

# CITY'S BIG GROWTH WIDELY DISCUSSED

## Portland Stands First Among Coast Centers in Choice of Eastern Men.

### GREAT PORT PREDICTED

#### Opening of Panama Canal Will Be Big Aid—All Eyes Turned on Oregon—Is Report of William Killingsworth.

"Of all Western cities, Portland stands first in the estimation of well-informed business men of the East," said W. M. Killingsworth, an extensive realty operator, who returned last week from a trip to the principal cities on the Atlantic seaboard. Mr. Killingsworth was accompanied by his wife and two daughters.

"The remarkable progress that Portland has been making during the past five years in building construction, bank clearings and shipping is known throughout the East. The entrance of the Hill lines into Oregon has had a big influence in attracting attention to the state.

"The fact is recognized among thinking men in the East that the operation of the Panama Canal will revolutionize the shipping business of the country. Portland is looked upon as having the best chance of becoming the chief maritime center of the Pacific Coast, as it is situated at the base of the largest producing territory in the United States.

#### Great Shipping Point Foreseen.

"There is no getting around the fact that the city is destined to become one of the world's greatest shipping centers. It seems to me that now is the time to make preparations for the great business that is to follow within the next five years. I believe the logical place for the city's more important docks is in North Portland, with frontage on the Columbia River. It is the Columbia River that has made Portland what it is today. In the not distant future the city will extend clear to the Columbia. We should plan for that growth now and provide dockage facilities on the Columbia before it is too late.

"There is one thing that Portland people should appreciate more than they do, and that is the pure Bull Run water. What I missed most on my trip was clear, pure drinking water. I tell you that it tasted like wine when I got back to the city. Our drinking water is one of our biggest assets and will do much to advertise the city.

"Portland is so well thought of in the East that the city can have all the money desired for buildings and improvements. Financial conditions in the East are in good shape, and there is an immense amount available for loans and investment. I look for the investment of much outside capital in Portland and in Oregon during the year.

Referring to the political situation, Mr. Killingsworth said that sentiment was gradually crystallizing into a strong and vigorous movement for the re-election of President Taft.

#### Taft Gaining in Strength.

"The President is regarded as a sane, stable, honest and able Executive, and is getting stronger every day all over the East," continued Mr. Killingsworth. "The sober-minded people have great faith in his ability to settle some of the big questions now before the American public."

He says that the physical conditions of the location of Portland are similar to those of New York, and declares that Portland will eventually become known as the "New York of the Pacific Coast."

### LODGE MEMBERS MAY BUY LOTS

#### Local Councils of Royal Arcanum Discuss Investment Plans.

Following a contest for membership by the three councils of the Arcanum in Portland, it is probable that an investment in Portland real estate will be made by members of the order. In discussing the proposition, E. R. Reed, past regent of Multnomah Council No. 1481, Royal Arcanum, said:

"During the past few months a contest for new members was entered into by all three councils of the Arcanum located in Portland. The event closed on December 31, being the most successful affair in the history of the order. This contest brought together various members who had been unacquainted with each other, resulting in a friendship and brotherly feeling unexpected. It was during these meetings in friendly rivalry that the bustling ability of some of these gentlemen was noted, and matters other than Arcanum affairs were naturally broached. A number suggested an investment, and before they were aware of it the suggestion broadened to the extent of asking only members of the Royal Arcanum to participate.

"This is to be for any and all members of the Royal Arcanum in Portland; whether or not the investment leads to the erection of a home for the order is not yet decided. The proposition is to deal in a piece of Portland's rapidly increasing property value. While this subject was spoken of at Oregon Council on the last meeting night, it is not a lodge affair, but for individual members, and is, as yet, in an embryonic state.

"This statement is due those members of Oregon Council who are working for the success of the proposition as they desire all Arcanumites to realize that it is not a one-council affair, but is intended for all members of any of the new four councils of Portland who desire to make an investment of this sort."

### RESIDENCE PROPERTY IS SOLD

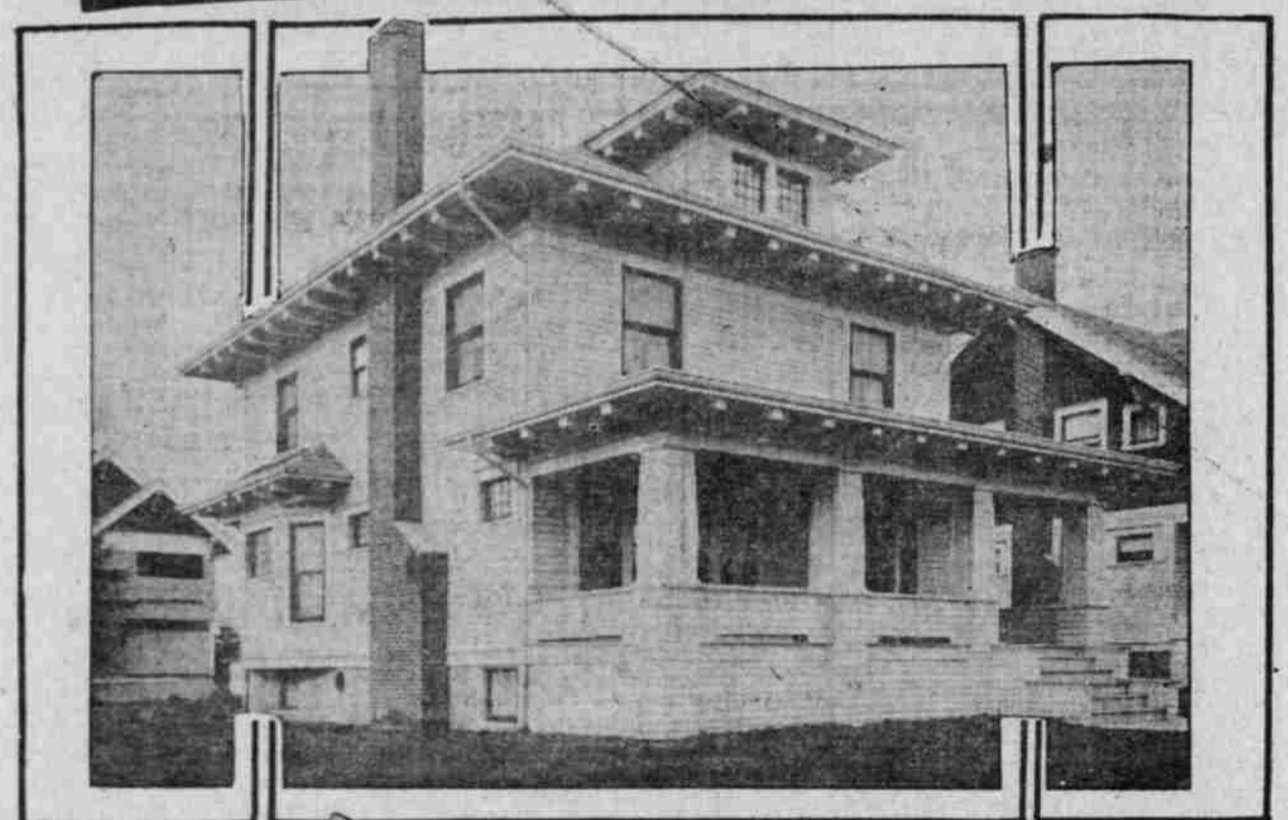
#### F. W. Torgler Completes Several Sales in Past Week.

F. W. Torgler announces the following sales recently made:  
A lot on East Twelfth and East Salmon streets was sold for Blanche H. Marshall to Rowe & Frost for \$4500.  
A lot on East Taylor street, near East Salmon, owned by D. E. Galbraith, was sold to P. G. Gibson, of the Portland Sash & Door Company, for \$5000. The lot is occupied by two buildings, one of which will be rented and the other occupied by the purchaser. The lot on Sacramento street, near Rodney avenue, improved with a frame dwelling, was sold by Margaret L. Torgler to A. B. Elder for \$2500.  
In Ladd's addition a lot owned by H. L. Germain was sold to James F.

### TYPES OF HOMES COMPLETED RECENTLY IN BEAUMONT.



Mrs. C. Conlin, 526 E 41st St.



Clyde H. Elspas, 517 East 42nd St.



Mrs. Florence Engler, 523 E 42nd St.

a modern, fireproof apartment-house to be erected on Vista avenue, Portland Heights, about 600 feet south of the Ford street bridge.  
Mr. Mayo returned recently from a trip to Europe, where he made a special study of apartment-house construction. He says that this class of construction there is far in advance of the style and appearance of apartments in this country. The apartment-house he proposes to build will contain many features used in apartments in Europe.  
Each apartment will contain not less than four or five rooms, and will be equipped with all modern conveniences. Every room will have outside light and ventilation. The location is declared to be one of the finest in the city, as a broad and unobstructed view will be obtained.  
The building will have three stories fronting on Vista avenue and three stories facing eastward. The exterior will be of white pressed brick, and the lower stories and foundation of reinforced concrete construction.

### FINE DRIVE S PLAN

#### Alameda Boulevard to Become Picturesque Avenue.

### LARGE AREA IS TAPPED

#### Street 80 Feet Wide Is Paved Now Through Beaumont, Where Many Pretty Homes Were Completed Last Year.

What is destined to become one of the most picturesque and attractive driveways in the city is Alameda boulevard. The thoroughfare extends from the Country Club through Rose City, Beaumont, Olmstead and Alameda Parks.

It is estimated the development of the district along this boulevard cost more than \$1,000,000 last year.

In Beaumont alone there was expended \$250,000 in pavements, sewers and water mains, and, in addition, a carline was built on East Forty-second street into the center of the tract. In this addition Alameda boulevard is 80 feet wide.

#### Boulevard to Be Widened.

It is planned to extend the street north to connect with Alberta street. If this movement is carried out, the boulevard will become an important thoroughfare, connecting the Peninsula district with the North East Side by a direct route. It is pointed out that eventually Alameda boulevard will equal Sandy boulevard in importance.

Following the crest of the hill through this large district for two miles, Alameda boulevard crosses Sandy boulevard at East Fifty-seventh street. It will be the connecting link between rapidly growing localities, and when the boulevard is paved its entire length, it is expected that an immense intermediate district will forge ahead rapidly.

#### Many Dwellings Completed.

Since standard improvements were completed in Beaumont, there has been marked progress in the district. There have been nearly 100 dwellings erected, both in the lower and higher part of the addition. The homes of G. W. Lintner, 622 East Forty-first street; Mrs. C. Conlin, 526 East Forty-first street; J. Adams, 518 East Fortieth street; Clyde H. Elspas, 517 East Forty-second street; Mrs. Florence Engler, 523 East Forty-second street; W. W. Platt, 527 East Forty-second street, and George Pine, corner of East Forty-first street and Knott street, in the lower portion of Beaumont, are typical of the class of homes erected in the addition during the past few months. These homes range in cost from \$5000 upward.

In the upper part of the addition many dwellings have been completed costing from \$1000 to \$19,000.

The Beaumont branch carline operates on East Forty-second street, from the Sandy boulevard to the end of the upper part of the district, connecting with the Rose City Park carline. There are many plans for the construction of more dwellings in this addition this year.

### FINE BUILDING TO RISE

#### EAST SIDE FIREPROOF STRUCTURE WILL COST \$40,000.

#### New Home of Strowbridge Company Will Be 50x190 Feet in Size and Two Stories High.

Erection of a two-story brick and concrete building for the Strowbridge Hardware & Paint Company on Grand avenue and East Washington street will be started as soon as the weather will permit. The site of the building has a 60-foot frontage on Grand avenue and extends back 90 feet. There is the same frontage on East Washington street, the tract being in the form of an "L." The building will be 50x190 feet.

D. H. Strowbridge purchased the site a year ago. The cost of the new structure will be approximately \$40,000 and will be modern and fire-proof. The work of removing the old frame buildings is under way, preparatory to excavating for the foundation of the building. These frame structures, which have stood for 40 years and are landmarks of East Portland, are giving way for the first modern building projected for the year on the East Side.

Messrs. Porter & Conley, of Porter Bros., who bought an unimproved quarter block at the southeast corner of Williams avenue and Clatsop street from Dr. Charles E. Stolte for \$15,000, will improve the property with a modern building this year.  
The Board of Education has purchased a half block out of block 37 near the Woodlawn schoolhouse for which \$6000 was paid. More space is required for the school ground, as the new building there covers the former school grounds.

L. E. Steinmetz has sold to Emma C. Baker a house and lot in Waverleigh Heights for \$200.

#### Six New Bungalows Sold.

John L. Karnopp has completed the erection of a group of six bungalows located on Hawthorne avenue and East Forty-first street, the houses being five- and six-room dwellings. All the houses have been sold. E. S. Higgins, manager of the advertising department of the Pacific States Telegraph & Telephone Company, paid \$2250 for one of these houses; R. L. Balzer, of the Wheeland Company, of Chattanooga, Tenn., manufacturers, paid \$2250 for one of the houses; R. W. Edwards, John Horst, Fritz and E. M. Pillsinger each paid \$2250 for a house in this group. Mr. Karnopp sold a lot and house in Sawtooth Addition to Lillie M. Jungolst for \$4000, taking a lot in Irvington in part payment.

#### Contract for Stone Work Let.

Thomas Burgoyne will receive the contract for the stone work of the new stone church of the Westminster Presbyterian Church, his bid being \$69,590, which was the lowest for that work. This bid includes the foundation and masonry work of the structure. Fullman & Walker submitted the lowest bid for the plumbing, Ellis F. Lawrence, the architect, has completed the plans and specifications. The building will be erected on the block bounded by East Sixteenth, East Seventeenth, Hancock and Schuyler streets.

#### Building to Cost \$6000.

A two-story frame building is being erected on the southeast corner of East Ninth and Mill streets, by the Beacon Investment Company, for \$6000. It will be occupied by an electric company. The building covers the corner lot 50x110 feet.

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### STREET BLOCKS SPOILED

#### WATER UNDER TREATED PAVING HAMPERS WORK.

#### East Morrison Improvement Assessed Despite Situation—Contractors Will Remedy Evil.

A peculiar situation has developed in connection with the paving of East Morrison street, from East Water to Union avenue, with treated wood blocks. As the railroad crossings at three points were not placed before the pavement was laid and, in fact, have not yet been put in, water has gotten under some of the block and has spoiled some of the work.  
Notwithstanding this, however, the city has sent out notices of the assessments to property-owners and some

owners have already filed remonstrances. Fisher, Thorsen & Co., the contracting firm, has not asked the city to assess the work as yet, but it is being done nevertheless.  
"We do not want the city to accept the street in its present condition," said M. G. Thorsen, when asked concerning the subject. "While we are losing money every day on account of the situation that has developed, we do not wish to collect a cent for the work until we have put it in first-class condition, which we will do just as soon as it can properly be done. A mistaken impression has been spread about the pavement. The blocks are thoroughly treated and properly laid; none of them has bulged at all, but the water from the crossings has forced back the sand on which they are laid and has undermined the work in some places. We will put the whole street in first-class condition and do not ask the city to accept the street or to assess anyone until we do so."  
The defective parts of the street are near the curbs. The middle of the pavement is apparently all right and is being used by heavy traffic all the time.  
Hatteral, Iredene's garden city suburb, already has two thousand inhabitants.