WORKINGS OF LAW

Belief Is General That Employers' Liability Act May Fail of Purpose.

SANE LEGISLATION NEEDED

Matter Is Considered of Sufficient Importance to Invite Government's Aid--Scale of Damages Suggested as Remedy.

That the nature of the employers' liability act, passed at the November election, is so radical and one-sided that the workings of the law will re-suit in self-defeat and will be super-seded uitimately by a safer and more equitable law, is the belief of many logging and lumber men who have been giving the matter consideration.

This view is being generally enter-

This view is being generally enter-tained by those interested in the tim-ber industry, but they are taking the situation philosophically, believing that the legal adjustment of the probable damage suits will be damage suits will be worked out to the mutual satisfaction of all concerned. The law has been passed and we must abide by the wishes of the peo-ple," said J. S. O'Gorman, of the Wisconsin Timber Company, a contern which has large holdings in Oregon and Washington. "I believe that it will soon be, found that the law will fall of its purpose and when that fact be-comes established, the people, particu-larly the employed, will be ready to adopt a measure that will give the laboring class ample protection and at the same time not work a hardship on operators and owners of manufactur-ing plants. of its purpose and when that fact be-

need wise legislation on the subject. It would appear to me that it is a suffi-ciently important matter to engage the attention of the Federal Covernment. It has been suggested that the matter of mployers' Habilities be adjusted along imes of specific damages for specific cases, regulated, of course, by the nature of the employment. If a Federal law were passed, specifying amounts that may be awarded for damages. that may be awarded for damages avising from injuries received in particular kinds of employment, I think the situation would be largely mitigated. Such a law would permit an injured employe to receive a just amount for damages and it would also have a tendency to equalize liabilities."

When the Columbia Valley Lumber Company has its new sawmill plant mpleted on the Columbia River, near estport. Wauna, the headquarters of e concern, will be one of the few nodel lumbering towns in the state. The company has constructed a number of neat cottages for its employes and sas completed a large building, which will be occupied by a general merchandise store operated by the com-

Work is well under way on the saw mill, the framework of the mill being completed. The plant will have a daily capacity of 125,000 feet of lumber. In addition, a woodworking plant will be operated. The entire plant will involve an expenditure of about \$150,000. A. W. Clark and J. B. Robinson are the principals in the project.

Most of the logging camps in Oregon Washington have closed down for Winter, as loggers find it is impracticable to operate during the rainy One of the results of the closing of operations will be to give the mills a chance to have repairs made. With the logging supply in the Lower Columbia River district abnormally lew and the present output curtailed activity in the Spring in the logging next five years.

On account of a serious landstide long the logging railroad on their oldings, Jennings & McRae have closed their camps for the Winter. Their property is located near Marshland,

During the past week, from six to eight inches of snow fell at most of the camps in the higher elevations. An unusually heavy snow fall is reported in the vicinity of Yacolt, Wash.

C. H. Davis, of the firm of Davis & Davis, returned last week from the silets district, where he was engaged with others in cruising a large timber trant. On account of the stormy weather it was found necessary to suspend the work indefinitely.

One of the large mill companies that One of the large mill companies that has been recently incorporated was organized at Forest Grove last week with a capitalization of \$1,000,000. The concern will be known as the Lovegren Lamber Company and will have its head-quarters at Cherry Grove, in Washington County. A large sawmill, with dry kins, such and door factories will be operated.

The West Oregon Lumber Company at Limiton is enlarging its plant with the addition of a hig band saw. When the improvements are completed, the plant will have a daily capacity of 150,000 feet.

One of the important foreign shipments of lumber is the cargo of 2,00,000 feet of Oregon fir which the Omega is load-ing for consignment to Hamburg. The shipment is valued at \$72,000. The lumher will be used in the construction of the Olympia, which will be used on the Hamburg-American line. The lumber was supplied by the North Pacific mill.

LAURELHURST WORK ACTIVE

Improvements in Residence Tract

Nearing Completion. Notwithstanding the month of No vember was the wettest of record, the improvement work in the addition of Laurelhurst continued at almost normal rate for the month, and only a few workdays were lost on account of too much rain. The Winter forces number

about 150 men and 50 teams, besides the asphalt paving steam rollers. Next to the big northwest quarter, in which virtually all improvements are completed, the work is farthest along in the southwest quarter. This is the quarter in which is located the park recently purchased by the city and named "Ladd Park." In this section all sewers amounting to approximately 18,-000 feet, and all water pipes approximat-ing 20,000 feet, have been laid, and about ing 20,000 feet, have been laid, and about one-third of the 35,000 square feet of side-walks have been put down. Shade trees are being planted now in this quarter. In the northeast quarter, the total amount of sewers to be laid is 12,500 feet and 1200 feet have been put in. The total amount of water pipes will be 14,000 feet, and 1200 feet have been laid. The engire work will be completed in the next social events.

six weeks, with due allowance for rain. The trenches in this part of Laurelhurst have to be dug very deep, being an average of more than 19 feet in depth. The new houses of C. K. Henry and Dr. H. I. Keeney, both of which are exceedingly fine and artistic, and which are building, under the direction of the Spencer-McCain Company, side by side on Block I, one of the commanding elevations in Laurelhurst, are nearly completed and soon will be ready to receive their occupants. Both the Henry and Kerney families have been living all Summer in the old Ladd Mansion on the same block, just behind their new houses. As soon as they have moved into their new homes, the old mansion, which has been sold, will be moved on rollers off the addition of Laurelhurst, to a location on the north side of the O. R. & N. tracks. It probably will be remodeled into an apartment house. This will remove the last relic identifying Laurelhurst with its past as the old Hasel Fern

move the last relic identifying Laurel-hurst with its past as the old Hazel Fern Farm, of the famous Ladd estate. Laurelhurst sales during November were good, being considerably in excess of the sales for October, and the Laurel-hurst sales agents, Messrs. Mead and Murphy, report all indications such that they are sure of an active real estate market with the passing of the holidays.

DALY PROPERTY HOLDS KEY

Opening of Lot to Traffic Would

Ald Upper Alder Street. That the three-cornered lot owned by Mrs. Catherine Daly, at the intersection of Washington and Alder streets, is more valuable as a street dedication or a parking than a building site is the opinion of many persons who own property in the immediate vicinity.

This view has become more

This view has become more whely shared in since the old wooden building, which was partially destroyed by the Exposition building fire, has been torn down. By the removal of the building a clear and unobstructed view can be had of Alder street from Upper Washington street, and it is apparent that with a direct outlet for Alder that with a direct outlet for street into Washington street street into Washington street the opening of this property for street purposes is of great value. It is maintained that with the district rapidly being transformed into a business section a free and easy outlet from Washington is essential and that the only feasible way to gain such an end would be to open up the intersection through the Daiy property.

An assessment district has been formed for the purpose of taking over the property. The board of viewers, which has passed on the property, has placed its valuation at \$45,000. The report of the viewers will be submitted to the street committee of the City Council and if adopted the subject will be placed in the hands of the City Council for final action.

The property is held by the owner as street Into street the

The property is held by the owner as valued at \$70,000.

EXHIBIT BUILDING PROPOSED Council Crest Will Also Have 300-Foot Steel Observatory.

According to articles of incorporation of Council Crest Exposition Company, filed with the Secretary of State at Salem this week, a large building 100 feet square at Council Crest is to be used hereafter for the purpose of an agricultural and industrial exposition.
It is the intention to fill this building with exhibits of products and industries from the various counties and commu-nities of Oregon and the Northwest gen-erally. There will be a writing and lounging-room in the center of the building. The exhibits will be in line with the style of advertising now being

various transcontinenta

ducted by vari

Mr. DuChamp, the lessee of Council Crest, states that this is but the first Creat, states that this is but the first of a series of improvements now in contemplation. The next will be the erection by the Spring of 1912 of a steel observatory, 300 feet in height with fast elevator service and equipped with several powerful prismatic telescopes of sixinch objectives. The top of the structure will be approximately 1500 feet above the river. It is estimated that the cost of this enterprise will be about \$140,000\$. It is also the intention to install a rink 120 feet in diameter for ice skating. Should these features meet with suc-Should these features meet with suc-cess, Mr. DuChamp has assurances of practically unlimited financial backing and further improvements are to be then undertaken which will involve the ex-

BUILDING WORK CONTINUES Contractors in Portland Keep Busy

In Portland and Western Oregon the weather during the Winter months is usually favorable for building, the thermometer seldom falling to a point that makes the work inconvenient. Heavy rains, of course, interfere more or less, but not enough to tie up work for any

Throughout Winter.

onsiderable time. From a business standpoint, property owners can really have their places improved to better sduantage at this time of the year. The dealers of supplies and building material are inclined to sell at reduced prices. Furthermore, wages are

reduced prices. Furthermore, wages are naturally lower and a better class of workmen are seeking employment.

"The Winter weather does not seem to affect the people of Portland when it comes to wanting a building constructed," said a contractor. "This is shown by the number of buildings and dwellings now going up throughout the city. We are usually able to secure material cheaper and the workmen also are satisfied to accept less wages in order to be kept busy where otherwise to be kept busy where otherwise y would be idle. For these reasons we can give more attractive contracts.
There appears to be an unusual building activity in Portland at present."

COURTHOUSE WORK HURRIED

Structure Will Be Ready for Use by First Part of April.

The Multnomah County Courthouse will The Multnomah County Courthouse will probably be completed the first part of next April, according to Architect Lawis, who reports work is progressing well with the various contracts. Delay in the construction is attributed largely to the non-arrival of building material. During the past menth, however, material has been received more regularly and accordingly the sub-contractors have been kept husy. The placing of the limestone and granite walls will be completed on the six stories.

walls will be completed on the six stories by next Tuesday, when the United En-gineering & Construction Company will immediately begin erection of the steel for the two additional stories. This company also has the contract to install the terra cotta cornices, exterior walls of the main building and the concrete work of the Jall. The company expects to have its contracts completed by the first part

of February.

With the exterior of the building finished at that time, work will be rushed on the interior, and efforts will be made to have the building ready for use before April 1, if possible.

Philomatheans to Give Party.

PACIFIC UNIVERSITY, Forest Grove, Or., Dec. 1.— (Special.) — The Philomathean Literary Society's annual party next Friday will be noteworthy in university social annual. This is the oldest girle' literary society in the state. The party will be held in the new and apactous gymnasium, which new and spacious symnasium, which already has been the scene of several

NEW LEWIS BUILDING, EOUTHWEST CORNERWILLIAMS AVENUE AND RUSSELL STREET.



EAST SIDE BUSINESS BLOCK COSTING \$30,000

PERMITS MAKEGAIN

Half - Million Mark Nearly Reached Last Week.

GRANTS ISSUED ARE 94

Largest Item Is for County Courthouse, Amounting to \$225,000. Apartments to Cost \$75,000.

New Stores Planned.

Business in the building inspector's office last week showed an appreciable increase over that of any previous week since September. Ninety-four permits, aggregating \$478,775, were fasued.

The important permit of the week was for the erection of the Multnomah County Courthouse. The permit specifles a six-story steel structure costing \$255,000. The permit does not include the entire cost of the building, as separate permits have been issued for other parts of the construction. Morgan, Fieldner & Boyce took out a

permit for the construction of a four-story brick apartment-house at the permit for the construction of a four-story brick apartment-house at the southeast corner of Twenty-first and Hoyt streets to cost \$75,000.

Other permits included a two-story store building for R. Christman, on Hawthorne avenue, between Thirty-sixth and Thirty-seventh streets, costing \$10,000; one and one-half-story frame building for G. A. Eastman on East Twenty-fourth street near Brazee, costing \$10,000; four-story brick store for Beno & Ballis, on Stark, between Twelfth and Thirteenth streets, costing

The daily permits issued for the week follow:

Total In detail the permits are as follows:

Monday.

Monday.

Base Line Lumber Co.—Erect one-story frame dwelling. Base Line road between Eighty-Stret and Eighty-Second atreets; builder, right Erect one-story frame garge, Hancock street between Twenty-Second and Twenty-fourth; builder, H. L. Camp & Co.; \$2590.

J. D. Lundy.—Repair two-story frame store, \$10 Alberta street between Fritzenth and Vernon; builder, same; \$1000.

R. Masch.—Erect one-story frame dwelling, southwest corner Burrage and Farragut streets; builder, same; \$2000.

Mrs. C. W. Knowles.—Repair two-story frame store, \$10 East Morrison street between Fritzenth and Union avenue; builder, L. Heller, \$1000.

H. H. Coop.—Repair one-story frame dwelling, East Twenty-fourth street between Going and Pressott; builder, same; \$2000.

C. F. Clapp.—Erect one-story frame pigeon shed, Forty-fifth avenue southwast between Saty-nath and Seventieth atreets; builder, same; \$2000.

Multnomah County.—Erect six-story steel Courthouse, Fourth street between Salmon and Main; builder, Waldden & Lewig, \$220.

J. Donnelly.—Erect one-story frame dwell-

9.

J. Donnelly—Erect one-story frame dwollg. 7015 Sixty-first avenue southeast bereem Sixty-first avenue southeast bereets; builder, same: \$1200.

George Thompson—Erect one-story frame
selling, East Twenty-eighth street between
rancis and Rhone; builder, H. Therkelsen;
000. Francis and Rhone; builder, H. Therkeissn; \$2000.

Guy & Miller—Erect one-story frame dwelling. Division street between Twenty-ninth and Thirtieth; builder, Genve & Lecie, \$2000.

Mrs. Alice Vernsble—Erect one-story frame dwelling. East Eighty-sixth street between Stark and Olkit builder, C. W. Ross; \$2800.

S. W. Anderson—Erect two-story frame dwelling. Schuyler street between Thirtieth and Thirty-first; builder, same; \$3500.

R. J. Richardson—Repair one-story frame dwelling. 130 East Twenty-ninth street between Hoyt and Glisan; builder, same; \$2000.

Mrs. M. Sargeni—Erect one-story frame building. Sixty-ninth street seutheast, between Metzger and Woodbine; builder, same; \$2000.

R. T. Osborne—Repair one-story frame;

\$2000.

R. T. Osborne—Repair one-story frame dwelling, Twenty-seventh street between Going and Prescott; builder, same: \$2000.

W. W. Shicialr—Breet one-story frame dwelling, East Sixty-sixth street between

Blakiyou and Stanton; builder, same; \$2000.

H. P. Palmer—Erect two-story frame dwelling, Knott street between Twenty-third and Twenty-fourth; builders, Tranchell & Parelius; \$7000.

H. P. Palmer—Erect one-story frame garage, Knott street between Twenty-third and Brazee streets; builder, Eastman Company; \$10,000.

George A. Eastman—Erect twenty-fourth and Brazee streets; builder, Eastman Company; \$400.

John Anderson—Repair one-story frame
Eastman Company—Erect two-story frame
Eastman Company—Erect two-story frame

and Twenty-fourth; builders, Tranched & Parellus; \$200.

John Anderson-Repair one-story frams dwelling, East Eighty-first street between Ankeny and Burnside; builder, same; \$220.

J. C. Jamsson-Erect one-story frame barn, Russell street between Rodney and Utilon avenues; builder, same; \$2000.

C. W. Davis and B. J. Howland-Erect one-story frame dwelling, East Eighty-seventh street between Burnside and Gilsan; builder, B. E. Fremont; \$2000.

C. W. Davis-Erect one-story frame dwelling, East Eighty-fourth and Davis; builder, F. E. Fremont; \$2000.

H. E. Sellevaed - Erect one-story frame chickenshed, 621 Umatilla avenue, between Fiftcenth and Soventeenth, builder, same; \$4000.

Fifteenth and Seventeenth; builder, same; \$190.

Morgan, Fliedner & Hoyce—Erect fourstory brick apartment-house, southeast corner Twenty-first and Hoyt streets; builder,
same; \$75,000.

F. I. Blake—Repair one-story frame
dwelling, 700 East Thirty-second street, between Francos and Powell Valley Road;
builder, same; \$600.

C. W. Davis and H. J. Howland—Erectone-story frame dwelling, East Eightyfourth street between Davis and Glisan;
builder, F. E. Fremont; \$2000.

C. W. Davis—Erect one-story frame
dwelling, East Eighty-fifth street between
Davis and Glisan; builder, H. A. Schermerhorn; \$2000.

C. W. Bavis and B. J. Howland—Erect
one-story frame dwelling, East Eighty-severith street between Burnaide and Glisan;
\$2000.

Clara L. Saunders—Erect one-story frame dwelling. East Pfity-eighth street between Sandy road and Stanton; builder, C. K. Jeame; \$2000.

J. O. Marrs—Erect two-story frame flats, Albina avenue between Shaver and Falling; builder, same; \$400.

W. E. Eillett—Erect one-story frame dwelling, Denver avenue between Willamette and Emerson; builder, same; \$1200.

E. E. Leedy—Erect one-story frame dwelling, East Forty-fourth street between Thompson and Breace; builder, same; \$2000.

Weinhard estate—Repair five-atory brick store, Fourth street between Aider and Morrison; builder, J. W. Thurman; \$2000.

Rudolph Christman—Erect two-story frame store, southwest corner Hawthorns avenue between Thirty-seventh streets; builder, same; \$10,000.

Rudolph Christman—Erect ono-story brick building, southwest corner Hawthorns avenue between Thirty-sixth and Thirty-seventh streets; builder, same; \$10,000.

A. W. Dering—Erect two-story frame dwelling, East Glisan street between Eighty-third and Sighty-fourth; builder, Montavilla Lumber & Fuel Company; \$1900.

C. P. Pennock—Erect 115-story frame dwelling, northeast corner East Sixth and Lombard streets; builder, Miller & Nelson; \$1000.

Andrews & Cook—Erect one-story frame dwelling destates builder, Miller & Nelson; \$1000. Tuesday.

Andrews & Cook—Erect one-story frame welling. East Seventy-second street be-seen Burnside and Thorburn; builder, Andrews & Cook—Erect one-story frame dwelling, East Seventy-second street between Burnside and Thorbarn; builder, same; £3000.
C. Steward—Repair two-story frame stable. East Eightleth street between Oak and Stark; builder, same; \$3000.
Charles Tricker—Repair two-story frame building, 280 Yambill street between Fourth and Fifth; builder, R. P. Fonner; \$100.
F. Garrison—Erect one-story frame dwelling, East Eightleth street between Froment and Klickitat; builder, same; \$1000.

Wednesday.

F. F. Brawer-Erect two-story frame dwelling, East Twelfth street between Han-cock and Schuyler; builder, Beaux Building Co.: \$1500. Association Business Property Owners-Hepair two-story frame buildings, Washing. Association Business Property Owners— epair two-story frame buildings, Washing-in street between Third and Fourth; build-, A. F. Elerath; \$1800. Mrs. Montgomery—Regair ope-story frame weiling, 612 Leo street between Fifteenth of Seventeenth; builder, W. H. Moody; and Seventeenth; builder, W. H. Moody, \$2000.

P. L. Reed-Erect one-story frame dwelling, East Forty-second between Hawthorne and Clay; builder, same; \$2000.

P. L. Reed-Erect one-story frame dwelling, East Forty-second between Hawthorne and Clay; builder, same; \$2000.

McFarland & Smith-Erect one-story frame dwelling, East Forty-second between Hawthorne and Clay; builder, same; \$2000.

McFarland & Smith-Erect one-story frame dwelling, East Thirty-seventh sirect between Stephens and Market; builder, same; \$2000.

L. and T. Nicolal-Repair four-story brick store building, Third street, southeast corner Davis; builder, H. T. Kurata; \$1000.

Rose White-Repair three-story brick building, Stark street between Second and Alder streets; builder, J. A. Melton; \$2000.

P. H. Catman-Erect one-and-a-half-story dwelling, East Thirty-second street between Francis and Fowell; builder, same; \$2000.

McRee Streeter-Erect one-story frame dwelling, Heughton street between Mo-Kenna and Wall; builder, E. E. Hand; \$2000. C. G. Strubel—Erect two-story frame dwelling, East Thirty-eighth street between Market and Stephens; builder, same; \$2500.

Thursday.

and Brazee streets; builder, Eastman Company; \$890.
Eastman Company—Erect two-story frame dwelling. East Twenty-sixth street, between Brazee and Thompson; builder, same; \$7200.
Mrs. E. Rhomberg—Erect two-story frame hotel, Russell street, between Peninsula avenue and Burrage street; builder, same; \$2500.
R. Respy—Erect one-story frame shop, East Sixth street, between Palling and Deech; builder, same; \$250.
A. Knutson—Repair two-story brick builder, knortheast corner East Thirty-ninth and Belmont streets; builder, W. F. Shumway; \$500.

Seminor streets; outder, w. F. Saumway, 5500, C. H. McKinley—Repair one-story frame dwelling, 1803 East Alder street, between Thirty-third and Thirty-fourth; builder, same; \$106.
Northwest Brewing Company—Repair three-story frame store, 754 Davis street, between Third and Fourth; builder, M. Maksushima; \$500.
George S. Smith—Erect one-story frame swelling, Weidler street, between Ninth and Tenth; builder, Velguth & Purce; \$275, David McAllian—Repair two-story frame store, 1816 East Stark street, between Seventy-fifth and Seventy-sixth; builder, same; \$260. \$100. George Sawyer-Repair one-story frame barn, 509 Falling street, between Tenth and Eleventh; builder, same; \$100. George E. Story-Erect 14, story frame dwelling, East Twanty-fourth street, between Sherman and Caruthers; builder, J. B. Ed-gar; \$2000. Friday.

Saturday

M. Frank—Repair two-story frame store, 1894 Morrison street, between Front and Madison-atreet bridge; builder, Oscar Ludstran; 1250.

Elita—Repair four-story brick building, Seventh street, between Stark and Oak; builder, E. Angell; 11900. Seventh street, between Stark and Oak; builder, E. Angell; \$1500.

A. M. Clements-Erect one-story frame dwelling, Seventy-sixth street, southeast, between Forty-Seventh and Forty-eighth avenues; builder, same; \$200.

William Geddee-Erect two-story frame dwelling, Baldwin street, between Mississippi and Minnesota; builder, same; \$2000.

U. S. A.—Repair three-story stone Post-office, Morrison street, between Fifth and Sixth; builder, H. M. Hall; \$1500.

A. A. Setander-Erect one-story frame dwelling, Detroit avenue, between Ainsworth and Jessup; huilder, same; \$1500.

N. C. Juid-Erect one-story frame chicken-house, Fifty-Ninth avenue, southeast, between Sixtleth and Sixty-second streets; builder, same; \$1500.

Charles Love-Erect one-story frame garage, Maryland street, between Bimpson and Jarrett; builder, same; \$100.

W. H. Mallett-Erect one and one-half story frame dwelling, Emerson street, between Enver and Concord; builder, Reisner & Hubbel; \$1500.

S. Natscher-Erect one and one-half story frame dwelling, Missouri avenue, between Frescott and Blandena; builder, same; \$3000.

Failling estate—Repair three-story brick Failing estate—Repair three-story brick store, northeast corner Front and Stark; builder, R. J. Steward; \$2000.
G. B. Fields—Erect one-story frame dwelling, East Twenty-eighth street, between Prancis and Powell; builder, same; \$100.

Grand Army Post Elects.

J. L. Misenheimer was elected com-mander of George Wright Post of the figure of the Republic Friday night, and other officers were elected as follows: Senior vice-commander, F. M. Johnson; junior vice-commander, H. B. Ballard; surgeon, Martin Riley; chaplain, M. J. Morse; quarter-A. W. Thenthon—Erset one-story frame dwelling East Twenty-first street, between Going and Freecott; builder, same; \$1500.

J. Butts—Repair two-story frame store, 554 Sixth street, between Lincoin and Grant; builder. C. Penders; \$100.

R. O. Hall—Erset one-story frame dwelling. Chautaquia street. Between Augnes and Willis Boulevard; builder, same; \$400.

Eastman Company—Erset two-story frame dwelling. East Twenty-sixth street, between Brazes and Thompson; builder, same; \$4500, Eastman Company—Erset two-story frame dwelling. East Twenty-sixth street, between Brazes and Thompson; builder, same; \$4500, Eastman Company—Erset two-story frame dwelling. Conrad Stark, Casper Kohler, T. Kelly. SALES ACTIVE

Area Between Mt. Tabor and Barr Road Growing.

VALUES MAKE BIG ADVANCE

Building Restrictions, Street Improvements and High Elevations Make District Attractive-New Additions Needed Is Said.

During the last year no section has built up more rapidly than that part of the East Side lying between Mount Tabor and Barr road, where, it appears, special advantages are offered homeuliders and investors. As an illustration of the rapid

growth of that section, one need only to go to the additions in the vicinity of the north slope of Mount Tabor and there will be found more than 200 homes which have been built during the last 10 months. Value of property in that vicinity has

increased more than 50 per cent, it is declared, during the past year and because of the great influx of Eastern people to Portland the past Summer, it is expected that values will show a greater advance next year. Lots in that section appear to be in demand.

oppear to be in demand.

One of the greatest movements in the line of improvement work in that portion of the East Side is that of making Glisan street an 80-foot boulevard and hard-sur-facing this thoroughfare from Twentyeighth street to the city limits. With the completion of this and other improve-ment work in that direction, it is ex-pected that the value of home sites will With be materially enhanced in the eastern part of the Central East Side, especially part of the Central East Side, especially on the higher elevations and view points. The population of Portland continues to increase at the rate of over 1000 persons a month. With the rapid growth in population the city is making and the healthy buying of building sites, the situation makes it necessary to add more land and to open up new tructs. Real estate sales show that less than a year ago \$500 and \$600 lots could be bought on the East Side less than three miles from the Burnside bridge. It is now necessary to go another mile further out to finds lots that can be bought around \$500 or \$600.

or \$600. Since putting Jonesmore Addition on the merket a few months ago, Umbden-stock & Larson report that sales have been brisk and that the movement has been strong in that part of the East

"In buying real estate in local subdivisions it has often been remarked by prospective homeseekers that the reason they delayed buying lots when first offered was the fear that an undesirable class might be permitted to live in the district where they desired to locate," said Mr. Larson, of the Umdenstock & Larson Company. "Having that matter in mind, we have insisted on a first-class in mind, we have insisted on a first-class clientele and in placing the building restrictions we have had it arranged so that only desirable persons could reside in the subdivision. Our clients seem to be well pleased with this plan."

Sandy Road Place, a new subdivision opened by George D. Schalk and W. H. Grindstaff, is being operated along the name lines as Jonesmore Addition. The ground is being highely improved. Since the addition was opened a few weeks ago a large number of sales have been made.

Claussen & Claussen are preparing Claussen & Claussen are preparing plans for a \$3000 bungalow for S. Nat-scher, to be built on Missouri avenue, near Prescott street. The dwelling will contain six rooms, with basement. The contract for excavation for the

Desendorf Apartments, on North Six-teenth street, has been let and the archi-tects, Claussen & Claussen, announce that the four-story building will be rushed to completion. The apartment-house will be modern in every respect. erty of the Macieay estate, located at Frist and Alder streets, will be started this week. The contract has been awarded to Wineland & Co. The improvements will cost about \$7000.

SEVENTH WARD IMPROVEMENTS COST \$2,196,894.

Filling of Streets on East Side, to Begin Soon, Will Cost Nearly Forty-two Thousand.

According to figures furnished by City Auditor Earbur improvements in the year costing \$3,196,894 have been made and are costing \$3,195,834 have been made and are projected in the Seventh Ward, south of Division. The improvements include work on streets, sewers and water mains. The streets improved cost \$1,357,001; sewers, \$741,197; water mains, \$85,754. There are 64 streets under way and 21 sewer districts and 42 water mains have been laid. The principal street improvements are those on Hawthorne avenue, between East Third and East Fifty-fourth streets, costing \$233,669; Division street, streets, costing \$23,66; Division street, between Grand avenue and East Forty-first, costing \$126,575; East Eleventh and Milwaukle, between Hawthorne avenue and Holgate street, \$100,000. Notice to improve Milwaukle street, between Holgate to Nehalem streets has been given. Hawthorne avenue has also been extended to East Sixtleth street, and will be paved to East Sixtleth street next year. Grand avenue has been paved to the Southern Pacific Railroad, and will be improved to Elloworth street next

Through the efforts of W. J. Clemens Through the efforts of W. J. Clemens, Grand avenue will be extended south from Elisworth street along the bluff overlooking the Willamette River to a connection with Milwaukie street, forming a boulevard above the river.

A large number of streets have been extended and opened. The total given for Sewers in the Seventh Ward is about one-half of what the cost will be finally when all sewers under construction are when all sewers under construction are

The Pacific Bridge Company is pre The Pacific Bridge Company is pre-paring to fill East Elighth street be-tween the Southern Pacific railroad and East Caruthers street, the cost of which will be \$27,303. The company will also fill Division street from Grand avenue to East Tenth street at a cost of \$17,922. Track is now being laid to East Elighth street from Grand avenue and material for these fills will be hauled by dump trains.

The Portland Rallway, Light & Power Company has purchased ten acres on Powell, between East Twenty-dirst and East Twenty-sixth streets. It is announced that the deeds have been prepared for the property and are now ready to be delivered it is also announced that the tract will be the site for the shops to be erected by the street rallway company for the repair and manufacture of

CHRISTMAS

Lomes



but once a year; henceforth buy your lighting fixtures here, as more lights bring welcome and cheer. Let us offer suggestions; we know how.



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M. J. Walsh Co. 311 Stark, Near Sixth.

Both Phones.

cars. Narrow and wide-gauge lines will be laid to the tract.

C. H. Nelson and John Dodge have purchased a lot in Rose City Park, 283x346 feet, from Hartman & Thompson, and will build an apartment-house there. It will be of brick construction and will contain four flats. The tract is on the south side of the Sandy boulevard adjoining the Metcalf gravel pit and extends almost to East Fifty-sixth street. The high bank on the Sandy boulevard will be cut down and the grading of the site for the building will be started at once.

C. W. Davis has started construction of six dwellings on Villa avenue and East Eighty-fourth street each to cost \$3000. Mr. Davis recently purchased a tract in this vicinity and has already built many houses on the land. F. E. Fremont has the contract for the houses. There is a considerable building move-

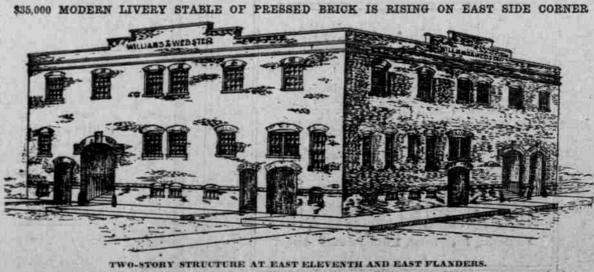
nent on Villa avenue now that it is reasonably sure that it will be made an so-foot boulevard. James Conway, of the United States Forestry Bureau, pur-chased a home of Mr. Davis for \$3000. C. F. Ehrman, has purchased a half block on East Eightieth street and Villa avenue for \$4300.

Increased interest is manifested in the project for a theater on the East Side. The committee from the East Side Business Men's Club has been enlarged to five active business men and property owners. It is now proposed to take hold of the project with vigor. John F. Cordray and other theater managers say they will lease the theater when crected. The committee will consider the guaranty was by which the property owners and The committee will consider the guaranty plan by which the property owners and business men will form a corporation to insure the payment of the rent of the theater for five or six years. The company will be incorporated for \$19,000 or \$15,000.

A. H. Harding has sold a lot 50x100 feet on East Seventy-first and East Wash-ington streets, near the end of the Mount Tabor carline, to George West for \$3000. The property is improved with a sevenroom frame cottage.

Roseburg Man Father of 2d. ROSEBURG, Or., Dec. 3.—The birth of a daughter to the wife of Levi White, in this city, yesterday, makes Mr. White a father for the 22d time. This is the 12th child of the couple. White's first wife bore him ten children.





Work is progressing on the two-story pressed brick bullding for Williams & Websier, owners of the Fashion stables, at the corner of East Eleventh and East Flanders streets. H. L. Camp & Son drew the plans and are the contractors for the building. It will cost \$20,000, and the equipment will cost about \$15,000 more. The structure covers a quarter block, and will be modern throughout. The stalls will be located in the basement. In general the building conforms to the requirements of safety and sanitation.