

SOUTH EAST SIDE MAKES BIG STRIDE

Mount Scott and Tributary District Prove Attractive to Homebuilders.

BUSINESS CENTERS GROW

Modern Structures Replace Wooden Buildings—Big Plans Made for Public Improvements—Need of High School Seen.

That portion of the South East Side between the Powell road and Johnson Creek, and extending eastward to the city limits at Gray's Crossing, is making substantial progress. The exact number of people living in this territory is not known, but it has been estimated at between 15,000 and 20,000. This is considered a conservative estimate, as there has been rapid home-building the past year. About 500 new dwellings have been built in this district the past 12 months, besides a number of business structures. The older portion, near Creston, and Anabel Station, has built up rapidly, with a much larger number of homes than had been erected there previously. The Creston schoolhouse, which was built five years ago, has been enlarged once, and is still crowded. It is expected the district will be compelled to erect another schoolhouse further south in Tremont, where there has been a rapid settlement of home-builders.

Extending south from the Powell Valley road, on both sides of East Fifty-second street, for a distance of more than two miles, many beautiful homes have been built.

The Ivanhoe and Woodstock districts on the East Side of this street, are filling up with homes. This territory lies near Woodstock Ridge and the Reed College grounds. Surrounding the new schoolhouse, at Woodstock, there has been a substantial building movement, costing upward of \$500,000 having been built there. In the East Forty-first and Holgate street district the citizens have just effected the organization of an improvement district, whose object is to promote the general development of that territory.

Erection of the Reed College buildings, now under construction, has given this entire section an impetus. It is felt that more streets should be improved as soon as possible.

Poster Road Area Develops.

The Foster road, which connects with the Powell road at Creston, runs diagonally through the Mount Scott district, and to the Clakamas County line at Sycamore, a distance of about nine miles. First settlements were made along the Foster road in 1850, and it is now the main business thoroughfare, although it is still a county road and maintained by the county. Along the Foster road the business buildings first erected of wood, have suffered severely from fires in the past. It is estimated that the losses from fires along the road, will foot up above \$50,000. The city has a new fire station, a new fire station of modest proportions at Kern Park on East Sixty-second street and Forty-sixth avenue, north of Foster road. It is the plan to place a combination chemical fire engine in this fire station.

The city has recently laid larger mains in this territory, which will provide more water for fire purposes, and besides this, there is a tendency to use fire-proof material in the erection of new business structures.

The new building of Mrs. A. Begel, for which excavations have been started, will be of concrete and will be fire-proof. It is being erected near Arleta station. It will contain a theater which will seat 700 people. It will be one of the most modern structures erected in the Mount Scott district. At Mount Scott, near East Seventy-second street, Joseph Nash and Crum & Haybuck have erected two modern reinforced concrete buildings to replace the frame structures which were destroyed by fire a year ago. Mr. Nash's building is a one-story structure and that of Crum & Haybuck is a two-story building, covering 108,516 feet. Both are modern structures and are now occupied. This corner has become a center of considerable importance. There are numerous stations distributed along the Foster road, beginning at Anabel and ending at Woodmere.

The time may not be far distant when the Foster road will be taken over by the city and improved the full width of 60 feet, instead of the 19-foot strip now maintained in the center of these roads by the county, owing to the great travel over them and increased business along them. The establishment of fire protection at Kern Park, will also make it necessary that more streets be improved.

Streets to Be Improved.

A considerable number of the cross streets have been graded south from the Powell road to the Foster road, and cement walks have been laid. Pavements will probably be put down next year. South from the Foster road to Johnson Creek the development is a revelation. Many little homes have been built. It is said that there is a very high percentage of owners of homes in this territory. Rev. William H. Meyer, pastor of the Laurewood Congregational church, says that the Arleta district made better progress the past year than ever before.

"We have been gaining rapidly in new homes," said Rev. Meyer, "and most of the new homes are of much better class than a few years ago. This district is filling up rapidly. The fire station at Kern Park has been finished and I suppose we shall soon have a fire company and fire protection. Many of our new business buildings are of fire-proof construction. This proposed structure are all on that line. This will mean less losses from fire. The outlook for this section of Portland is most encouraging."

The city, which recently took over the Woodmere Water Works, plans to lay large water mains through this section to supply the growing population. It is announced that a large engineering man will be laid from the Mount Tabor reservoir, large enough to supply the South East Side from Woodstock and Ivanhoe to Gray's Crossing and south to the city limits. At present much of this territory still gets water through small mains, supplied from the many small private plants. These small pipes will be replaced with larger mains. Several large mains, part of the general system which will be laid in the near future, have been put down in the settled district along the Foster road, and there is fair promise for all purposes. Provision will have to be made for a large population, at least \$5,000,000 in the near future.

Public Parks Wanted.

Residents of the Woodstock and Arleta districts are now making an effort to get one or more parks, one near the Woodstock schoolhouse and the other on East Seventy-second street, near Woodmere, where there are cen-

ters of population. It is urged that now is the time to secure the land required for parks in this territory, while the price is comparatively low. It is urged that four small parks are needed in this district. One of 10 acres has been asked for from the Corvallis tract near Woodmere, at present not improved. The others may be five acres each. The district will favor another bond issue for the purchase of parks, if it is submitted to a vote.

The matter of securing the next high school is being agitated in the South East Side. At present there are Clinton Kelly, Creston, Woodstock, Arleta, Woodmere, Lenx, Richmond, South Mount Tabor, Sellwood, Midway and Brooklyn schools in this district, which will be tributary to a high school. The attendance at the Arleta and Lenx schools average nearly 500 pupils, and the other buildings are crowded.

East Side Home Purchased.

A. H. Babcock has purchased from A. H. Harding residence property on East Twenty-third street, between Knott and Brasse streets, for \$4500. The dwelling contains six rooms and is modern. The sale was made through the agency of Goodsell Bros.

Portland Heights Lot Sold.

Isaac D. Hunt has purchased from Richard B. West a lot on Ford-street drive, Portland Heights, for \$2250. Mr. Hunt will probably improve the lot with a modern home. The sale was negotiated by Mrs. John Brooke.

1500 ACRES QUENCHED

NEW IRRIGATION SYSTEM NEAR WEISER, IDAHO, OPERATES.

Fertile Land in Dead Ox Flat Is Reclaimed by Crystal District Improvement Company.

WEISER, Idaho, June 1.—(Special.)—Radically different in many respects from any other irrigation system in far Eastern Oregon, water was turned on in the plant of the Crystal District Improvement Company on the Oregon side of the Snake River, ten miles from Weiser, this week, and as a result 1500 fertile acres are being supplied with moisture, which will greatly increase their productivity.

Some of the most fertile land on the famous Dead Ox Flat will be reached through the new system and water will be delivered to the owners exclusively in underground pipes. There will be no open ditches, thus avoiding evaporation and "soak" expense. Another unique feature of the enterprise is that it has been financed and constructed entirely by the owners of the land which will be benefited, instead of by a colonization company, through bonds. Each landowner has met his assessment as it became due and the total cost approximately only \$20 an acre when the powerful motors began pumping gallons of Snake River water into the main pipe. This pipe is more than 4000 feet long and 20 inches in diameter. The lift is 46 feet and this will place water on the highest land in the new district.

Connecting at intervals with the regular feed pipe are smaller pipe lines and, in all, 18 carloads of the best quality of piping were used. At the head of the main line a standpipe serves as an equalizer. The plant itself differs in construction from and other in use along the Snake River. The foundation, pump, well and floor are of concrete and the two motors, one of 50 and the other of 75-horsepower, are

THE FRED A. JACOBS COMPANY'S SPECIAL ANNIVERSARY SALE

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Our Sixth Anniversary special discount proposition will interest every investor in Portland. During the month of June, we will allow a big discount from the price of each and every lot we have left in all of our tracts. Come to our office at once and get full particulars of this special discount.

Don't delay—this discount expires June 30.

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Our insurance department is prepared to take care of all classes of insurance risks—fire, casualty, plate-glass, accident and fidelity and surety bonds. We have the local agency of the Rochester German Underwriters' Agency, City of New York Insurance Co., and the Aetna Accident & Liability Co. Call Main 6869 or A 6267, and ask for insurance department.

The Fred A. Jacobs Company
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set low in the pump station, practically at water level, reducing the amount of power required and increasing the pumping capacity.

Robert Coulter, Nathan Sommer and John Bohrer have been the foremost promoters of the project and they are well pleased with the success of the enterprise. With the addition of this project and the completion of the Snake River district now under construction, a total of 16,000 fertile acres will have been placed under irrigation on this famous Oregon flat during the year.

TILLAMOOK IS IMPROVING

Paving and Sewer Contracts Let and Buildings Are Erected.

SHERIDAN, Or., May 31.—(Special.)—Sheridan is to have a carnival here next week. The Frank Miller Amusement Company will exhibit here for four days. This company proposes to put on a clean, moral entertainment. This carnival is under the auspices of the Sheridan ball team and through its efforts will doubtless be a success.

LAND SALES CLIMB

Fine Crop Prospects Factor in Farm Trading.

ACTIVITY IS PRONOUNCED

Newcomers to All Parts of State Seeking Improved Places—Agricultural Products May Reach Greatest Record This Year.

With crop conditions in Oregon unusually promising, indications point to the biggest year for the farmers in the history of the state. There is a larger acreage in cultivation than ever before, and this, in addition to the healthy condition of the crops, will increase the total output from the farms by many thousands of dollars.

This situation is having its effect on the realty market, with the result that newcomers are readily impressed with investment opportunities and show a disposition to buy improved places now so that they can get the benefit of the crops. The land development projects also are attracting many settlers. On the whole, the land movement in Oregon is exceedingly satisfactory.

H. G. Gilliland, of Boston, Mass., has purchased the Frank Gilliam ten-acre orchard, near Hood River, and will remove his family to the place next fall. Mr. Gilliam will remove to Portland.

O. D. Eby, of Oregon City, has sold his five-acre farm near Gladstone to A. H. Sarchet for \$4200. The place is improved, with fine buildings and is set to fruit trees and berries.

Wentworth Buchanan, Honolulu capitalist, has purchased from W. D. Hodson, of Ashland, a farm of 140 acres on the Rogue River for \$6500. The land is unimproved. Mr. Buchanan will develop the place and plant a large part of it to pear trees.

W. N. Merrill, recently of Reno, Nev., has purchased from C. R. Loomis, of Eugene, an 85-acre tract for \$17,000. The farm is one of the best in the Eugene district.

The Willamette Valley Irrigated Land Company reports the following recent sales:

Ten acres to D. E. Turner, who is now located at West Stayton; ten acres to D. H. McWhinney, a newcomer from Canada; a tract of 20.44 acres to H. S. McGowan, recently from Iowa. His

LAND SALES CLIMB

land was set to Rome Beauty apple trees last winter. Mr. McGowan also purchased a lot at West Stayton on which he is now erecting a two-story building. A five-acre tract was sold to T. B. Fotheringham, of Seattle, who bought the property as a home for his parents.

The McKercher orchard of 28 acres, near White Salmon, has been sold to Charles H. Mears, of Chicago, for \$20,000. The tract is in five-year-old apple trees.

John Wurater, of Hermiston, has purchased from D. C. Brownell an improved farm on the Umatilla River. Mr. Wurater will install a slaughter-house on the place and also will use the farm for stock-fattening purposes.

Julius Fisher, of La Grande, has acquired a farm of 171 acres, known as the Schofield farm, near Lower Cove. He will take possession of the place at once.

Henry J. Stewart, of Spokane, Wash., has purchased a farm of 30 acres in Scoggins' Valley, near Forest Grove. Mr. Stewart will make the place his home.

B. Huddleston, of Woodburn, has bought the J. L. Morley farm of 135 acres near Silverton. The place is well improved. A part of the farm is in hops.

Henry Wakerling, a pioneer stockman of the Bakerwood district, south of the Dalles, has sold his 4000-acre stock ranch to W. H. Stewart, of Astoria. The ranch is valued at \$40,000. Mr. Wakerling will retire from business and expects soon to make an extended visit to Switzerland, his native country, which he left in 1882.

O. O. McClelland, of Salem, last week paid \$12,000 for the Groglio farm of 180 acres, four miles north of Salem. Mr. McClelland announces that he will put a large force of men to work in clearing and improving the land. He expects to plant about 40 acres to loganberries next year.

Vernon Parsons, of Eugene, has purchased from Robert Allison a farm of 200 acres lying two miles from Portland. The farm is all cleared and well improved.

Portland investors have signed contracts for the purchase of a large area of timber land across the Abiqua Gap, according to a dispatch from Woodburn. The dispatch says:

"There are thousands of acres of virgin timber, perhaps the finest in Oregon, on the headwaters of the Abiqua. Some fabulous prices have been paid for claims.

"The Silverton logging railroad found the Abiqua to be the only feasible grade to its holdings up that stream. The logging road has its track laid over the ground now being contracted for; but the supposition is that the former owners of the ground welcomed the track was laid without the logging company making proper arrangements for the legal holdings of the same.

"A contract for the Morley farm has been signed by all parties concerned.

W. H. Huddleston, of Woodburn, acting as agent. Other contracts are reported.

LIMIT FOR INITIATIVE CLOSURE

Only One Bill Ready to Go Before Voters Out of 40 to 50 Discussed.

SALEM, Or., June 1.—(Special.)—Although there are between 40 and 50 measures under the initiative which have been discussed with a view to bringing them before the people next November, it seems probable that many of these will never reach the ballot through a failure to initiate in time.

Under the law, July 4 will be the last day on which completed petitions can be filed, and July 1 is the last day on which favorable arguments for an measure may be filed. This gives comparatively short time for securing over 9000 names on petitions for each bill.

The only bill so far received is proposed constitutional amendment providing for woman's suffrage. July 3 is the last day on which arguments of petition are to be received, and on September 11 is the last day for the Secretary of State to mail out initiative and referendum pamphlets.

Secretary Olcott fears that there will be such a rush of petitions at the last moment it will be practically impossible for the clerks in the office to check over the names.

It is expected that there will be over 150,000 pamphlets to be printed this year.

STATE EXPERT CUTS COST

Useless Portions of Official Report Eliminated to Save Expense.

SALEM, Or., June 1.—(Special.)—A wholesale slashing in many of the reports and particularly in the private report of the Secretary of State, State Printing Expert Harris believes a large saving can be made to the state, according to an estimate made today. He intends to eliminate from the report of the Secretary of State over 500 pages of matter which carries nothing but detailed statement as to the warrant issued, and believes it will result in over \$2000 being saved.

The printing expert believes that the publication of the list of warrants of very little general public interest and that interest in this statement principally centered in the Legislature. In this event the Secretary of State could furnish supplementary reports containing only the list for the members of that body. By mutual consent it has been agreed that the report of the Insurance Department shall be abbreviated and the printing expert expects to take similar steps with other reports. To be certain as to the legality of eliminating a part of the Secretary of State's report the printing expert has asked for an opinion from Attorney-General Crawford.

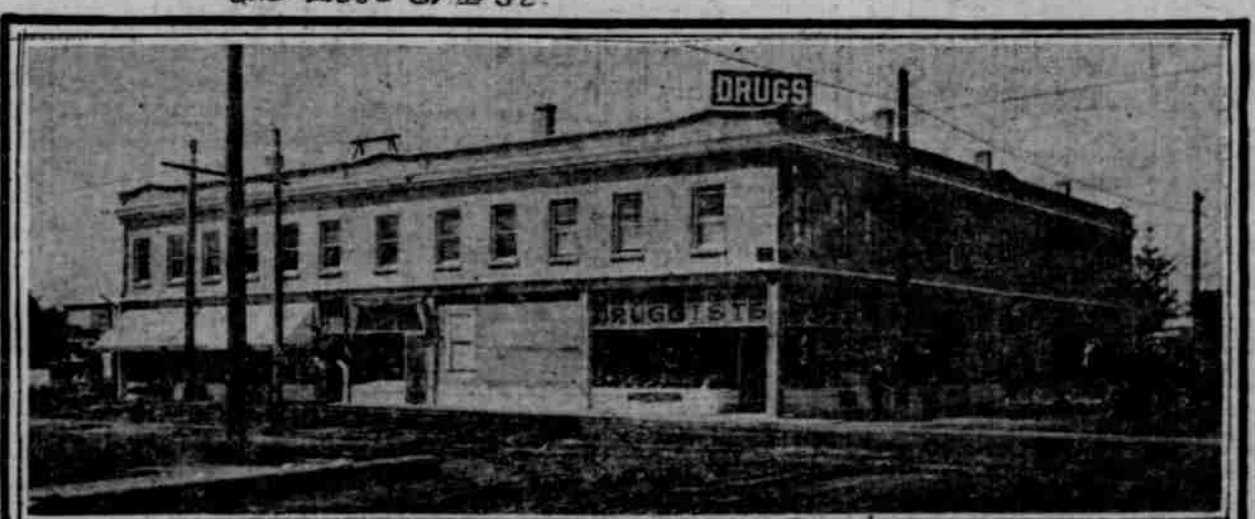
TYPES OF NEW STRUCTURES IN MOUNT SCOTT.



Blgd. of Joseph Nash, East 72nd St., Between 54th and 55th Avenues



Concrete Blgd. of H.E. Brous, Kern Park Station, 46th Avenue, and East 67th St.



Blgd. of Raybuck and Crum, South West Corner E. 72nd St and 55th Avenue

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