# EAST SIDE SOUTH HAS ROSY FUTURE

## Experienced Realty Man Says Marked Development Will Come This Year.

## IMPROVEMENT PLANS BIG

**Hard-Surface Pavements, Water Mains and Sewers Included in Project—S. M. Clark Talks to Sellwood Commercial Club.**

That the district comprising the East Side South has a great future and will make rapid progress during the present year was the prediction made by S. M. Clark, in his address before the Sellwood Commercial Club, at the annual reception of the club Tuesday night.

Mr. Clark has handled large interests in other portions of the East Side and in various parts of the state, and still owns property on the East Side to the north. He has taken hold of the Eastmoreland tract, what remains of Westmoreland and the new Golf Links Addition, and expects to push those extensive properties to the fullest extent. His talk before members of the club and residents of the district was filled with hope and enthusiasm for that section and elicited much applause.

"After looking over Portland," said Mr. Clark, "and making careful examination of conditions, I have come to the conclusion that the East Side South, which includes Sellwood, Westmoreland, Eastmoreland, the Golf Links Addition, and the adjoining territory, is bound to make rapid progress within the next year. It is the history of cities that they grow up the river as well as down, and from this viewpoint, I am confident that Portland will experience a rapid growth toward the south.

"I am not speaking as a real estate man, but as a citizen who has looked into conditions here. You people of Sellwood hardly realize what that growth is sure to be in the future, and that you are to reap large benefit from this advance."

"Let me tell you that the Golf Links Addition, which embraces the 40 acres near Milwaukie road and south of the Estacada line has the highest building restriction of any large district in the city of Portland. No residence can be built in this territory that will cost under $7000. In some portions of the district the restriction is $10,000. And the plat of this tract is one of wonderful artistic beauty. There is not a straight line in the plat. Out of the 40 acres provisions are made for only 60 residences, and perhaps only 40 homes may be built there.

"We spent $2500 alone in platting this property, and it is one of great beauty. The streets are all to be improved with hard-surface pavement, and we have reserved a five-acre tract for a park in this addition, besides other smaller parks provided for in the tract. Already reservations are being made by prominent Portland people, among them A. L. Mills, A. F. Adams and Dr. K. A. J. Mackenzie. Many have been attracted by the beauty of the territory.

**Big Growth Assured.**

"In Eastmoreland, where there are 500 acres of high land, there is sure to be a big growth. The building restrictions are higher there than in most of the other sections of the East Side. It will be a strictly residence district, and business houses will not be allowed, so you people of Sellwood will reap the benefit. You have business houses already established. Eastmoreland streets are to be paved.

"Contract for paving Westmoreland has been let, and Milwaukie street is to be paved to Nehalem avenue. A street, possibly Bybee avenue, will be paved to Eastmoreland and a reinforced concrete bridge will be thrown across the Southern Pacific track and Johnson Creek, connecting with the streets of Eastmoreland.

"Here also is the site of Reed Institute, having an endowment of $2,000,000. Need I tell you that Reed Institute will be one of the greatest in this country with its great resources? Other localities were after Reed Institute, but it was landed in this district, which is a tremendous boom for the East Side South. It will develop a fine residence section, and you people will get the benefit. Also there is reserved out of the old farm a 40-acre tract for a park.

"I want to appeal to the people of Sellwood to improve these streets. With this tremendous development in prospect and sure to come, we must pave the streets. People want first-class streets. In order to tap Eastmoreland, of 500 acres, you want to improve a main street through Sellwood to Eastmoreland. What is in prospect is not sufficient. A finely improved street ought to connect the business district of Sellwood with Eastmoreland, if you expect to get the business of that large residence section. You are entitled to the benefit. Milwaukie street improvement should be extended to the city limits. Umatilla avenue and other streets running east and west should be paved. It will pay to put in high-class pavements such as are going on around you. I shall be glad to assist and co-operate with the people of Sellwood in this work of development that has just began here.

**Water Mains Are Needed.**

"Water mains are needed above all things. We must look out for them. Plans for a great sewer system have been prepared by the City Engineer, and the contract will be let during the year. This sewer system will embrace more than 2000 acres, including part of Sellwood, all of Westmoreland, Eastmoreland, the Reed Institute tract, Woodstock and surrounding territory. It will be one of the largest sewer districts in the city.

"These are the things which are sure to come to the East Side South, and I trust that the people of Sellwood will co-operate in this big progressive movement in this part of the city. This is a great territory open to development. High-class homes will be built on the Golf Links Addition, and it will be one of the very finest residence districts of the city."

**Smith Tract Is Surveyed.**

T. H. Compton has completed the survey of the tract of W. K. Smith, in Kenilworth, and the plat will be filed in a short time. This new addition is on the south side of Kenilworth and near the Kenilworth Park, and is considered very choice property. It is announced that Mr. Smith will have hard-surface pavements laid on the street this year and make the addition a restricted residence district.

F. G. Urfer will erect a two-story reinforced concrete building 85 by 50 feet on the northeast corner of Milwaukie and Karl streets in Brooklyn. The ground floor will contain three lodge rooms and general assembly purposes, with cloak rooms. Williams & Rasmussen are the architects for this building.

C. D. Brunn has sold 16 lots to F. S. Hallack, in Dell's Addition, at Mount Scott, for $3000. Mr. Hallack, who is a contractor and builder, will put up several dwellings on the property.

## COIN MACHINES TO BE MADE

**United States Cashier Company Buys Factory Site on Peninsula.**

The United States Cashier Company has purchased two acres from the Kenwood Land Company on Columbia Slough and will erect a brick factory building for the manufacture of its automatic coin-paying machine. The tract is near Columbia boulevard and the streetcar line. A spur from the O.-W. R. & N. main line will be built to the site. C. Spies, architect for the Kenwood Land Company, is drawing plans for the factory building.

The factory will employ 75 men, which force will be increased when the plant is in full operation. This factory is considered one of the most important that has been located on the Peninsula for some time, and the fact that Portland was selected was due to the efforts of the Portland Manufacturer's Association, the Chamber of Commerce and the Industrial Bureau. All the directors and officers are Oregon men. Thomas Bilyeu, of the Concrete Pile Company, is inventor of one of the machines, and T. Irving Potter is inventor of the other machine. Frank Menefee, formerly of The Dalles, is president. The company expects to have the factory in operation by the middle of Summer.

# COUNTRY HOME IS FINE

**WILLARD CASE BUILDS $15,000 RESIDENCE NEAR KALAMA.**

**House Stands Among Trees and Site Commands Splendid View of River and Mountains.**

What is said to be one of the finest country places in the state of Washington is that owned by Willard Case, a wealthy Kalama lumberman. Mr. Case's residence, costing $15,000, has just been completed from plans of Architects Kroner & Henn, of Portland, and the Case family moved into the house yesterday. The site is a tract of 20 acres, situated about a mile northeast of Kalama on a bench about 600 feet above the Columbia River and backed by the rugged mountains of that locality. The house stands among the primeval trees, and the view is a splendid one, commanding long stretches of the Columbia River, up and down, while the snow peaks of the Cascade range are within the sight lines to the East.

The house is of the Colonial type and is modeled after the better class of Colonial residences in the East. It is 55 by 36 feet in dimensions. The entrance hall and living room are done in white enamel and mahogany, while the library and dining-room are in oak. The remainder of the house is finished in birch and white enamel.

Upstairs are six bed-rooms and a convenient out-of-doors sleeping-room. The basement contains the heating plant, laundry and other housekeeping utilities, and a billiard-room, which has a large fireplace. In all there are four fireplaces, two being located on the first floor and another in one of the bed-rooms on the second floor.

Considerable attention was given to the wall decorations throughout, some of the rooms being frescoed and others finished with imitation leather.

## SPEAKER TO BE OUTSIDER

**Measure Offered for Election of New Member of House.**

STATE CAPITOL, Salem, Or., Jan. 21.—(Special.)—Representative Gill, of Hood River, has drafted a constitutional amendment which he will submit to the Legislature next week, providing that the members of the House shall elect as their Speaker some person other than a member of that body.

The proposed amendment, however, provides that the Speaker so elected shall not have a vote on any question or bill coming before the House and also shall not be privileged to appoint the standing committees of the organization. His salary is to be $6 a day.

It is contemplated by the amendment that in the future the members of the House shall elect their own standing committees. If the resolution is approved by a majority of the members of both houses, the amendment will be submitted to the voters for their ratification in the next general election.

**New Judicial District Desired.**

GRANTS PASS, Or., Jan. 21.—(Special.)—There is a movement to form a new judicial district and prosecuting attorney's district out of the territory composed of Josephine and Curry Counties. A few years ago the first judicial district was divided owing to the congested condition of business. A bill will be introduced in the Legislature to make the change.

# ONE PERMIT LARGE

## License Taken for $300,000 Syndicate Building.

## AVERAGE HOLDS UP WELL

**Number of Permits Below Normal, but Total Value of Construction Authorized High — Week's Business $404,925.**

Building permits again held up well last week, with a total of $404,925 worth of new structures authorized. The number of permits was 92, which is somewhat lower than the average that has prevailed in the last few months. The total was increased by the taking out of the permit for the Syndicate building at the northeast corner of Fourth and Washington, a 12-story reinforced concrete structure, which will cost $300,000. This building is already under way and it will be completed before the end of the year.

Following is the number of permits and amount issued last week, given by days: Monday, 19 permits, value $25,630; Tuesday, 17 permits, value $18,510; Wednesday, 10 permits, value $307,750; Thursday, 16 permits, value $25,630; Friday, 20 permits, value $16,675; Saturday, 10 permits, value $10,740. Total, 92 permits, value $404,925. Following is the detailed account:

**Monday.**

A. Ibsen—Erect one and one-half story frame dwelling, 5319 Sixtieth street, between Fifty-fifth and Fifty-seventh avenues; builder, same; $1000.

Kate Strode et al—Repair two-story brick store and offices, 149 First street, between Alder and Morrison; builder, Arthur Harris; $100.

C. B. Williams—Repair two-story frame building, 29 North Second street, between Burnside and Couch; builder, Mattie A. Corne; $100.

Edna L. Slocum—Move one and a half-story frame building, 1229 Delaware street, between Jessup and Ainsworth avenue; builder, A. M. Slocum; $100.

A. H. Hebard—Erect one-story frame dwelling, Thirty-fifth street, between Division and Clinton; builder, same; $500.

C. A. Hoy—Erect two-story frame dwelling, East Fifty-first street, between Sandy Road and Thompson; builder, same; $2000.

J. R. Davis—Erect two-story frame barn, Long avenue, between Thirty-eighth and Thirty-ninth; builder, same; $300.

C. E. Nichols—Erect two-story frame dwelling, Hazel Fern Place, between Peerless avenue and Imperial avenue; builder, A. Lawler; $5000.

H. Foresman—Erect one-story frame dwelling, 1037 Caruthers street, between East Thirty-fourth and Marguerite avenue; builder, same; $1500.

B. W. Langdon—Erect two and a half-story frame dwelling, 564 North Twenty-second street, between Knott and Stanton; builder, L. R. Bailey Company; $7000.

I. Lowengart—Erect foundation, footings and retaining walls and basement floors for fireproof hotel, Washington street, between Burnside and Fourteenth; builder, Hurley-Mason Co.; $3500.

F. C. Breeden—Alter two-story frame dwelling and store, 220 Crosby street, between Clackamas and Holladay; builder, Velguth & Pierce; $450.

R. R. Smith—Erect two-story frame dwelling, Wasco street, between Thirty-third and Thirty-fourth; builder, same; $8500.

A. Skipton—Erect one-story frame dwelling, 843 Karl street, between Twenty-sixth and Twenty-eighth; builder, same; $75.

Alf Battin—Erect one-story frame woodshed, Leland street, between East Eighteenth and Twenty-second; builder, same; $75.

Ed Curtain—Erect one-story frame dwelling, 1433 East Twenty-first street, between Prescott and Going; builder, A. H. Berg; $1500.

J. C. Becker—Repair two-story frame dwelling, 4 Grand avenue, between Ankeny and Ash; builder, A. E. Theloden; $50.

Mrs. Orcilla M. Stolte—Erect one-story frame dwelling, corner East Sixfieth street and East Salmon; builder, F. S. Griffith; $1200.

Fleischner estate—Repair one-story brick theater, 291 Morrison street, between Second and Third; builder, J. A. Melton; $300.

**Tuesday.**

Deady Estate—Repair three-story brick building, Southwest corner Seventh and Alder streets; builder, William A. Maliby; $2400.

H. Curley—Erect one-story frame dwelling, Chatham street, between Farragut and Lombard; builder, same; $1500.

Dr. Freed—Repair six-story brick store and offices, 82 Fifth street, between Stark and Oak; builder, Safety Stovepipe & Metal Works; $300.

Walter H. Holt—Erect one-story frame garage, 556 East Davis street, between Fourteenth and Fifteenth; builder, same; $150.

Anton Olsen—Erect two-story frame dwelling, East Twenty-seventh street, between Sumner and Emerson; builder, same; $1750.

United States—Repair postoffice, between Fifth and Sixth and Morrison and Yamhill; builder, N. M. Hall; $100.

G. T. Alexander—Repair one-story frame dwelling, Stanton street, between Sixth and Seventh; builder, W. C. Repass; $500.

J. Schau—Erect one-story frame dwelling, East Twenty-first street, between Umatilla and Multnomah; builder, same; $400.

Benhard Schmidt—Erect two-story frame flats, East Tenth street, between Hawthorne avenue and Clay street; builder, A. J. Meier & Co.; $7000.

H. E. Brons—Erect basement for semi-fireproof building, Sixty-seventh street, between Forty-fifth and Foster avenue; builder same; $100.

Mrs. M. E. Hall—Erect two-story frame dwelling, East Everett street, between Twenty-seventh and Twenty-eighth; builder, Smith & Dodge; $2700.

Security Savings & Trust Company—Repair four-story brick building, Fifth street, between Alder and Morrison; builder, Walter R. Thorn; $100.

A. S. Ellis—Repair one-story brick building, King street, between Wayne and Washington; builder, United Engineering & Construction Company; $100.

Dr. M. F. Fenton—Repair ordinary building, Grand avenue, between Hawthorne and Clay; builder, W. O. Lake; $100.

Mrs. Clousterman and Mrs. Mayer—Repair three-story brick building, 105 Fourth street, between Washington and Stark; builder, H. E. Wood & Co.; $1000.

Maude H Norton — Repair three-story brick building, 100 First street, between Stark and Washington; builder, Carlssini & Musso; $50.

W. C. Stewart—Repair frame building, 186 Morrison street, between Front and River; builder, same; $10.

**Wednesday.**

E. F. Salo—Erect one-story frame shack, 1649 Williams avenue, between Sixty-third and Sixty-fourth; builder, same; $400.

J. Baron—Repair one-story frame barn, 906 Seventh street, between Mason and Skidmore; builder, same; $50.

W. W. Sinclair—Erect one-story frame dwelling, Sixty-seventh street between Stanton and Siskiyou; builder, same; $2000.

Wallace Ingalls—Erect one-story frame dwelling, Fifty-ninth street, Southeast, between Forty-fifth and Forty-sixth avenue; builder, B. F. Fires; $1200.

Biagio Mounco — Erect two-story frame dwelling, Fifty-ninth avenue, between Fifty-fourth and Fifty-seventh streets; builder, J. N. Cottardi; $1000.

Association Business Property Owners—Erect 12-story fireproof concrete building, Washington street, between Third and Fourth; builder, J. F. Wineland; $300,000.

J. Randoson—Erect 1½-story frame dwelling, 10 Revere street, between Patton and Maryland; builder, R. Kauff; $1000.

P. Miller—Erect one-story frame dwelling, Kenton street, between Brandson and Delaware; builder, T. Flentges; $150.

Portland Safe Company—Alter building, 85-87 Fifth street, between Stark and Oak; builder, J. F. Wineland; $340.

J. P. Feldman — Erect one-story frame dwelling, 647 Kenilworth avenue, between Franklin and Waverly; builder, same; $1600.

**Thursday.**

John T. Corcoran—Erect one-story frame dwelling, corner East Seventy-eighth and Oregon streets; builder, same; $125.

Lessie, Sealy-Lowell Co.—Repair one-story brick store, 295 Stark street, between Fourth and Fifth; builder, James J. Marshall Manufacturing Co; $500.

T. D. Dinneen—Erect one-story frame garage, Savier street, between Twenty-second and Twenty-third; builder, T. E. Kane; $20.

R. Meade Estate—Repair one-story frame building, Twenty-seventh street North; builder, Bartley Manufacturing Co.; $50.

O. Poulsen—Erect one-story frame bunkhouse, Omaha avenue, between Holman and Ainsworth avenue; builder, same; $90.

Alph Van Hoonissen — Repair one-story frame dwelling, Union avenue, between East Mill and Market; builder, same; $25.

F. E. Hoerd—Move one-story frame dwelling, 419 Quimby street, between Wabash and Vincent; builder, same; $100.

F. E. Hoerd—Move one-story frame dwelling, 417 Lombard street, between Wabash and Vincent; builder, same; $100.

F. E. Hoerd—Move one-story frame dwelling, 421 Lombard street, between Wabash and Vincent; builder, same; $100.

Josephine Bilyeu—Erect two-story frame dwelling, Sandy Road and Sumner street, between Coleman and Summit; builder, J. D. Disbrow; $2000.

J. Solomon—Repair two-story frame dwelling, 512 Clay street, between Fourteenth and Fifteenth; builder, William Fishback; $300.

George Wilson—Repair one-story frame store, 430 East Burnside street, between Sixth and Seventh; builder, C. W. Ross; $53.

Wauna Land Co.—Erect two-story building, Couch street, between Fourteenth and Fifteenth; builder, J. M. Wallace; $20,000.

Mrs. O'Neil—Repair two-story frame store and rooms, southeast corner Eleventh and Washington; builder, C. Carmichael; $100.

Hansen Bros. — Erect 1½-story frame dwelling, 1824 Fifty-second avenue, between Seventy-fifth and Seventy-sixth street; builder, same; $1800.

J. H. Peterson — Erect one-story frame garage, 661 East Ankeny street, between Eighteenth and Nineteenth; builder, same; $500.

**Friday.**

Mrs. Effie M. Innocent—Repair two-story frame dwelling, 318 Tillamook street, between Williams and Rodney; builder, S. Kinsman; $700.

Joseph Brooks—Repair one-story frame dwelling, 166 Graham street, between Borthwick and Kerby; builder same; $100.

Axel Anderson — Erect two-story frame dwelling, Fifty-sixth street between Thirty-eighth and Thirty-ninth avenues; builder, same; $2500.

Arthur W. Jones—Erect one-story frame dwelling, 1423 Lenore avenue, between Bellview and Morse streets; builder, same; $75.

E. F. Hitchcock—Erect one-story frame garage, 609 Clackamas street, between Fifteenth and Sixteenth; builder, W. Swart; $150.

Anthony Schulte—Erect two-story frame dwelling, Chautauqua street, between Lombard and County Road; builder same; $1400.

Albert F. Gerfen—Erect 2½-story frame dwelling, Missouri avenue, between Failing and Shaver; builder, C. O. Jackson; $3000.

Bessie E. Gibson—Erect one-story frame dwelling, Fifty-eighth avenue between Seventy-fourth and Seventy-fifth street; builder, same; $100.

B. F. Daily — Repair one-story frame dwelling, Eightieth street, between Thirty-fifth and Thirty-sixth avenues; builder, same; $50.

B. F. Daily—Erect one-story frame shed, Eightieth street, between Thirty-fifth and Thirty-sixth avenues; builder, same; $20.

B. Schmidt—Repair one-and-one-half-story frame dwelling, 507 Clay street, between Tenth and Eleventh; builder, A. J. Meier; $325.

Security Vault & Metal Works—Repair one-story frame shop, 240 East Seventh street, between Salmon and Main; builder, J. W. Heinz; $200.

J. J. Wiest—Erect two-story frame flats, East Twenty-ninth street, between Davis and Everett; builder, Builder Bros.; $7000.

F. W. Leadbetter—Repair three-story brick store and rooms, 254 Front street, between Madison and Main; builder, Safford & Croissent; $400.

S. Brossard—Erect one-story frame garage, 230 Halsey street, between Larrabee and Benton; builder, same; $90.

W. E. Henderson—Erect one-story concrete garage, East Twenty-ninth street, between Salmon and Main; builder, same; $200.

Peterson & Barnes—Alter three-story brick store and rooms, 212 Morrison street, between Front and First; builder, Burton & Dangle; $200.

N. P. Terminal Co.—Repair one-story frame store, 169 Sixth street, between Irving and Johnson; builder, C. Carmichael; $25.

N. P. Terminal Co.—Repair one-story frame store, 169 Sixth street, between Johnson and Irving; builder, C. Carmichael; $50.

J. R. Edwards—Move one-story frame dwelling, Grand avenue, between Ankeny and Burnside; builder, T. B. Shellhammer, $100.

**Saturday.**

Ella F. Taylor—Erect one-story frame garage, 592 East Thirty-seventh street, between Division and Clinton; builder, Harper & Hord; $110.

Dr. H. F. Ong—Erect one-story frame garage, Morrison street, between Thirty-fifth and Thirty-sixth; builder, E. C. Wegman; $150.

T. W. McCain—Erect one-story frame dwelling, Seventy-fifth street, between Clackamas and Multnomah; builder, C. W. Corcoran; $600.

O. E. Peterson—Erect one-story frame chicken-house, Forty-ninth street, between Powell Valley and Forty-first avenue; builder, A. E. Briggs.

R. E. Blaco—Erect one-story frame dwelling, East Thirty-fourth street, between Ellsworth and Clinton; builder, same; $2000.

R. E. Blaco—Erect one-story frame dwelling, East Thirty-fourth street, between Ellsworth and Clinton; builder, same; $2000.

H. E. Brons—Erect one-story concrete nickelodian, Sixty-seventh street, between Forty-fifth and Forty-sixth avenue; builder, same; $4000.

Highland Baptist Church—Repair church, Sixty-first street, between Alberta and Webster; builder, W. Atkinson; $600.

Oregon Furniture Mfg. Co.—Repair four-story brick store and warehouse, 269 Front street, between Taylor and Salmon; builder, Thomas Meier; $250.

G. L. White—Repair three story brick store and offices, Market street, between Second and Third; builder, Thomas Meier; $1000.

## SMITH ESTATE IS LARGE

**Typewriter Capitalist Left Fortune Worth $1,194,330.**

SEATTLE, Wash., Jan. 21.—An inventory and appraisement of the Seattle and King County estate of Lyman C. Smith, the Syracuse, N. Y., capitalist, who died recently, was filed here today showing a total value of $1,194,330, the bulk of which was accumulated through early investments in Seattle.

The administrator for the Seattle property announced today that the estate would carry out the plans for the erection of a 42-story building in Seattle, made by Mr. Smith shortly before his death.

**St. Johns Yards Busy.**

Lumber was delivered yesterday at the St. Johns Shipbuilding Company's yards for 30 pipe pontoons for the Port of Portland dredges and work will be begun this week. The company also has received an award from the Columbia Contract Company to build a barge and another is under way for the Albina Fuel Company. The dredge Columbia is to be sheathed above the water line at that plant and repairs are being made to the steamer J. N. Teal.

**Motion to Remand Case Argued.**

To have the suit of Thomas C. Foster against the Coos Bay Gas & Electric Company and W. S. Harrington remanded from the Portland Federal Court to the State Circuit Court at Coos Bay, arguments were heard by Federal Judge Bean Friday morning. He took the case under advisement. The suit is one in which Foster demands $15,900 damages because a telephone pole fell upon him, dislocating a shoulder, cracking his ribs and bruising his head, arm, hip and back. He was setting up poles for the company when injured.

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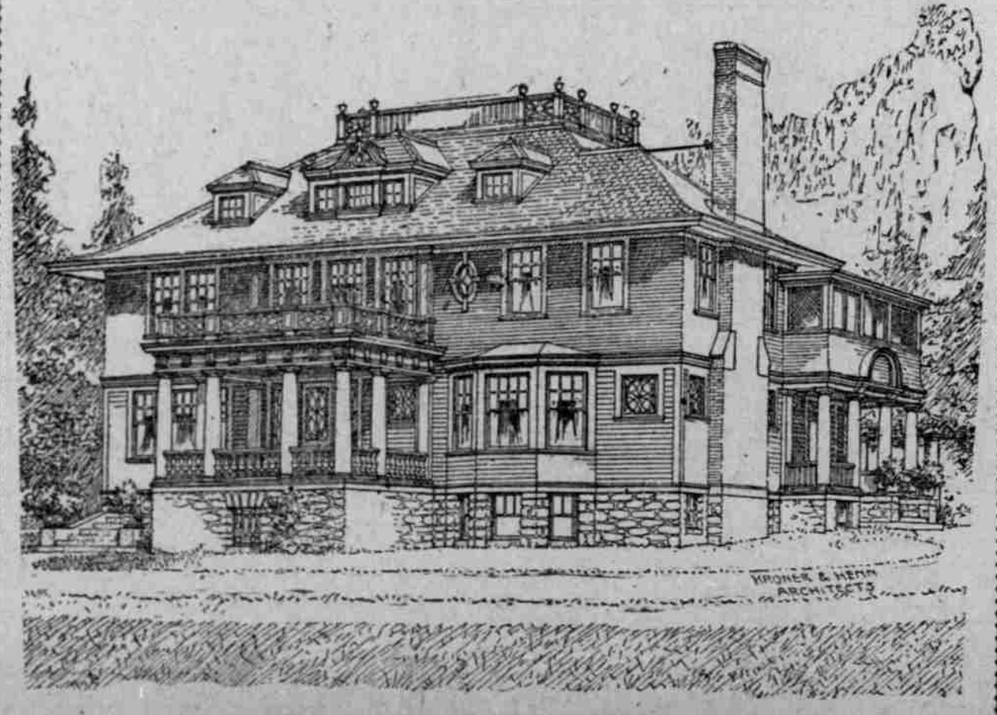


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