

EAST SIDE JOINS BUILDING ADVANCE

New Structures Are Rising in All Districts of Section.

PROGRESS IS WATCHWORD

Fine Blocks Being Planned, and Others Just Completed Are Quickly Rented by Seekers for Locations.

Building development on the East Side is keeping pace with that on the West Side, and in the business section a large number of handsome brick blocks are being erected and many others are being planned. More than ever the demand for store spaces along Grand and Union avenues, as well as on the many cross streets from East Seventh and East Eighth streets to the river front, has been growing; and on the two avenues and on the bridge streets the development has been such that the West Side resident who has not visited the East Side in the last few months can hardly credit the change which has taken place.

"Expand, develop, build and boost" is the slogan of the East Siders, and as a result this part of the city is forging ahead at a pace which is little short of astonishing. Plans are being made for hard-surface streets, and that part of the city is now far ahead of the West Side in the character of its streets. Here, too, the great preponderance of homes has had the effect of calling into being a vast number of the corner groceries, so much so that the local commission jobbers are now seriously considering the advisability of moving in a hotted to convenient East Side warehouse and jobbing location where they will be nearer the center of the greater part of their business. Local commission merchants estimate that about 70 per cent of the grocery business is located on the East Side, and but for the great cost in moving and the fact that valuable leases now held on the West Side would have to be relinquished the move would have been made ere this.

A great wholesale center, as well as manufacturing center, is being developed on the East Side, and the tracks of the O. R. & N. and the Southern Pacific lines, and these, with the rapidly growing retail business, is giving a metropolitan character to the East Side, which is only eclipsed by the district known as "downtown" section on the West Side.

Plans are being prepared by Knigton & Root for a brick building, 100x100 feet, to be erected at the southeast corner of Holladay avenue and East First street. The lower portion will cost about \$35,000. The lower portion will be used for stores and the two upper floors for offices and apartments. Five stores will front on Holladay avenue and two on East First street. The building will be ready March 1.

A modern brick business building is to be erected on the west side of Union avenue, between Russell and Knott streets, by Messrs. Bales, Lott and Knoxville. The building is to be a quarter block on Union avenue for \$7500 cash from Meyers & Deidrich last week, and then returned to her home in the East, with the intention of having the building erected this year. The cost of the building is proposed at \$30,000, and this will be the most pretentious structure in that portion of the city.

R. Politzsch, of the Lower Albina Flour Mills, will erect a modern home on the corner of Wasco and East Fifteenth streets, to cost about \$8000. Charles Parkness also will put up a handsome home on East Fifteenth and Wasco streets in the Spring.

Karl McCroskey will erect a frame 28-room apartment house on Albina avenue, north of Killingsworth avenue, at a cost of \$7000, for the accommodation of the teachers from the Jefferson High School. It will be 40x60 feet. Excavation has been started for the foundation. O. Fish will erect a frame building, 50x100, on East Seventh and Campbell avenues this Spring.

John A. Young has purchased a quarter-block in Riverside Addition, corner of Willamette Boulevard and Patton Avenue, for \$2000, and is having plans drawn for a \$15,000 building. It will be of concrete block and will be for stores and offices.

Many attractive homes are to be erected in Overlook Addition. Sales have been made to the following parties the past three weeks: F. W. Rife, four lots for \$4000; Paul D. Bales, one lot for \$1000; C. A. Hleg, one lot, \$1000; Charles Weeks, two lots, \$2000; Nels Lundquist, one lot; Oregon Building & Trust Company, two lots; V. J. Zee, one lot; D. W. Hill, one lot; Cully, one lot; C. E. Steelsmith, one lot; Kimball & Wagner, eight lots; Hugh Farmer, of The Dories, one lot; Portland Realty Company, two lots, and others. Plans have already been drawn for 15 houses to be erected at once which will cost from \$2500 to \$10,000.

T. G. Anderson, recently from California, is erecting several bungalows in Menefee's Addition in Rose City Park. He has four houses under way in the vicinity of East Forty-fifth and Hancock streets, which will cost about \$16,000. These houses are 32x32 feet. Mr. Anderson, who is a member of the Chicago School of Art, is pleased with the district on account of its picturesque scenery. He will erect many attractive homes in that district.

F. E. Bowman & Company have sold for the Hughes estate a lot on Grand and Knott street to Cutter Lewis, of the Eastern & Western Lumber Company, for \$1500, and plans are being prepared for a two-story frame Swiss chalet. The cost is estimated at \$1000. Mike Fitzgerald purchased two lots on East Twelfth street from E. H. Moore for \$2500, and is making arrangements to erect a house. W. C. Hay bought a lot on East Eleventh street for \$1500 and is having plans drawn for a \$1000 bungalow.

At East Seventeenth and Knott streets a 4000 house is to be erected for R. A. Bean. Plans are now being prepared by George Fooks Hubbard. It will be 32x32 feet, two story and seven rooms.

The Oregon Building & Trust Company will erect a two-story seven-room house on the lot they recently purchased on Thompson street, near East Twenty-seventh street, in Irvington. It will cost about \$4000.

H. E. Walt, of Hood River, purchased for a home the new two-story modern house on Alberta and East Sixteenth streets for \$2550 from Mrs. Mable J. Weston. A 100x100 lot on East Eighth street,

near Almsworth avenue, was bought by A. C. Wheeler, a small owner of Oregon City, for \$2650. Mr. Wheeler bought the property for a home and will occupy the premises at once.

A. E. Borthwick sold 100x100 feet on the corner of East Twenty-third and Jarrett streets to Mrs. Roxana Courtney for \$2000. Mrs. Courtney will erect a home in a short time.

Charles A. Edwards, who recently came to Portland from the East, has purchased the residence of Mrs. Mallinda A. Mitchell, on East Eighteenth, between Braze and Knott streets, for \$2000. It is a modern home recently completed.

DISTRICT KEEPS UP RECORD

Rose City Park Builds at Rate of New Home Each Day.

Rose City Park makes a good showing in the building line. According to Walter Seaborn, chairman of the publicly owned district of the Rose City Park Improvement League, the district for the week ending January 23 maintained its building average of starting one-fifth of all the new houses in Portland costing \$300 and over, and one-fourth of the houses costing \$1700 and over. The following houses were started during that week:

Mrs. Isabel, \$300 dwelling, East Fifty-second, near Sandy Drive; T. G. Anderson, \$2000 dwelling, Hancock street, near East Forty-fourth; Mr. Anderson, \$2700 dwelling, East Forty-sixth street, near Broadway; J. E. Courtney, \$1800 dwelling, East Forty-ninth street, near Sandy Drive; Norman H. Bean, \$700 dwelling, East Fifty-third street, near Tillamook.

A number of new houses also have been started for which no permits have yet been issued, raising the average to more than one new house started every day.

FLATS BRING \$100,000

JAEGER BROS. BUY BUILDING ON UPPER WASHINGTON.

A. S. Ellis Makes Good Profit on Sale of Stanley Apartments at King Street.

One of the largest sales of improved property made recently on Upper Washington street was consummated yesterday when the firm of Jaeger Bros., jewelers, purchased the Stanley apartments at the northwest corner of King and Washington streets from A. S. Ellis, the consideration named being \$100,000. Part of this sale price resulted from other property taken in trade.

This property consists of 51 feet frontage on Washington street a depth of 100 feet and a width at the back of the lot of 70 feet. It is occupied by a finely built apartment house of four stories built by Mr. Ellis and completed last Fall at a cost of \$65,000. The property now pays a good income on this investment price of \$100,000, giving a rental annually of \$3375.

The apartment is strictly modern in every particular. It is a four-story white pressed brick building of the latest design and contains 33 apartments of three, four and five rooms each. The flats are all finely appointed, being equipped with the latest disappearing furniture, telephones in every flat, all the finest built-in appliances and a fine electric water, steam heating plant, and is one of the best built apartments in the city and one of the finest in the Upper Washington street.

The opposite corner of King and Washington streets was purchased by Mr. Ellis two weeks ago for \$45,000. Mr. Ellis will now have a fine electric water, steam heating house costing \$30,000. Jaeger Bros. own two other properties in the same block. One is the old Bailey property, which has a 70-foot frontage adjoining the Stanley apartments. This is covered with an old frame dwelling. The same man owns the Weaver apartments directly across the street from the Ellis property purchased yesterday, and 50x100 feet on Lauretta street just off Washington street. This is practically vacant property and may be improved in the near future. The sale of the King and Washington corner was negotiated through the agency of Kirk & Kirkham.

This is the third piece of property transferred on Upper Washington street within the last week. On Friday L. B. Menefee sold to Timothy Kinney a quarter block at the southwest corner of Twelfth and Washington streets for \$2000. This sale was negotiated jointly by Walter G. Cox and Chester G. Murphy. Mr. Kinney bought the property with the ultimate idea of improving the corner with a fine building, but can do nothing until the expiration of the leases a year hence. The property was purchased by Mr. Menefee but a month ago for \$15,000.

A year ago Scott Brooks bought the property for \$135,000.

The third large sale on Upper Washington street was the purchase a week ago of the inside lot on the north side of Washington street between Thirtieth and Twelfth streets by Leowenson Bros. for \$85,000. This is a 50x100 foot lot, practically vacant, and the purchasers are now having plans prepared for a five-story building for the lot. The property was formerly owned by Ed J. Dalby, George Rodgers and Joseph Meyers. It was also sold through the agency of Walter G. Cox.

RIVER HOME NOVEL

F. A. Spencer Has Handsome Residence on Willamette.

DESIGN IS SWISS CHALET

Beautiful Site at Riverdale Is Utilized for \$25,000 House of Great Artistic Beauty, With All Conveniences Offered in City.

Among the homes recently completed in Portland is that of Frank A. Spencer, manager of Allen & Lewis, near Riverdale, which for its unique architecture and striking beauty of location has attracted a great deal of attention. The house fronts on the White House Road and the Willamette River, and lies directly opposite the extension of the Golf Links, and almost on a line with the new Waverly Clubhouse, soon to be erected.

This residence, which with grounds represents an investment of \$25,000, was designed by David C. Lewis, and is of a modified Swiss chalet form. The property fronts 200 feet on the Willamette River, running back to the White House Road at a varying depth from 50 to 115 feet. It has an entrance directly from the road, through picturesque grounds, inclosed by rustic stone walls. The house proper is built on an immense rock, which projects directly into the river. It has a concrete foundation, the foundation walls varying from 24 to 34 feet in height; indicating on the part of the architect and engineer not only originality, but daring in overcoming natural difficulties.

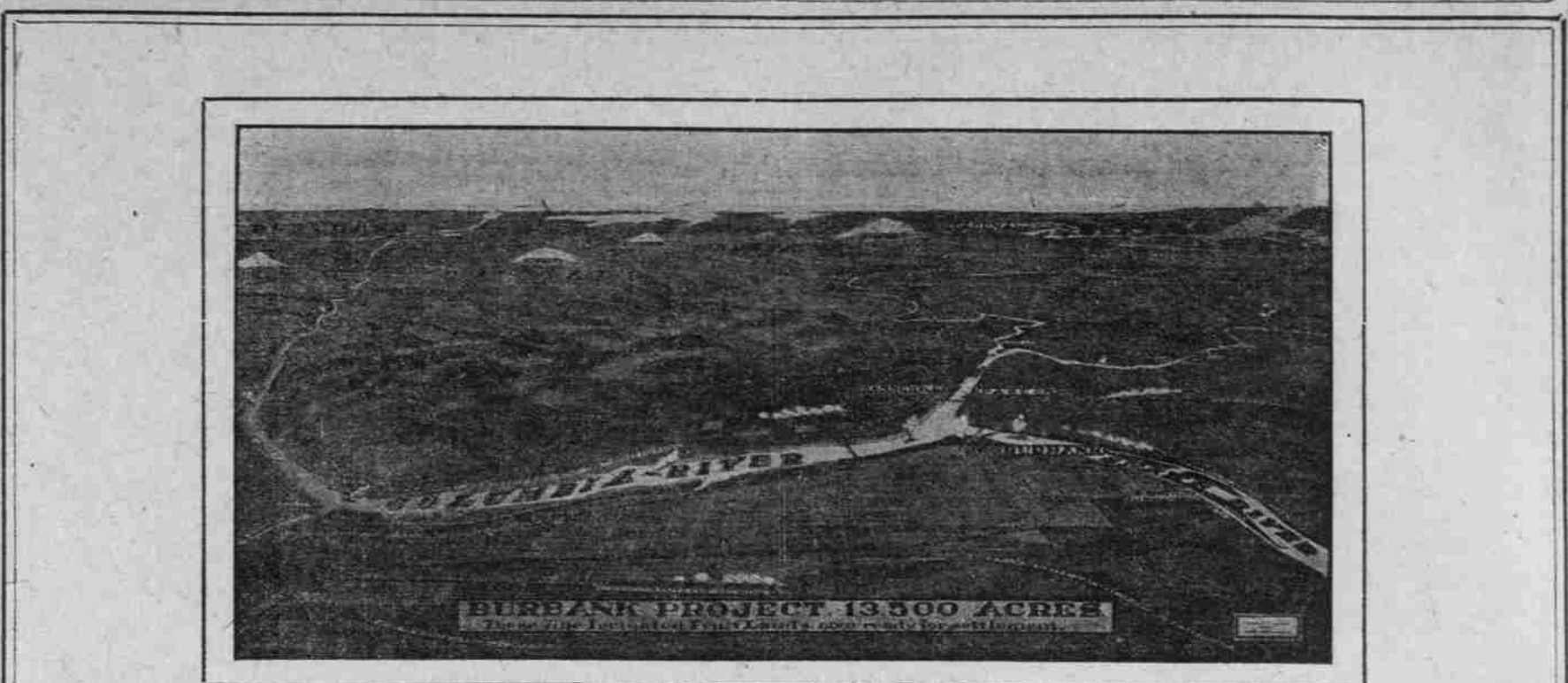
The residence has 13 rooms, is two stories in height, with high and sweeping gables, and a sub-story in the concrete basement. On the main floor the entrance leads directly into a large living-room, with colonial fireplace, finished in Moravian tiles. This is a white enamel, with mahogany trimmings, and the walls are in blue silk tapestry. Adjoining the living-room is the hall, from which a wide stairway ascends to the second story. This hall is in hemlock, stained a sage green, and the general design has a Japanese motif.

Directly adjoining the hall is the dining-room, in mahogany tapestry; the woodwork all in Philippine mahogany, stained a very dark color. On the next floor are three bedrooms, linen-room, connected by a dumb-waiter with the laundry in the basement; sewing-room, and a very large tiled bathroom; also a large sleeping-porch facing the river and leading from the main bedroom. This sleeping-porch is located in one of the great gables, a feature that the architect has made prominent in carrying out a general Swiss style. In the basement are the servants' rooms, two in number, laundry, automatic gas plant, etc.

Along the entire frontage of Mr. Spencer's residence, on the main floor and projecting over the river, is a porch 50x12 feet, one-half of which is an open terrace, and the other half covered and so arranged that during the winter months it can be glassed in, making a beautiful conservatory, with entrance from both living and dining-rooms. In constructing the house, light and view have been constantly in mind, and the full frontage on all sides is largely of glass, all of heavy French plate.

The grounds are most attractively planned, equipped with an electric plant for irrigating, swimming cages so that river bathing can be resorted to with safety, boat landings, etc.

With the success in carrying out so many novel ideas in the construction of Mr. Spencer's home, it is certain that similar improvements will soon follow along the beautiful Riverdale frontage, until the stretch in the vicinity of the old water works will resemble that on the Hudson River, in New York, famous for the past century for its beautiful river home.



A Fruit Ranch on the Upper Columbia

Wouldn't you like to have a choice irrigated 10-acre tract facing the Columbia River, commanding a view of it for 50 miles, with the snowy Blue Mountain range visible in the south?

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Wouldn't you think that such ground, with such good shipping facilities, had a distinct advantage to the farmer producing fruit, berries and garden truck? Especially with such centers as Portland, Seattle, Tacoma and Spokane not more than nine hours' ride, any one of them.

Wouldn't you think from looking at the map that the district at the junction of the Snake, Yakima and Columbia Rivers was destined to become one of the most populous and richest farming districts of the Northwest? It is the heart of the Northwest and gateway to the Pacific.

Wouldn't you be impressed by the fact that you could get land in 5 and 10-acre tracts in this district, under a completed project, with guaranteed perpetual water rights, at from \$150 to \$250 an acre, on easy terms?

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BIG DEMAND FOR HOUSES

Dwellings Spoken For as Soon as Construction Work Starts—Hotel Being Hurried to Completion to Care for Tenants.

The Kenton Building & Contract Company has started the erection of a large number of houses in Kenton. Even before the foundations of these buildings have been completed the houses have been spoken for, so great is the demand for houses in Kenton; and the completion of the concrete block hotel is being pressed to relieve the situation and meet the demand. Owing to unfavorable weather the hotel will not be completed and opened until April. It is a three-story building, 50x100 feet, and is the most important structure under way in this district at present.

Work on the concrete block building for Charles Rowley, of Troutdale, will be started at once. It will be an office and store building and will be erected at McClellan and Derby streets.

Samuel W. Fryer, who recently purchased two blocks in Kenton, on McClellan street, will soon start on the erection of a building 100x100 feet. It will be either of brick or concrete.

The plans have been completed for the form of the Davis Safe & Lock Company, on the Columbia Slough road. The contractors have been waiting until danger of freezing weather passed before starting on the concrete work. For the five buildings for the Wood Pipe Company, work is progressing rapidly. The frame building for the cement sewer factory has been completed. All plans are just north of Kenton, and tributary to Kenton. In Swinton, the residence district near Kenton, many sales have been made and a large number of homes will be erected this Spring.

Dawson street has been surveyed, preparatory to the laying of hard-surface pavement this year. This improvement will run from the railroad out, connecting with the Dawson bridge, up the Peninsula to Peninsula Station, making connection with Killingsworth avenue, either by Albina or Patton avenue, thus providing a thorough street down the center of the Peninsula. Need of this street has been felt on the Peninsula for some time. It will be 80 feet wide. Much time has been taken up in the preliminary proceedings, as the connecting streets were only 60 feet wide and had to be widened to 80 feet.

One of the finest residences erected on the Peninsula has just been completed on Dawson street, near the Columbia Park, by J. B. Veon at a cost of \$8000. It is an eight-room, two-story building, with an attic and sleeping porch, equipped with sliding windows of glass. A. J. F. Bowman drew the plans and had the general contract of this residence. Mr. Veon will occupy his new home about March 1.

C. H. Fleming, resident of University Park, has started on the erection of a \$3000 home on Stockton street. East Brothers have the general contract for the work. H. E. Crook is having plans prepared for a residence. L. Girard has started on the erection of a 16-room apartment-house in Portsmouth, near Willamette street. It will be four three-room and one four-room apartments, and the building will be three stories in height. Its cost will be about \$16,000, and it will be the most pretentious building erected on the Peninsula for some years.

Kentworth Has Building Boom.

In Kentworth a general building movement has been inaugurated. The Portland Trust Company has just purchased 15 lots in quarter blocks in Kentworth and will start the erection of dwellings on them. These residences will range in cost between \$1700 and \$2500. On quarter blocks the company will put up three houses, but on the single lots one house as a rule will be erected. The property purchased is scattered all over the addition. T. H. Compton is laying out in lots the five-acre tract at East Twenty-first and Powell streets. It will contain 40 lots.

Ramstedt After State Office.

MOSCOW, Idaho, Feb. 5.—(Special.)—The friends of County Auditor Ramstedt have begun a campaign for his nomination for State Treasurer, Auditor or Secretary. Mr. Ramstedt is a Republican and is 34 years of age. He obtained his education in the public schools here and the State University. His parents were among the very early pioneers of this section, coming here 39 years ago.

Many Seek Census Jobs.

SEATTLE, Wash., Feb. 5.—Twelve hundred applicants for positions as census enumerators are being examined today in the First Congressional District of Washington by officials under the supervision of Census Supervisor E. W. Hill. Three hundred and sixty enumerators will be selected from the 1200 applicants.

BUILDING RAZED QUICKLY

MALLORY BLOCK GIVES WAY FOR FINE STRUCTURE.

United Engineering & Construction Company Has Contract for \$250,000 Business Block.

The work of demolishing the Mallory building on Stark street, between Third and Fourth, to make room for the six-story concrete structure to be known as the Railway Exchange block, is going ahead rapidly. The work was started on February 1 and already the greater part of the building has been razed.

The contract for the erection of the building has been given to the United Engineering & Construction Company, and the building is to be finished by August 1. The workmen have shown every sign of making a record-breaking dash in building if the rapid start is to be taken as a criterion.

The building is already being rented, and a large number of reservations have been made. The structure which is now being razed was occupied up to the very last moment the workmen entered, and now the former tenants have scattered to every part of the city. Some of these will return to their former location when the building is completed.

The new structure is being erected on a 27-year lease, and will be one of the finest buildings ever built in Portland on leased ground, or at least on ground leased for such a short term of years. The cost of the building will be \$250,000 and the permit for its erection will be issued within a few days from the office of the City Building Inspector.

FINE RESIDENCE IS PLANNED

William Knight to Build \$8000 Home in Milwaukie.

Plans and Specifications Have Been Prepared for a 10-Room Two-Story Residence to Be Erected in Milwaukie.

Plans and specifications have been prepared for a 10-room two-story residence to be erected in Milwaukie for William Knight, of the Multnomah Mill and Construction Company. It will be 34x60 feet and the cost will be from \$7000 to \$8000. Architect Jacobberger drew the plans for this building. It will be the most pretentious building in Milwaukie and will be built on the bank of the Willamette River near the old clubhouse.

William Reidt, who has purchased the northeast corner of Union avenue and Brown street, 75x100 feet, and the southeast corner of Union avenue and Brown street, 55x100 feet, for \$15,000, has commissioned Architect J. O. Wrenn to draw plans for a three-story concrete building to cost \$30,000. The lower floor will contain six stores and the two upper floors will be for apartments and offices. The building will be erected on the northeast corner of Union avenue and Brown street, work to start at once on the foundation.

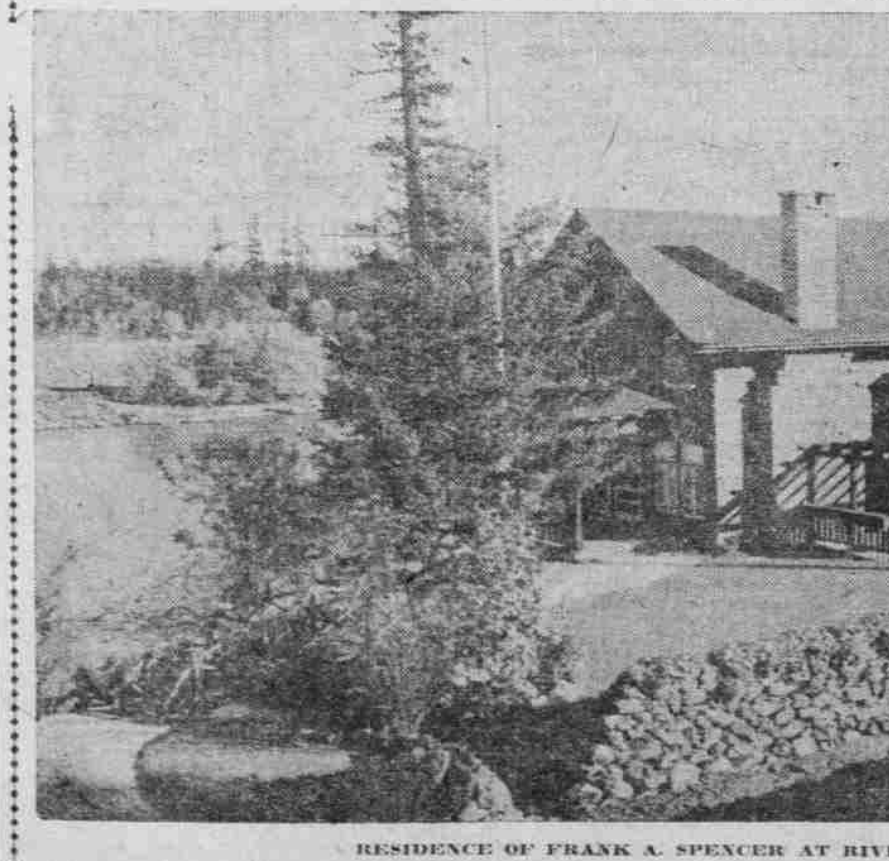
BEWLEY BUYS FOR \$26,000

Invests in Corner at Fifteenth and Everett Streets.

R. I. Bewley, a local capitalist, and associates purchased the property at the northeast corner of Fifteenth and Everett streets from S. W. Kestelien for \$26,000.

The property is 75x100 feet in size and is considered good prospective warehouse property. The sale was made through the agency of Horace H. Fisher and Harry B. Hill. The property is occupied by three residences now paying 2 per cent on the price of the investment. The purchasers will hold the property as an investment.

SWISS CHALET ON WILLAMETTE IS IDEAL HOME.



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