LIGHTS TO BLAZE

New Electric Building to Set Pace for Portland.

HAS EMERGENCY HOSPITAL

Big Block to Be Completed February 15-Features of Structure Make It One of the City's Most Unique Blocks.

Another office structure nearing completion is the nine-story and base-ment Electric building at the northeast completion is the nine-story and basement Electric building at the northeast corner of Seventh and Alder streets, which has cost \$350,000 to the Portland Railway, Light & Power Company. This will be the "Electric" building in more ways than one. In it is focated the general offices and store rooms of the company as well as the main generating plant for the city. But the especial feature is the system which will make it a blaze of light through the greater part of the night. There are approximately 2000 incandescent lamps on the exterior of the building, which, arranged around the cornice and in perpendicular rows, will light Alder and Seventh streets in an admirable manner.

The main part of the structure will be completed by February 1 so all the offices of the Portland Railway, Light & Power Company can be housed. The offices on the upper four floors will be ready for occupancy after February 15, when the building will all be completed and the lights turned on.

when the building will all be completed and the lights turned on.

Despite the generating plant in the basement the vibrations of the great machines will not be felt nor heard in any part of the building. The heavy tiled floor and peculiar construction will, it is said, render the building both sound proof and vibration proof. No vibration of any kind can be felt outside the main generating rooms. When the doors are put in it is said the structure of the structure of the said the said the structure of the said the said the structure of the said t the doors are put in it is said the struc-ture will also be sound proof.

One feature of the building will be

the location of an emergency hospital for the Portland Railway, Light & Power Company cases on the ninth floor. Here Dr. A. E. Rockey, surgeon for the company, is having fitted up a complete surgery and all its appointments.

The first occupants will be the store purveying electric appliances and fix-tures, now located on Seventh street. These will be moved into the first and second floors by February 1. The three floors above these will be ready immediately after.

immediately after.
This building is of reinforced con-

This building is of reinforced concrete construction built under the Kahn system. The exterior is faced in a light buff-colored brick. Electric elevators will supply rapid transit to the upper floers. The building occupies an entire quarter block, 100x100, and was erected under the supervision of C. L. kinde, superintendent of building construction for the company.

The interior lights are being put in under the X-ray system, wherehy the lamps are inverted, set in cups with reflectors throwing the light to the celling, where there is a dull reflector scattering the diffused light over the room. Under this arrangement the same quantity of light is thrown into the room, coming from "an unseen source that appears mysterious. source that appears mysterious.

ERROR GIVES MORE TIME

Blank Date in Macleay Option Extends Closing Period.

A new twist appeared in the big op-tion of the 15 blocks in the northwestern part of Portland when Jerome B. Gossage, who tied up the \$2,000,000 worth of property by payments of \$20 in all, showed that though his first option was taken on December 23 and was for a term of 30 days, nothing has to be done before the end of January. But one 30-day option was taken by Mr. Gossage, this being on the Macleay estate property, which was held at a valuation of \$120,000. Although this option was given for 30 of Portland when Jerome B. Gos

was held at a valuation of \$130,000. Although this option was given for 30 days and presumably expires on January 24. Sunday giving graces of a day, Mr. Gossage showed vesterday that he had until the end of the month before closing the deal if he so desired.

When questioned about taking up this option, Mr. Gossage reached into his pocket, produced the document and showed that it was made out in due form, signed before a notary but dated as follows: "To and until 30 days from the day of December, 1898." The date line is blank as to the day on which the option is given, and nowhere in the document does this date appear. Mr. Gossage holds that this would give him until January 31 to close the deal if he so desired, but refuses to say whether or not he will take advantage of the omission of the day of the month in the document. He says that the Macleay representatives are now on the way to Portland to close the deal.

One development of significance appressental lost was the state of the month in the document. He says that the Macleay representatives are now on the way to Portland to close the deal.

One development of significance appeared last week, which seems to point to the sure taking up of the options by the mysterious operators. Carl Jackson, owner of the Oregon Planing Mills, which owner of the Oregon Planing Mills, which gave an option at \$160,000 on the block occupied by the mill, has received definite assurance that his property would be taken over, being told to go ahead with his purchase of another location, as the present location would have to be abandoned as a millsite after seven months at the outside. So much faith has Mr. Jackson in the assurance within has Mr. Jackson in the assurance given him that he has been seeking a new lo-cation, although his option does not ex-pire until February 17.

A rumor which has gained considerable

a rumor which has gained considerable credence is that the new location is to be used as a union depot for the S. P. & S., the Northern Pacific and the Chicago, Milwaukee & St. Paul railroads. It is stated that the Hill and Harriman interests will not agree to any joint use of the present depot, and that the impend-ing break has been definitely decided, the Hill interests having decided to go to the new location and leave the Har-riman interests, in the present depot lo-cation at Sixth street. It is said in con-mention with this nection with this rumor, which railroad officials refuse to confirm, that the depot site in Northwestern Portland is to be made a "back-in" depot as is the case in many of the larger cities where traffic is the heaviest.

STREET IS TO BE WIDENED

Opening of Villa Avenue Is at Last Assured.

The final opening of Villa avenue, 80 feet wide, from the west line of Laurel-hurst to Fairview, is now considered assured, there only remaining a short stretch to complete. After exhaustive discussion with petitioners last Wednesday, the County Court gave an order for the establishment of the thoroughtare between the Reams and Barker roads, a distance of two miles. Judge Scheoa Smith represented the farmers Senson Smith represented the farmers before the County Court, and answered all questions and objections brought up by the Commissioners and Judge. One of the objections urged by the court was that a farmer had erected |

concrete posts for his fence on the 80foot line, and would not want to move
them, but the man was present, and
said that he wanted the road made 80
feet wide, and would move his concrete fence without cost to the county.
Judge Smith said that as there was no
opposition among the farmers to making the road 80 feet wide, he thought
the court could not object.

ing the road 80 feet wide, he thought the court could not object.

The opening this portion of Villa roads removes practically all the difficulties in the way of the complete extension through to Fairview. Judge Smith will now prepare petitions to have the road opened 80 feet wide from the city limits to the Reams road, and as there is no opposition it is confidently expected it will go through. After this, the road will be opened between the Barker road and Fairview. Judge Smith and C. N. Rankin have worked in and out of season for several months and out of season for several months to get the road opened east of the city limits, and are gratified over the progress made. Mr. Rankin said:

"In making this road 80 feet wide I feel we are providing one of the finest thoroughfares leading out of Portland

feel we are providing one of the finest thoroughfares leading out of Portland. Inside the city the avenue will also be made 80 feet wide. It has been widened to 80 feet through Laurelhurst, and also between West avenue and the city limits at Montavilla. I understand that it only remains to finish the pro-

In 3 Years Mrs. C. A. Wells Owns Apartment House.

DRAWS HER OWN PLANS

Coming to Portland Short Time Ago With Small Capital, Shrewd Investor Now Owns \$30 .-000 Structure.

EAST SIDE APARTMENT-HOUSE, AND WOMAN WHO BUILT IT



ceedings for the widening between Laurelhurst and West avenue when we shall have an 80-foot boulevard ex-tending more than 10 miles.

"I am informed that the owners of the land adjacent to the Villa road are to take steps to form a district along the road in which only first-class houses may be erected. I am sure that the owners who have given land for this wide avenue will be more than this wide avenue will be more than compensated in the sdvance in the value of their property. Judge Smith deserves much credit for the work he has done to bring about this widen-

THOMPSON ESTATE BUILDING BREAKS ALL RECORDS.

Corner of Third and Ash Streets Improved by Erection of Fine Stores and Hotel.

Records for fast building in Portland are broken in the erection of the three-story brick structure at the southeast orner of Third and Ash streets, com pleted last week and now fully occu-pled. This building, erected for the R. pied. This building, erected for the R. R. Thompson estate, was started just 10 weeks ago. It was designed by Bennes, Hendricks & Thompson, archi-

tects, and built at a cost of \$45,000.

The building is 100 by 100 feet in ground area, and is of light buff-colored brick, with cement and galvanized iron trimmings. On the first floor there are seven stores as well as a lobby for the hotel, which occupies the econd floor. The stores were all rented oon after ground was broken, and were occupied as soon as the carpenters cleared away the rubbish. In many cases the tenants are the same as those occupying the quarters before the new occupying the quarters before the new building was started three months ago. On the second and third floors is a hotel containing 66 rooms, so that by means of a court all have both light and ventilation. The upper part of the building has been leased for a period of five years. The increased rental from the property pays good interest on the \$45,000 invested in the building. Prior to the putting up of the modern block, the site was occupied by a num-ber of ugly looking one-story frame

Sale in Buckman Tract.

C. N. Rankin purchased last week a tract of land 113 feet on Sandy Drive and 82 feet on East Nineteenth street from the Buckman estate. The price is not yet announced. Mr. Rankin will probably put up a building on part of the land and dispose of the remainder.

cated at the corner of East Twentyeighth and Glisan streets, and recently completed at a cost of \$30,000. The building was erected by Mrs. C. A. building was erected by Mrs. C. A. Wells, who came to Portland in 1906 with but little capital, and by dint of wise investments, hard work and strict Mrs. Wells not only provided the od interest.

MES.C.A. WELLS

money for this building but she also prepared in a large measure the plans and then superintended the construction of the work. Mrs. Wells first came West in 1902 when attracted by the land rush to Oklahoma she went there from Indiana and located on a homestead. This farm she managed to keep, despite crop failures, litigation to oust claim jumpers and other draw-backs and today she still holds it at a valuation of between \$4000 and \$5000. In 1906 Mrs. Wells, attracted by the literature concerning Portland which had been scattered broadcast over the country, came to Oregon to try her fortunes and leasted in Woodburn and fortunes and located in Woodburn and attempted to get a timber claim. Fail-ing to get anything satisfactory she moved to Portland soon after arriving in Oregon and after going into street canvassing she raised sufficient capital to buy four lots in University Park in to buy four lots in University Park in 1997, which she purchased on the instalment plan, held for a year and disposed of at a neat profit.

She then bought a lot on East Twenty-second street, which she improved with two houses and secured a monthly rental of \$50. In 1998 she purchased

the site at East Twenty-eighth and East Glisan streets and promptly sat o work preparing plans for a building After making the plans Mrs. Wells called in an architect to complete them and in order to push the work rapidly on the building personally

the il no and SNOWY BUTTE" OF ROGUE RIVER SETS THE PACE Trend of the Times - Individual Care in Small Fruit Tracts To Be Adopted One of the most notable proofs of the rend toward scientific and individua care among orchardists is the announce ment just now made that the Snowy Butte Orchards, located in the Rogue River Valley, and regarded as the best developed and most scientifically laid out orchard fa that valley, is to be split up in small tracts and put on the market.

> the announcement will make a stir among orchardists in the Northwest, where every nove is watched by far-seeing investors. The Snowy Butte Orchards were owned originally by Olwell Bros., but have been recently owned and operated by Frederick H. Hópkins, of Portland. They have now been bought by John R. Allen, of New York, for the purpose of selling in small tracts. The prices, it is said, will range from \$250 to \$2,000 ah acre. Bearing tracts have produced from 25 per cent to 50 per cent per acre profit per annum. to 60 per cent per acre profit per annum. The orchards are from 20 years old down.

This is the first time that a bearing

orchard in Rogue River Valley has been put on the market in small tracts, and

The Valler's Show Orchard

The orchard is probably the best known in the United States. Laying, as it does on the direct line of the Southern Pacific, it has attracted for years the attention

on the direct line of the Southern Pacific, it has attracted for years the attention of the thousands of passengers who are carried by that point. The thousands of trees in full fruitags, loaded with prize winning Yellow Newtons or Spitzenberg applies or beautiful golden Bartlett. Comice, Bose or Winter Nellis pears, has been one of the sights of the valley.

The entire orchard has been planted and bearing tracts have preduced thirty-five cars, and experts predict that it will bring over 100 car loads of choice fruit per annum in less than five years. Included in the orchard is a block of Winter Nellis pears, which have yielded over \$19,000 per year, off from 16 acres, (\$1,250 per acre), year after year.

It is from this erchard that the famous pear sales have been made—a mavellous yield of fruit which brought from \$6 to \$10 a box in the New York market, which is top notch price for even the fanciest pack of pears.

It is understood that as an orchard

pack of pears.

It is understood that as an orchard company, the present proprietors will care for and cultivate the tracts in the interest of the owners if so desired.

Every tract has been tile drained and has water for irrigation, although the orchard has not been an irrigated one, the peculiar advantages of the climate obviating its necessity. The climatic conditions are superior to anything in the temperate zone, combining all of the delightful features of Oregon and California with none of their objectionable ones. The valley has a twenty-two linch rain fall and no snow.

Rogue River Valley is conceded by experts to be the best fruit growth section in the world. Its risk and the section in the world. Its risk as a section in the world.

Rogue River Valley

BEARING ORCHARD

Placed on Sale in Small Tracts

First time in the history of this wonderful valley that a large Bearing Orchard has been offered for sale in small tracts.

Has Yielded \$1000 Per Acre

The Snowy Butte Orchards, of world - wide fame, whose fruit has been sold for record-breaking prices in New York and London, will be subdivided into small tracts and sold at prices within reach of persons of reasonable means-this in recognition that

The Trend of the Times Is Toward Individual and Scientific Care of Small Tracts.

> Price \$250 to \$2000 an Acre

FOR FULL PARTICULARS CALL OR ADDRESS

Medford Land & Orchard Co.

PORTLAND OFFICE, 307-309 LEWIS BUILDING. PORTLAND, OREGON.

"Medford The Wonder City"

\$30,000. It brings in a rental of \$4000 a year now from the three stores on the first floor and the apartments on

OREGON TOWN IS BOOMING

Medford to Have Fine New \$40,000 Building.

Announcement is made of a new ford which will be one of the finest business blocks in Southern Oregon.

business blocks in Southern Oregon. This will be a modern business block of pressed brick, steam heated and equipped with an electric elevator, and will be 90x100 feet and eventually five stories high, although but three stories will be built now, at a cost of \$40.000. The building is being erected for G. F. Cuthbert & Co., which firm has taken a lease on the two lower floors for the establishment of a large furniture stere. Mr. Cuthbert was in Portland last week and spoke in glowing terms of the development of the Southern Oregon town. He said:

"The Southern Pacific depot will be

The Southern Pacific depot will be moved two blocks further north from site will include a parking strip, two blocks by half a block in size. The plan is to have this put in fine shape, so as to create a good impression on the newcomers to the city. The Commercial Club is now waging a campaign for increased membership. It started the year with a membership of 450, and the

campaign is aimed to bring the num-ber to 500 by January 25.

"The streetcar system in the town is to be increased and improved, so that Medford will be well supplied in this regard. In addition to the many improvements under way and projected in the town itself, there is a great irriga-tion project under way, which will rep-resent the ultimate investment of \$1. 500,000 and which will mean placing water on thousands of acres of lands which are at present undeveloped, and will also supply water to many farmers tended the construction.

The building is 50x100 feet, three stories, and was built at a cost of with but a scant quantity of water.

Sandy Road to Be Parked Between Streetcar Tracks.

EXPENSE IS MUCH LESS

Rose City Park District Will Have Grass Plats in Street Centers. Building in the Addition Reaches Big Proportions.

Property owners along the Sandy road are planning a unique improvement to the long street, recently widened to an 80-foot boulevard and made one of the commanding east and west streets on the East Side. Petitions are being prepared for the hard-surfacing of the entire street to Rose City Park. The high cost of this hard-surfacing an 80-foot street has caused the property owners to seek a possible saving and this idea has been worked out in a manner which it is believed will not only add to the beauty of the boulevard but will lessen ex-

Instead of paying the street from curb to curb, it is planned to omit paving be-tween the double car tracks. This part of the street to be parked and a regula-tion enforced prohibiting teaming on the parked area. This has been done in other ities with marked success and the grass lots between the car tracks add much o the beauty of the residence sections. E. L. Thompson, of the firm of Hartman & Thompson, believes that this one thing will do much toward enhancing the values of Rose City Park, the addition recently owned by his firm, and which has now been almost entirely sold. In speaking on

this subject. Mr. Thompson said:

"I believe the sale of Rose City Park has been the greatest ever attempted in the country. Here we had a tract of 1134 acres of land, to which we later added 169 acres making a total of 1294 acres, and this land was all platted and put on as an addition inside the city living. addition inside the city limits. I think nothing like that has ever before been attempted. The largest previous record was a great addition placed on the mar-ket in Kansas City, but this did not in-clude one-half the acreage of Rose City

"The addition has sold rapidly so that now our interest from a financial standpoint is small. We own 120 acres at present, the remaining 1164 acres having already been sold. The addition has been on the market but two years, and it is already one of the building suburbs of

But despite the fact that Rose City Park has about gone out of the hands of this firm. I cannot but take a great inter-est in its welfare. The widening and hard-surfacing of the Sandy road will have a great effect on the standing of this past of the city. The Sandy road is a natural artery running east and west through East Portland.
"Plans are now under way with the

rians are now under way with the streetcar company for direct service over the Burnside-street bridge for the Ross City Park cars and when this service is begun it will mean quicker transit. In fact a large part of the work to be done in placing new tracks is now under way, and the entire cutoff from Rose City Park direct to Burnside street is required. direct to Burnside street is included in this year's budget for the Portland Rail-way, Light & Power Company."

Walter Seaborg, chairman of the prog-ress committee for the Rose City League, reported that the week ending January

15 was the banner week in the building four rooms, was erected more than line in Rose City, Park district. He anyears ago, and is no longer adequate nounced that this district not alone started one-fifth of all new dwellings osting \$2000 and over, but for that week the district built nearly one-half of the dwellings costing \$2000. Following were

the buildings started in Rose City Park:
E. S. George, home costing \$2000 on East
Sixty-first, between Alameda and Brazee
streets; G. W. Priest, two-story dwelling
costing \$2000, on East Thirty-seventh,
near Hancock street; G. W. Priest, East Thirty-seventh, near Tiliamook street, a two-story dwelling costing \$2000; Mr. Priest, two more \$2000 buildings, one on East East Fifty-eights, between Tilla-mook and Hancock streets, and the other on East Fifty-eighth, near Alameda

FLATS ARE UNIQUE

Apartment House Is Designed on Highly Modern Plan.

As a site for a large modern apartment-house, to cost \$80,000, the Portland Trust Company has purchased the quarter block at the northwest corner quarter block at the northwest corner of Thirteenth and Clay streets from Joseph Shemanski for \$20,000. This corner, occupied by an old residence, was to have been improved with a modern apartment-house by Mr. Shemanski, who had plans prepared, but later decided to sell to the Portland Trust Commany.

Company. Plans have already been prepared for this building by Emil Schacht & Son, architects, and the old house which was on the property is now being moved to another location. Excavation for the new building will begin on February , and the building will be finished by september 1. It will be a four-story brick structure, thoroughly modern and

osting \$80,000.

There will be 48 apartments, of two, three and four rooms each, in the building. Eleven of these will be located on each of the four upper floors, and five will be in the basement, which will be light and airy. The exterior of the be light and airy. The exterior of the structure will present an imposing ap-pearance, being of red pressed brick with blue Tenino stone trimmings.

The interior of the building will be equipped in the finest possible fashion. There will be a large electric automatic passenger elevator. Hardwood floors will be installed throughout, save in the halls and corridors, which will be tiled. The halls and lobby will also have marble wainscoting, and the large metal staircase will be fitted with wardwork of soild unborsary.

woodwork of soild malogany.

The separate apartments will be well appointed. All will be equipped with the modern disappearing beds, with fireless cookers, built-in porcelain-lined refrigerators, electric dumb waiters, built-in china closets in each din-ing-room, and all the built-in conveni-ences for a modern flat. Plate glass will be used throughout in the buildng, and the finest crystal will be em-ployed in the light fixtures. All the lining-rooms will be wainscoted and beamed, and the kitchens, baths and edrooms will be finished in white enamel.

The structure will be equipped with a new system of steam heating, and will also have a modern ventilation system and a yacuum cleaning plant. In the basement, in addition to the five apartments, there will be an individual storage-room for each of the occustorage-room for each of the occu-pants of the flats above. There will also be a large laundry, with patent clothes-dryers. Each apartment will have a private reception hall, and in this hall will be placed a private tele-phone. The plans for the building will be filed at the office of the Building Inspector before the first of the month.

Erection of a modern schoolhouse for Voodstock is assured this year. It will be completed so it can be occupied next Fall, according to the present plans. A site of nearly two acres, cast of the present schoolhouse, for which the Board of Education paid \$3600 has been se-lected. The old building contains only years ago, and is no longer adequate for this growing suburb. Probably an eight-room building will be creeted this year. which will be sufficient for two or

OIHELL

The King of Opportunities

Without question this city will become a large commercial and manufacturing center. Located at the cross roads of a great railroad highway, and right between the Crab Creek Valley and the Big Bend Country. It is the first division point on the Chicago, Milwaukee & Puget Sound Railroad, out of Seattle. It is already a pay-roll town. President Earling, of the C., M. & P. S. R. R, in an interview with the Seattle Post-Intelligencer, says:

"Upon the completion of surveys now under way, we will build a line both north and south from Othello to reach the wheat fields already yielding, and districts that will be developed with transportation facilities" Factories are now being built. Roundhouses and repair shops are already established which will employ men of all trades and walks of life.

The land about this city is now being irrigated, and is destined to be a fruit country equal to any of the Northwest.

The analysis of the soil is the same as that of the famous Wenatchee fruit lands. The elimate is perfect. In fact, keen judges say that Othello fruit is the perfection of pomology. possessing all that is highest in quality of the Wenatchee and Yakima fruit regions. Othello City lots and acreage now for sale on terms to suit the purchaser, by the Othello Improvement Co., 219 and 220 Commercial Club Building. P. B. Newkirk, Managing Director. Write or call for free booklet. Phone Marshall 727.

NEW BLOCK ERECTED IN RECORD TIME.

