

**SUBSTANTIAL GAIN MADE IN ALBINA**

**Better Freight Facilities and New Depot Promised for Lower Part of District.**

**BUSINESS CENTER LOOMS**

**Plans Under Way to Erect More Factories—Montgomery Tract Is Leveled at Big Cost—Public Improvements Are Made.**

The Albina district is making substantial progress and is doing as much general business as Central East Portland, outside of the implement business, which has centered on the East Side.

Through the efforts of the Lower Albina Push Club the O. W. R. & N. has decided to erect a passenger depot at the southeast corner of Railroad and Randolph streets and has cleared the grounds preparatory to the erection of the building this spring. It is announced that all trains except the Shasta Limited will stop at this depot. Located on Railroad and Randolph streets the new depot will be convenient to Russell street and Mississippi avenue, the principal business streets of that district and within easy reach of the mills. The location of this depot is considered a great gain for Albina.

Another progressive movement that has been suggested is the program for better freight facilities so that shippers will not be required to make the long and expensive haul across the ferries to North Portland. First, it is proposed to establish a team-track street on which car lots will be received and discharged. River street has been selected as this team-track street because of its being parallel to the river and connecting with the two ferries. It is the judgment of the railroad committee, Edward DeWitt, Joseph Shannon and W. C. Gagnier of the Albina Improvement Club, and F. Eagan, of the railroad company, that River street is the best avenue for team tracks in the Albina district. It already contains a track, which connects with the main line of the O. W. R. & N. and cars may be switched there for delivery to the mills. A team-track street is considered a great gain, and the first step toward the establishment of a freight depot.

**New Factory Center Develops.** Already in Lower Albina there are 14 concerns which ship carload lots, and several other concerns are planning to locate in Lower Albina, when freight facilities are provided. George Hockeys, of the Albina Improvement Club, announces that a company is figuring on the establishment of a safe manufacturing plant in Lower Albina, and negotiations are in progress for a site for the factory. The building to be of reinforced concrete, said Mr. Hockeys, and the cost of the plant will be \$25,000.

Owners of the Montgomery tract east of Goldsmith street, comprising 20 acres, have about completed their extensive improvements, which consist in leveling the hills and filling up the ravines, in the development of a fine tract for railroad, manufacturing and other purposes. Hydraulic power is being used in cutting the hills and leveling the ravines. Most of the work has been toward Gantenbeln avenue and is better than the two streets. Up to the time the present owners took possession, the tract remained in a wild state.

It is the intention of the owners to get a street direct to the Broadway bridge, but it has not met with much success thus far. George Brown, representing the owners, offered an easement for a viaduct through the tract, limited to ten years, but this is not considered satisfactory. Just what the outcome will be remains to be developed. However, the improvement of this tract of land, which has been a wedge in the development of the district, means considerable progress. Owners of the tract are not spending their money for nothing, of course, and in time this large tract will be used for business purposes, to the gain and advantage of Lower Albina. It is conceded that Lower Albina presents advantages for factory and wholesale purposes, owing to the superior railroad facilities there.

**Settlement of the Albina district has been moving "up the hill" north and east for a number of years, so practically no homes have been built in the lower portion for the past ten years, but apartments and business buildings have been erected. It is considered certain that the district as a whole, Mississippi or Albina avenue will become a factory district in the course of time, and the many old structures which stand in the district are of water office will soon be moved from Lower to Upper Albina. The office has been in the building at the corner of Russell and Borthwick streets ever since the city bought the plant.**

The postal station, which was located for 20 years in the Brownwell building on Russell street and Gantenbeln avenue, has been moved to Russell street and Union avenue, a quarter of a mile from the present location. It has occupied the lower floor of a three-story building which cost \$25,000. Lewis Moyer is erecting a brick building at the northwest corner of Borthwick and Russell streets at a cost of about \$25,000, one of the first erected on the street for several years. Russell has become a street of considerable business importance. Having started the movement for the Broadway bridge, the people of Albina are anxious for a direct street to the approach to that bridge from Russell street.

It is believed Kerby cannot be opened owing to the great cost of a viaduct across the Montgomery tract, which would be 1100 feet long if constructed. It probably will mean that Gantenbeln avenue will be improved to the bridge street, although Kerby is the most direct street. Goldsmith and Larrabee streets extend direct to the bridge approach from Lower Albina, but there is an incline at the south end of the hill where Larrabee street starts. During the year the Library Association will erect a modern library building on Knott street, near Williams avenue, where a site was pur-

chased last year. The plans have been drawn for this structure and in some respects it will resemble the East Portland Library building, on East Alder and East Eleventh streets. The cost will be \$35,000. It will be provided with an auditorium, which is proved to be a popular feature in the East Portland branch. Also, an effort will be made to get a park for the Albina district and one or more playgrounds. On the whole, the outlook for a good growth in the Albina district this year is considered encouraging, especially as the lower portion is to have a passenger depot and freight facilities.

**CONCRETE BECOMES POPULAR**

**Advantages as Building Material Are Pointed Out.**

The man who builds a dwelling house doesn't always look a long way ahead to determine what the material is that will give the greatest value when ultimate cost is considered. The keen business man, however, whether he is to erect a building for manufacturing purposes or for a warehouse or a mercantile establishment, has a great many things to consider besides the immediate cost of the material used. From such a point of view, says the

**LAND SALES BRISK**

**Trading in Acreage Active Throughout Winter.**

**EASTERN MEN INVEST HERE**

**Yamhill County Tract Comprising 600 Acres Brings \$60,000—Newberg Farm of 223 Acres Is Bought for \$27,000.**

Activity in farm lands throughout the state does not seem to be affected materially by weather conditions. Within the past ten days there have

of the Baker farm near Ballston to J. Thompson, of Salem. The consideration is given at \$1550.

A. B. Nelson, of Chicago, has purchased the Western Land & Irrigation Company at Hermiston a 10-acre tract. The company will improve the tract and set it out to fruit trees in the Spring. Later Mr. Nelson will remove to Hermiston and occupy the tract.

Matthew Wilhelm, who purchased 100 acres of the Charles Cartwright place north of Monroe recently, has traded the property to the Porter place of 41 acres, north of Monroe. The Porter tract will be subdivided into one-acre tracts.

Sales of orchard lands in the Medford district have aggregated nearly \$600,000 during the past six weeks. Recent sales include the 45-acre Morrill orchard, purchased by Mrs. A. E. Bingham, of Santa Barbara, Cal., and the 23-acre Barnaburg tract, bought by Stephen Tobin, for \$30,000. The tracts sold since December 7 are as follows: Suncrest orchard, 461 acres, \$250,000; Whitney orchard, 55 acres, \$20,000; Sixty orchard, 23 acres, \$15,000; Worrill orchard, 20 acres, \$12,000; Merrick orchard, 171 acres, \$60,000; Barnburg tract, 23 acres, \$20,000; Morrill tract, 45 acres, \$30,000.

The Coffey tract of 10 acres, adjoining Eugene, has been purchased by F. C. Walters and H. O. Steffert, of Davenport, Ia., the consideration being \$10,000. The new owners will plat the ground into building sites.

G. C. Haworth has sold his Spring Villa farm, located three miles east of Hood River, to Ira E. Williams, a retired banker of Nebraska. The place is improved with a modern bungalow and is one of the finest farms in the Hood River Valley.

J. C. Middleton, formerly of North Yakima, Wash., has purchased through the agency of J. E. Smith, a well improved 46-acre tract near Tigarville, in Washington County, from Herman Rehberg. The consideration was \$10,000. The place is in a high state of cultivation and is improved with good buildings. The new owner will remove to the place in March.

**SCHOOL SITE ACQUIRED**

**EASTMORELAND BLOCK BOUGHT OF LADD ESTATE.**

Property Contains 91,000 Square Feet and Is Located Near Reed College Grounds.

As the site for one of the first of the new fireproof brick and concrete school buildings to be built in the city, the School Board at its last meeting confirmed the purchase of the entire Eastmoreland block No. 61, in accordance with the offer of E. N. Clark, selling agent for the Ladd Estate Company, owners.

This is in accordance with the recent policy of the School Board which aims at acquiring in advance large building sites at first cost direct from the original owners. In this way many difficulties are eliminated, much time is saved and a large number of expenses usually necessary in buying a site lot by lot from individual owners is rendered unnecessary. In the present case the fact that a large number of homes in Eastmoreland, it is expected, will be occupied next year, made it clear to the Board that a new school for the district should be built without delay.

The Eastmoreland block is 510 feet long and is situated in a commanding location between East Thirty-fourth and East Thirty-fifth streets, between Rex and Lambert avenues, and is within two blocks of the terminus of the Eastmoreland carline. To the south it saves one block in the Crystal Springs boulevard and one block to the west is Reed College Place, the 90-foot center-parked boulevard leading to the main entrance of Reed College. The area of this school block is 91,000 square feet, which places it among the largest of the sites that have been acquired for school purposes. It is stated that in Eastmoreland alone there are sufficient large building sites to accommodate 1200 families, so it is apparent that a school building of the largest size may be taxed to capacity with pupils exclusively from this district.

The street improvements in the vicinity of this block are at present being completed by the Barber Asphalt Company, which is assembling its plant for the paving of the entire district with asphalt.

**Many Homes Are Sold.**

The Realty & Trust Company closed recently the following sales: E. L. Harman to John B. Hibbard, seven-room, modern house in Dalton's Addition for \$5000; Cordelia Dunbar to L. Louise Stine; fine eight-room house and two lots in Braze Addition for \$9000; John B. Hibbard to L. Louise Stine, four lots in Braze Addition for \$11,000, the ground being improved with a new eight-room house; Ernest Hibbard to W. F. Stine, five-room bungalow in Blaumauer's Addition for \$4500; lot in Wilde Rose Addition from J. B. Hibbard to Thomas Jones for \$2250; lot in Alameda Park from W. C. Jones to Thomas Dunbar for \$1250; lot in Henry Addition from Roy Hollaugh to W. C. Jones for \$1800. G. R. Harber, president of the company, has sold a lot in Richmond to Roy Hallabaugh and purchased a lot in Windsor Heights for \$900. This lot adjoins two other lots which he owns and upon which a modern home will be built as soon as hard-surfacing is laid.

**HOLLAND HOTEL, ONE OF MEDFORD'S NEW ENTERPRISES**



**BUILDING AND FURNISHINGS TOTAL OUTLAY OF \$97,000.** The Holland Hotel building is one of the modern structures built in Medford last year. It contains four stories and full basement, and is of reinforced concrete construction. The building is fireproof. There are 87 rooms, all containing hardwood floors. The lobby is large, well lighted and elaborately finished. Attractive reading and writing rooms adjoin the lobby. The hotel throughout is modern and is considered one of the best appointed institutions of the kind in the state. The building and fixtures cost approximately \$97,000. The hotel was erected by J. A. Westerland and Porter J. Neff, both pioneer residents of Medford.

been several important deals closed in Willamette Valley districts. In Central and Eastern Oregon there is a healthy situation and everything points to extensive operations in the district east of the Cascade Mountains with the advent of Spring.

The largest sale closed recently was the transfer of 400 acres in Yamhill County to William D. Wilson, of Iowa, for \$60,000. Mr. Wilson purchased the 400-acre farm of A. C. McKinnon and the 200-acre farm of William Nicholas. The two places lie west of the Yamhill River about four miles from Amity. The two farms will be operated as one place.

The J. A. Funk sheep ranch consisting of 1440 acres, located near Enterprise in Wallawa County, was purchased last week by R. E. Vest and C. C. Boswell. The purchase includes the ranch, range and water rights along Chehalis Creek and a private telephone system, the consideration being \$15,000. Enterprise and La Grande city property and a peach orchard near Seow were taken as part payment for the ranch.

H. A. Galloway has purchased from G. W. Stages, of Weston, the Hodge homestead of 100 acres one mile north of Enterprise for \$3200. The land is well improved and is nearly all under cultivation.

C. J. Johnson, of Seattle, has purchased a quarter interest in 1500 acres of land near Medford, owned by John Arnell and associates. The purchase price of \$15,000 which Mr. Johnson paid for the quarter interest includes two small parcels of land near Talent. The owners of the land have organized a company and expect to improve the property and plant it to fruit trees.

The Newberg Land Company has sold a tract of 223 acres to Newberg investors, the consideration being \$27,000. Of this tract 104 acres were acquired by S. N. Hergard, 89 acres by Neils Nelson and 16 acres by Henry Ames. The land is suitable for diversified farming and lies about four miles northwest of Newberg.

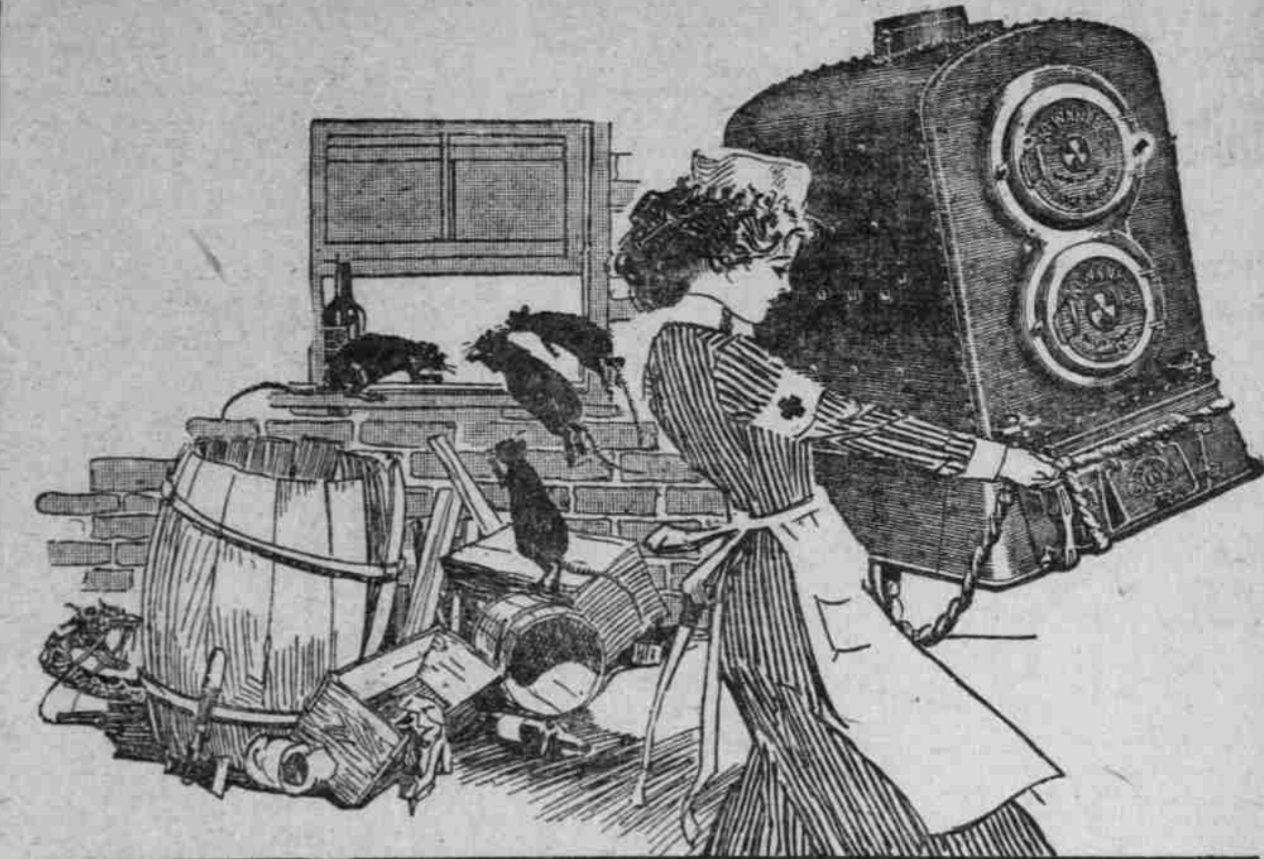
Mrs. Mary Powell has sold her 545-acre farm near Brownsville to Joseph Barber, of Rockwell City, Iowa, for \$10,000. Mr. Barber will remove his family to the place in March. He plans extensive improvements on his newly acquired property.

C. O. Burgess has sold a 20-acre tract

**PLOT OF TWENTY-EIGHT ACRES LEVELED FOR FACTORY SITES.**



PROPERTY KNOWN AS MONTGOMERY TRACT, LOCATED IN LOWER ALBINA.



**The Kewanee Garbage Burner is the key to clean, healthy homes.** If every residence, every flat and apartment building in this city had one of these garbage burners in it the percentage of disease and misery would be decreased more than half. Think what it would mean to the tenement houses and their myriads of frail and sickly children. There would be no such thing as filthy garbage cans hanging around—there would be no accumulations of dust and debris which the doctors say contain countless millions of germs.

Rats and mice and disease vermin would be driven from the residential sections to spots where they can do no harm. We presume it all seems like a beautiful dream, but it can be realized if the owners of buildings can be induced to put these garbage burners to work. The percentage of infant mortality would be reduced wonderfully—the percentage of tuberculosis would be cut in two—the atmosphere would be as pure as is possible in a great city and the health authorities would have mighty little work to do.

This Kewanee Garbage Burner isn't a great, big, unwieldy affair. It is a compact steel chamber of medium size and it will fit comfortably in the smallest basement. It not only burns the garbage, meat scraps and debris but all this matter is turned into fuel and heats the water in the hot-water tank. This reduces your fuel cost from 80 to 40 per cent. It burns fresh garbage while it is wet—burns it without a particle of odor. And the burner will outlast your building. It is economy and health and cleanliness. Why should any man hesitate to put it in?

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**HERD OWNERS LOSE**

**Retailers of Milk Make Only Profits, Says Expert.**

**CONSUMERS ALSO SUFFER**

**John Strucken, of Cleone, Asserts That Under Present System Producers Are Helpless—Distributing Plan Suggested.**

**ACREAGE DEAL CLOSED**

**W. O. ERWIN, WEALTHY LOUISIANA MAN INVESTS HERE.**

**Vacant Homesites in Amon Acres Bought for \$65,000—Other Property Acquired.**

**One of the most important deals in acreage property closed recently was the sale last week of about 90 acres in the Suburban Homes Club tract, known as Amon Acres, to W. O. Erwin, of New Orleans, La., by Howard R. Amon, Seattle capitalist and land operator. The consideration was approximately \$65,000. The sale was negotiated by George Estes, of the Firlands Trust Company.**

In addition to purchasing this property, Mr. Erwin bought the modern residence of P. H. Pape, 453 East Twenty-second street North, for \$2500. Negotiations have also been started for the purchase by Mr. Erwin's sister of the Churchill tract of 54 acres near Newberg for \$27,000.

Mr. Erwin is a wealthy contractor of New Orleans and has returned to his old home to settle up his affairs. In making a trip to the Pacific Coast, Mr.

values of forage and of the dairy products. The following table shows the revenue, by months, from Mr. Strucken's herd:

Month	Gals.	Price Per 3 Gals.	Revenue.
January	658	18 1/2	\$120.61
February	722	18 1/2	\$132.55
March	800	18 1/2	\$147.00
April	1024	18 1/2	\$188.32
May	1024	18 1/2	\$188.32
June	886	18 1/2	\$163.27
July	741	18 1/2	\$135.98
August	710	18 1/2	\$129.85
September	650	18 1/2	\$119.75
October	570	18 1/2	\$104.61
November	450	18 1/2	\$82.25
December	370	18 1/2	\$68.10

The retail price per quart, according to prices that prevail in Portland last year would bring the actual revenue of this herd to \$2906.72. The figures show that what Mr. Strucken received from his products and what the consumers ultimately paid for the products amounts to a difference of \$2604.48 in favor of the retailer and distributor.

By following a system of accounting on his dairy farm for an entire year, John Strucken, of Cleone, has compiled statistics to demonstrate that the producer of milk and butter fat has been getting a revenue of about 30 per cent and the middlemen 70 per cent, based on the market prices paid by consumers for dairy products. Mr. Strucken kept a careful record of expenses on his farm during the past year and has found that, under the present system of marketing dairy products, he has suffered a financial loss, while the middlemen were able to reap substantial profits.

Mr. Strucken points out that consumers are compelled to pay high prices for dairy products and will continue to do so as long as present selling and distributing conditions prevail. He says that the consumers and the producers are losers, while the middlemen pocket the only profits. This situation is one of the causes of the high cost of living, says Mr. Strucken.

"Under conditions that have prevailed in the past, owners of dairy herds have been getting the worst of the deal," said Mr. Strucken. "On the other hand, the consumers have been compelled to pay higher prices than they should. There is only one solution of the problem and that is that the owners of dairy herds must get together and organize their own selling and delivery forces. A central agency could be established in Portland by which milk and other dairy products could be delivered directly to consumers. By this means we would be able to sell milk at a nominal price and at the same time make a legitimate profit for ourselves."

During 1911 Mr. Strucken's five cows returned an average revenue of \$108.25 and the calves \$10, making a total of \$118.25. The cost of feeding each cow 25 pounds of hay and eight pounds of shorts a day averaged for the year \$31.50. The cost of milking and taking care of each cow amounted to \$26 for the year. The total cost for each cow for the year amounted to \$127.10 while the product from each cow amounted to \$118.25, leaving a deficit of \$9.15. These figures are based on actual market-

Erwin had intended to locate further south but after looking over the city and surrounding territory, he became convinced that the best investment opportunities were to be found here. Members of his family, including Mrs. Opdenmeyer, mother of Mrs. Erwin, expressed great admiration of Portland and the magnificent river and mountain views, declaring this city the cleanest and most attractive of any visited in the entire country.

Included in the purchase of the Amon Acres property are some local investors but Mr. Erwin holds the controlling interest. It is his intention to become affiliated with the Firlands Trust Company and to operate extensively in suburban property as well as in building construction work.

A large part of the Amon Acres tract has been sold out and several substantial homes have been built. The property has a modern water system and graded streets. The property is located near Gilbert Station, on the Estacada line of the Portland Railway, Light & Power Company.

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