block at the northwest corner of Seventh and Yamhill streets, adjoining Tull & Gibbs on the south and directly opposite the Portland Hotel, has been sold by Frank J. Savage for \$135,000 to out-of-town capitalists. There is now a two-story frame building on the lot, but it is the intention of the purchasers

NECARNEY CITY, SEABRIGHT AND NEHALEM BAY PARK

New Beach Resorts on Nehalem Peninsula

Twelve reasons why the above beach resorts are THE BEST OF ALL THE TILLAMOOK COUNTY BEACHES. These reasons were advanced by people who have been over NECARNEY CITY and SEABRIGHT and NEHALEM BAY PARK, and all other Tillamook Coast Beaches during this Spring and Summer.

1. The First Station on the new railroad on the bay and ocean beach is at Necarney City, Seabright and Nehalem Bay Park.
2. All who have seen our property say without reservation that the ocean beach in front of these resorts is the prettiest, smoothest, hardest sand beach they ever saw, either on this coast or any other.
3. Our location is unequalled. No other beach resort has the protection from the northwest winds that these particular beach resorts have. Necarney Mountain is the protection, and when you get beyond the south extremity of Nehalem Peninsula there is little, if any, protection from the northwest winds.
4. There are no swamps to breed mosquitoes or diseases of any kind; this certainly is a first consideration.
5. The beautiful 10-mile bay is always at your pleasure, either for fishing, clam digging, duck shooting, boating and yachting.
6. The mountain streams furnish round after round of trout fishing pleasure.
7. Necarney Mountain, 2000 feet high, invites your climbing it, to gaze upon the magnificent scenery from its lofty height.
8. You can have your choice of either a lot on the smooth sand beach or in a grove of fine shade trees, and every lot is level and ready to build upon.
9. We were the first company to locate beach resorts on the Tillamook County coast. We went over all that part of the coast very carefully, and picked out the choicest locations, and all who have seen the different resorts along this coast, heartily congratulate us upon our good judgment in making the selections as we did, and unhesitatingly state that, in their judgment, our lots are now, and always will be, worth double the price of any other property along the Tillamook County coast.
10. It is very gratifying to the people to know that we laid out our property into 50x100 lots, and not smaller.
11. We are not putting in a lot of useless, expensive improvements and adding to the price of the lots a sum equal to double the cost of such improvements. The improvements we put in cost our clients nothing, as you can see by the low price of our lots.
12. The advice of all those who have seen the different resorts is: Buy in Necarney City, Seabright or Nehalem Bay Park NOW.

Remember that our lots are 50x100. Prices range from \$100 to \$275. Terms easy.

Nehalem Bay Land Co.

274 Oak Street, Portland, Oregon

to erect a modern steel skyscraper there soon.

Humason & Jeffery report the sale of C. W. Thompson's 100x100 on the northwest corner of Twenty-first and Everett streets to the American Realty Company for \$2500. An apartment will be built there soon.

L. K. Moore, of the Board of Trade building, reports the following transactions: All of block 28, Waverleigh Heights, L. A. Smith to Joseph T. Peters and L. K. Moore, for \$3000; Joseph T. Peters and L. K. Moore to L. A. Smith, section 19, T. 9 N., R. 23 E. W. M., for \$4000; L. K. Moore to C. W. Blo, section 5, T. 6 N., R. 23 E. W. M., for \$12,300.

One thousand acres of fine fruit land near Seaside, Yamhill County, have been purchased by George B. Waggoner and John H. Hall from Mrs. John M. Gearlin for a price said to be between \$5,000 and \$6,000. This is one of the finest tracts in the state for fruit and walnut growing. It is the intention of the purchasers to sell all the land but 200 acres. Prices in the vicinity range from \$30 to \$50 an acre.

Kable & Kable, architects, yesterday afternoon applied for a building permit to make repairs to the Hellig Theater. The work will be done by the Imperial Amusement Company, and John Bingham has the contract. These repairs are for the structural part of the theater alone. They will aggregate about \$3000. About \$17,000, however, will be expended altogether on the theater to make it safe. As the Hellig is within the fire limit, Mayor Simon's approval will have to be secured to the permit.

A permit has been issued to Attorney John H. Hall for the building of a beautiful residence to cost \$10,000 on Mr. Hall's property on Lovejoy street. Charles Henn is the architect.

MANHATTAN BEACH

One year from this date the new P. R. & N. Railroad will be completed and MANHATTAN will appear on their time table as the first stop on the beautiful Garibaldi Beach. Hence the closest beach that Portland can ever have. Purchasers coming back from an examination of the property daily now bring glowing reports of what they saw. The best evidence of their faith in the future of this wonderful resort is the purchase by them of more lots. Come in and let us give you the addresses of some of these people. They will convince you. Or mail us this coupon and we will send you our beautiful little descriptive folder.

Lots	Your name and address mailed to us will bring literature.	Lots
\$30	Name	\$45
LOWEST PRICE	Address	HIGHEST PRICE
	Mail this Coupon today.	

MANHATTAN REALTY CO.

264 Stark St., Portland, Or. Main 392, A 2392.

This Is the Day for You to Visit WESTMORELAND

Every lot in the tract is 10 per cent cheaper now than it will be a week hence. Your course is plain.

COLUMBIA TRUST COMPANY

BOARD OF TRADE BUILDING

PAY THE Canadian Pacific Ry. 62½ Cents Per Acre And Take Immediate Possession of

Wonderfully Productive Farm Land In Southern British Columbia

Yes Sir, Wonderfully Productive land for 62½ cents per acre down and 62½ cents per acre once a year for seven years—that's the maximum you have to pay for the land.

If you select land slightly timbered you pay in addition only two dollars per thousand for the timber which you sell, all that you use on the place is free.

At these prices we are almost giving it away, but the Canadian Pacific Railway wants YOU, not your money. As a matter of fact that first 62½ cents is all that need come out of your pocket direct, the land itself if properly handled can be made to yield a comfortable living and pay for itself. And, when fully developed, it will yield a good living and a comfortable surplus.

These lands are suitable for general truck, fruit, dairy and stock farming. An advertisement can't tell the whole story. But, if you men and women who are fighting a hopeless,

J. S. DENNIS, British Columbia Land Commissioner, Dept. L, Canadian Pacific Railway, Calgary, Alberta, Canada. I want information about the British Columbia land and your \$150 per acre per year lease.

up-hill battle will send me your names, I'll see that you get good hard facts about this country of opportunities by the thousands, enough to go round and to spare.

If you have any idea that Southern British Columbia is a far off barren waste, cold and uninviting, you were never more mistaken in your life. There is no more delightful country to live in anywhere. Let me send you all the facts.

We will satisfy you that you can enjoy life and prosper in Southern British Columbia. Then come up here and buy a 160 acre farm for 62½ cents an acre down and 62½ cents an acre a year; and the Canadian Pacific Railway will hand you back half your fare over its own line of railway.

Fill out the coupon now—you'll get the facts by return mail, and you'll then know how to fix yourself comfortably for life.

120,112 Lbs. of Vegetables From 10 Acres. Mr. D. B. Gellatly and Sons shipped from British Columbia over one hundred and twenty thousand pounds of mixed vegetables in one year—all raised on ten acres of what was just such land as you can buy for 62½ cents per acre per year.

\$5,030 in Fruit from 6 Acres. Mr. T. W. Bittling of Kelowna, British Columbia, sold the fruit picked in one season from six acres for \$5,030.

J. S. DENNIS, BRITISH COLUMBIA LAND COMMISSIONER. Dept. L, Canadian Pacific Railway. Calgary, Alberta, Canada.