

HOME BUILDING ACTIVE IN PIEDMONT

Several New Residences Lately Completed, and Large Number of Others Under Way.



MARTIN J. SHEA, HAIGHT AVE. NEAR JARRETT ST. PIEDMONT.



JOSEPH G. MANN, VANCOUVER AVE. NEAR JESSUP ST. PIEDMONT.

THERE is no cessation of home building in Piedmont. A number of residences have lately been completed and a large number of others are under way.

Joseph G. Mann, superintendent of the North Albina division of the Portland Railway, Light & Power Company, has completed and is occupying his new home on Vancouver avenue, in Piedmont. These are 11 rooms, cost of construction, running close to \$6000. Mr. Mann has the largest lot in Piedmont, 183 by 100 feet. He has provided shrub-

bery in advance of building and with the natural growth of fir trees, the grounds will present in the coming summer the appearance of advanced improvement. Interior arrangement includes complete modern equipment, with provision for electric cooking and the multiple conveniences of a "Dutch" kitchen. Beamed ceilings and plaster and wood paneled walls are attractive and ornamental.

Martin J. Shea planned a very inviting home when he arranged for building the dwelling he expects to occupy in the coming week. It stands on a 50x100 lot, east front, on Haigh avenue

near Jarrett street, with terraced lawn and shrubbery of some size, planted in advance, as in the case of Mr. Mann. Cost of construction was about \$5000 for the eight-room house and garage at the rear fronting on the 15-foot alley. Porch building was an important item. Cement, red-colored brick and blocks being used, surmounted by capitals of stone; they in turn by solid turned wood columns.

M. C. White's fine new dwelling of eight rooms is under way on a site 100 x 100 at the southeast corner of Jessup street and Cleveland avenue, Piedmont. The cost will be about \$10,000.

TO DREDGE, IS PLAN

Landowners May Open Columbia Slough to Ships.

LOW SPOTS TO BE FILLED

Promoters Say Scheme to Empty Woodlawn Sewer Into Slough May Wreck Project—Great Area of Factory Sites Foreseen.

Owners of land along Columbia Slough are organizing a company to dredge the slough to a navigable depth for deep water vessels and to fill low land on both banks, making it available for factory sites. Many of the property owners are already interested in the project, and it is expected that others will join in numbers sufficient to insure its success. Before proceeding with the enterprise the promoters declare they must be satisfied that the proposal to empty sewage from the Woodlawn district into Columbia Slough will be abandoned. They declare that if the sewer is built to empty into the slough, property in that locality will be rendered worthless.

Preliminary examination of the slough and surrounding land has been made by engineers who pronounce the project apparently feasible. In some places the slough already has a depth of 15 feet and more, and the formation is such as to render dredging easy. For a good part of the distance the slough banks have a considerable elevation and are flooded only at periods of extreme water in the Columbia. At some places the elevation is as great as that of Fifth street at Washington.

Subscriptions to Equal Land Value.

The plan of the promoters is for landowners to subscribe for stock to an amount equal to the value of their holdings that will be affected by the improvement. It is expected that outsiders will be interested by selling their land at its present value with the agreement that they will subscribe for stock. Just now the energies of the promoters are directed to signing up the owners of property that will be affected. Engineers will be engaged to make accurate surveys and prepare estimates of cost.

D. G. Stephens, who owns a large amount of land along the slough, is one of those chiefly interested, and

he believes that the project will be carried to success. "This is an ideal location for large factories," said Mr. Stephens. "It is evident that the future shipping of Portland will be done from the Peninsula, and this land along the slough is the best adapted location for factories that can be found."

"Few of us in Portland have any conception of our future. A little reflection will convince any one that Portland is soon to have a tremendous growth. It can readily be seen that when the Panama canal is finished our shipping will assume at once great proportions, and we ought to begin to prepare for it. There is room here for wharves and ship basins of ample dimensions."

"Two years ago I went East and talked to men with capital in New York, New Jersey, Pennsylvania and New England. I told them about the wonderful opportunities for investment in Oregon. Later I went to England, where I continued my missionary work. Since returning I have had a great deal of correspondence with men I had talked to, and I now have assurances that a number of Eastern men of capital will visit Portland this

year to look over the situation personally with a view to investing.

"It will be useless for us to try to proceed if the plan of opening the Woodlawn sewer into the slough is pursued. Back water at the time of the annual floods would drive the sewage over hundreds of acres and make the land unfit for habitation. In my view, this district is to be a place covered with factories or a place covered with sewage. The subject is an important one and deserves most serious attention from the people."

While early plans contemplate only the dredging of the slough and filling of low land along its banks, it is expected that construction of docks, excavation of basins for vessels and construction of a belt railroad will follow in due course. No reliable estimate of cost has yet been made.

PURCHASE RESULT OF ERROR

Buyer Takes Wrong Road, Finds Another Farm to Liking.

The L. Lemmon farm of 400 acres on Fern Ridge, near Eugene, is being

planted to apple trees by E. L. Klemmer, formerly of Minneapolis, who bought the place early this year for \$18,000. It will be the largest orchard in Lane County.

The Eugene Guard tells an interesting story as to how Mr. Klemmer happened to buy the Lemmon farm. He was on his way to one of the farms recently purchased by the Rodman Company to look at it, with a view to purchasing it, but turned off on the

wrong road. He stopped at the Lemmon house to inquire as to directions. He liked the looks of the farm, and inquired of Mrs. Lemmon if they wanted to sell it. She replied in the affirmative, and he asked how much they wanted for it. She said \$50 an acre. He then went out into the field where her husband was working and asked him how much he would take, and he told Mr. Klemmer \$48 an acre.

Mr. Klemmer immediately drew a check in favor of Lemmon for \$1500 to bind the bargain, and the deal was closed up in a short time.

Mr. Klemmer now has a large force of men at work on the farm digging holes for the several thousand apple trees which he will set out. He has employed experts from Hood River to superintend the setting out of the trees and to care for them after they begin to grow and bear. None but the standard varieties of apples, such as Yellow Newtown Pippins, Spitzenbergs, Baldwins and Jonathans will be set out.

Mr. Klemmer's plan is to colonize the tract, selling it off in smaller tracts of from 5 to 20 acres each. He recently informed a man residing in that vicinity that 40 or 50 families are expected out from Minneapolis and other cities of the Middle West in a very short time to live on these tracts. They are not farmers, as a rule, but

Tuberculosis Ward to Be Built.

The County Commissioners have let the contract for erecting a building to be used as a tuberculosis ward at the Multnomah County Poor Farm to E. H. White. It will be a frame building 33 by 129 feet, one story high, except a portion in the center which will be two stories high and will be used as the living apartments for attendants. The building will be so arranged that the patients will live and sleep in the open air, being protected overhead from the weather. The cost of the construction will be \$5,546; other bids reaching up to \$10,000. Contractors Bridges & Webber prepared the plans.

Bank Receiver Starts Suit.

As receiver for the Mount Scott Bank at Lewis & Clark, P. P. Tobin has begun suit in the Circuit Court against J. C. Low to collect upon two notes. The notes aggregate \$900.

More Cottages Will Be Built This Year Than in Any Season Past at GEARHART

"BY-THE-SEA" Spring is the time to start work. This means a cottage ready for the long, lazy days of summer. Your family will enjoy the hot months at the seaside. Low rates for week-end excursions give the tired business man an opportunity to spend Sunday at the beach. Don't delay building your cottage until the summer months are here. Talk to us tomorrow about a cottage at the seaside. Hotel Gearhart has many attractions. Nature has given Gearhart the most beautiful beach on the Oregon coast. It is ideal for auto-mobiling, driving, horseback riding and surf bathing. The natatorium is open all year. Gearhart will again be the most popular summer resort in the Northwest this year. Why not own your own home for little cost at the seaside?

RUTH TRUST COMPANY 235 Stark Street, Corner Second.



Have You Been to See Our SYNDICATE ADDITION?

Think This Over Carefully

Portland is growing at the rate of about 20 per cent per year. We should have a half million population within five years. There is now but little vacant property on the West Side, and it is high. The present building operations on the East Side are enormous. Nearly everything within 20 minutes of the business center is already sold and is rapidly building up. **Syndicate Addition** was purchased some time ago and is going on the market at a very low price, considering its location, its beauty and its many advantages. It will increase in value rapidly and is a sure and safe investment, no matter whether you buy to build or to resell later at a profit.

Buy in Building District

Syndicate Addition is in the very center of the present building activity of the East Side, adjoining property is already built up on three sides. It is "close in," lies high and dry, with natural drainage, and commands a beautiful view of the surrounding districts and Mount Hood. It is only 20 minutes from the business center by the Rose City Park car, and the new Mount Hood Electric line will make it even more accessible. Our building restrictions are such as to keep out cheap shacks and other undesirable buildings, yet not too high for the ordinary purse. It is an ideal homesite, with school on the property and churches and stores nearby.

ALL IMPROVEMENTS FREE

Cement Sidewalks and Curbs, Graded Streets and Bull Run Water Taxes Paid—No Interest on Deferred Payments

Salesmen on Ground Today To Show Property

Official Map of Portland FREE With Full Particulars

Name..... City.....
Street..... SIGN AND MAIL TODAY

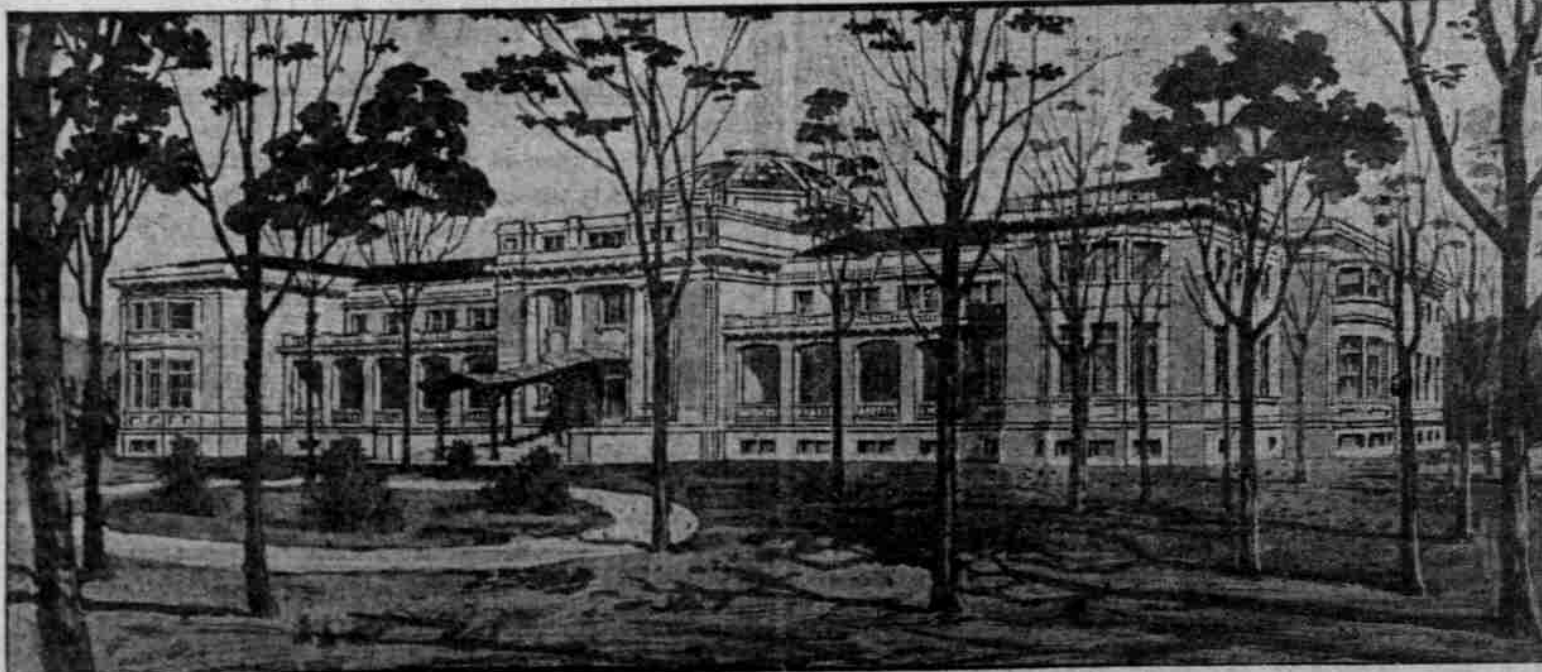
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FIRST FIREPROOF STRUCTURE OF IMPORTANCE TO BE BUILT BY STATE OF OREGON.



RECEIVING WARD, OREGON ASYLUM FOR INSANE, WHICH WILL COST \$240,755.

The board of trustees of the Oregon State Asylum for the Insane has commissioned Architects Lazarus & Logan of Portland to design and supervise construction of the new receiving ward of the asylum. The recent Legislature appropriated \$70,375 to finish the south wing, and the preceding Legislature appropriated \$169,000. The total cost will be \$240,755. This is the first important fireproof structure to be built by the State of Oregon.