

REED COLLEGE AIDS ADJACENT DISTRICT

Berkeley, Dover, Oberlin and Errol Properties Receiving Big Impetus.

IMPROVEMENTS ARE MADE

In Eastmoreland Army of Men Are at Work Putting in Pavement and Sewers, Which Means Large Expenditure.

In the district southeast of Reed College along the north side of Johnson Creek excellent progress is being made. Here are located Berkeley, Dover, Oberlin and Errol, in which many lots have been sold. Most of this property is in the hands of the Fred & Jacobs Company.

All this territory comes under the influence of the Reed College and is part of the district that has fallen in the hands of the college. This territory is adjacent to the beautiful Eastmoreland district, where all streets are being paved. Into this section an electric carline will be extended in the near future, connecting with the Eastmoreland carline. This carline will afford streetcar facilities for several hundred acres of territory between Woodstock and Johnson Creek. This section extends from Eastmoreland, nearly through to Mount Scott and is on the hill overlooking the Johnson Creek Valley.

Settlements Are Made.

Settlement has extended from Woodstock toward the edge of this hill and the brush is rapidly being cleared, preparatory to the erection of homes. Already many have been built. Presently this section will be cleared and given over to the use of the Portland homebuilder. The county has built some fine macadam roads south of Woodstock to the Johnson Creek Valley.

Errol Heights is considered one of the most attractive places in the South East Side. The main portion is on the higher section, and other portions are on the slope inclining toward Johnson Creek. Many of the buyers have secured several lots together, so they may have gardens.

It is a continuation of the Woodstock ridge, which starts near Ivanhoe and swings south and then north toward Mount Scott, the ridge being just above Reed College. President Foster, of this college, in his lectures, has pointed out the great beauty of the surroundings of the college grounds and declared that the possibilities of the territory adjacent to the Reed College were the determining factors in the selection of the site of the college.

Reed College Stimulates Growth.

It would not be easy to find a more attractive section between the Powell Valley road and Errol Heights on the Woodstock ridge. Growth on the ridge until the past year has been slow, but now the territory is going forward rapidly. The Portland Railway, Light & Power Company have double-tracked a considerable portion of the Woodstock carline and will complete the double tracks later to meet the demand for better car service. Besides Woodstock, Brentwood and Tremont Place are in this district, where good progress is being made.

It is the judgment of those who have considered the realty situation that the South East Side offers inducements for investment for the reason that the prices are low compared with other localities. This is due to the fact that Portland largely has been moving toward the Columbia and the South East Side has been overlooked until the Reed College was located in that part of the city.

Another great factor in promoting development there has been the vast improvement in Eastmoreland and Westmoreland which were a part of the Crystal Springs farm three years ago. Today improvements costing above \$1,000,000 have been made on these two residence sections. The opening of the Crystal Springs farm was the turning point in the South East Side. Westmoreland was the first place to be recently improved, at a cost of \$450,000 and now the paving of the streets is under way, which will cost above \$150,000.

Army of Men at Work.

In Eastmoreland, the beautiful residence district immediately south of Reed College, an army of men is at work paving the streets, which contract will soon be completed at a cost of about \$250,000. Work is going forward on the college building and the indications now are that the classes of the Reed College will be housed there this fall.

North, south, east and west of the college ground may already be seen the stimulating effects of this institution. The city is aridifying Woodstock with eight and ten-inch water mains, a large force under Foreman Gray being engaged in laying mains there. All the small pipe lines, of one, two and three inches, are being replaced rapidly as it can be done with eight and ten-inch mains connected directly with the high-service reservoirs at Mount Tabor.

The city has already spent about \$250,000 in new reinforcing water mains in the South East Side the past year, and will have to spend much more to complete the new system, which is taking the place of the small water plants that have heretofore served that section.

SUBURBAN PROPERTY WANTED

All Dealers Enjoy Brisk Business in Local and Nearby Tracts.

City and suburban property is experiencing a brisk movement, all agencies reporting steady sales. The following sales were made in the last few weeks by DeYoung & Johnson:

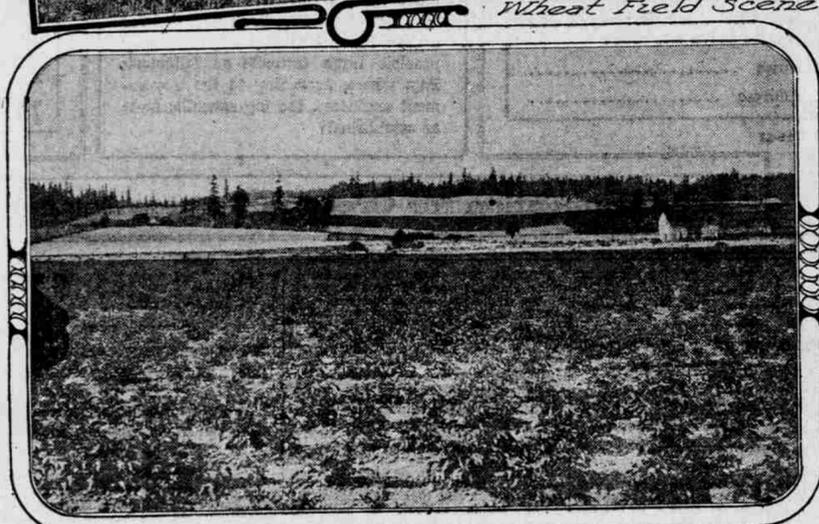
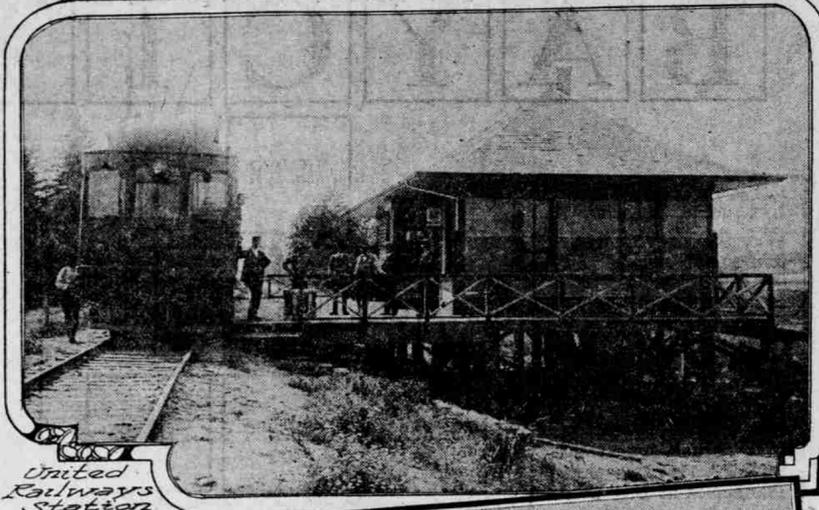
George F. McNelly to Albert Luebbermann, lot 2, block 12, John Irving's First Addition. This lot is situated on Broadway, near the corner of East Nineteenth street, and is improved with an old house. Mr. McNelly took as part payment a nine-acre tract about five minutes' walk from Tualatin station. This tract has a frontage on the Oregon Electric line, and is highly improved. The price of the Broadway home was \$5000, and the acreage \$4000.

A. G. Ott to P. E. Stephenson, lot 2, block 1, Watt's Cloverdale Annex. This lot is situated on Killingsworth avenue, 30 feet from Union, and is improved with a nine-room house. The price paid Mr. Ott was \$2800. Mr. Stephenson expects to improve this lot in the near future with a modern brick structure.

G. M. McBride to C. S. Smith, 19 acres in Clackamas County. This tract is unimproved, and is about two miles from Wilsonville. The price paid Mr. McBride was \$1500.

Mrs. Annie C. Blomberg to George R. Grayson, lot 3, block 10, Rosedale Annex. The lot is situated on East Thirteenth street about 200 feet from

TYPICAL SCENE AROUND WILKESBORO, PRESENT TERMINUS OF UNITED RAILWAYS.



20-Acre Potato Patch

Alberta street, and is improved with a modern five-room bungalow. The price was \$2500.

W. F. Schneider to J. E. DeTemple, lot 4, block 20, Rose City Park, for a consideration of \$825.

SANTA FE OFFICE WILL MOVE

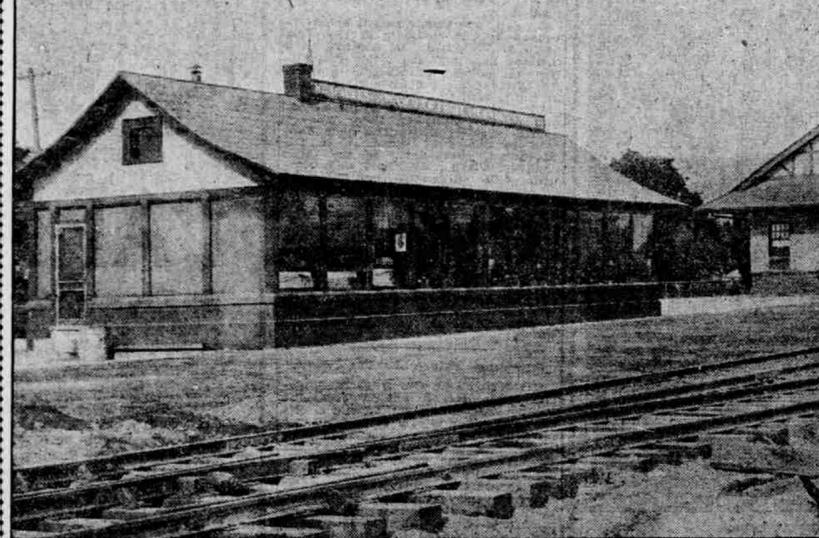
New Location at 260 Alder Street. Many Leases Made.

Because the Chambers building at the southeast corner of Third and Alder streets was leased a few weeks ago, the Santa Fe Railroad has been forced to vacate its present quarters at 252 Alder street, and will move September 1 to the room at 260 Alder street in the building owned by Blasier & Kratz. The firm of Terry Harris made the lease.

Logged-Off Lands Being Sold.

Development of the logged-off area

HANDSOME NEW O. W. R. & N. PASSENGER DEPOT OPENED YESTERDAY AT THE DALLES IS 128 FEET LONG AND 30 FEET WIDE. IT IS OF PRESSED BRICK AND PEBBLE-DASH FINISH—TWO OTHER BUILDINGS OF SAME ARCHITECTURE ADORN GROUNDS.



THE DALLES, Or., Aug. 10.—(Special).—The new O. W. R. & N. passenger depot in this city, which has just been completed at a cost of \$40,000, was opened today.

The handsome station is 128 feet long and 30 feet wide, constructed on a concrete foundation. The exterior is of pressed brick to the sill course, with pebble dash above. The attractive appearance of the building is not confined to the outside, the interior being well arranged and furnished. It is equipped with all modern conveniences in fine style. The cement pavement on all sides of the depot extends 400 feet to Union street on the east, being 30 feet wide.

The Dalles Business Men's Association has erected an attractive exhibit building in the eastern part of the depot grounds, the display structure conforming in appearance with the railroad station. The American Express Company has constructed an office building immediately south of the exhibit home, and that, also, resembles the new station in appearance, all three buildings having the pebble-dash finish. The group greatly adds to the western end of the business district. The depot is directly opposite Hotel Dalles.

FEW DIE IN COOS

Mortality Rate in Western County 5 to 1000.

PEOPLE ARE HAPPY LOT

N. C. Maris Declares Goats Are Required to Clear Land Which Would Support Many Cattle—Schools to Vie.

"With the lowest death rate on record—five to 1000, the people of Coos County are probably the healthiest, happiest and most contented on earth," says N. C. Maris, of the Oregon Agricultural College, who has just returned from a trip through that portion of the state. "They are somewhat isolated from the rest of the state, but they are used to that, and are almost an empire within themselves, practically independent from the rest of the world. They have several needs down there, but these are not worrying them very much. The climate along the coast has a tendency to make people content with their lot. Some of their needs are several thousand people with money, muscle and energy; a few hundred miles of rail-road and electric line, and 1,000,000 goats to clear up the land, and make range for thousands of head of cattle and sheep. The possibilities along this line are great."

Resources Are Varied.

"The great resources of Coos and Curry counties are timber, coal, dairy, fish and livestock. Dairying is, and should be the leading industry in the agricultural districts of those two counties. This is limited largely to the narrow rich valleys tributary to the numerous streams traversing it.

"There is a little change in the temperature during the whole year. Conditions are ideal for dairying. Grass grows luxuriantly, both on the bottoms and over the hills, where it is not too densely covered with brush, and good beef can be killed off the range there any month in the year.

"Thousands of acres of land in those two counties that have been cleared or partly so, again grown up to brush so densely that no grass can grow. I have never seen a more fertile field for promoting the Angora goat industry than those two counties. This business of itself would be a source of great income, to say nothing of the immense amount of good range that might thus be created for other stock."

Farm Specialties Produced.

"Their agricultural specialties down there are cheese and butter, loganberries and Gravenstein apples. With proper promotion these products should become as famous there as the Spitzenberg, Yellow Newtown and the strawberry they have at Hood River. The loganberry grows to perfection in that country and seems especially well adapted to the bench lands, skirting the river bottom.

"Some of the prominent citizens of that country are quite enthusiastic over converting the loganberry into commercial juice similar to the grape juice, to which it is, in the minds of many people, far superior in flavor. It would seem that there are unlimited possibilities for such an enterprise there.

"So far, their greatest industry in that part of the country has been lumbering. This has, and will be for years to come, a source of wealth. It is claimed that Coos Bay has the largest belt of standing timber tributary to any one port estimated at a trillion feet, and they boast of the most modern, perfectly equipped sawmill at Marshfield that there is in the world. It is not quite so large perhaps as some of the big mills farther up the coast, but for perfection in equipment it is superior to all."

Port Orford Cedar Grows.

"Curry County is the home of the famous Port Orford cedar, and this, the tan bark from their native oak, and their livestock and dairying are the principal wealth-bearing resources of that county. These two counties, particularly the latter, seem to be in closer touch with California, than they are with Portland, and it will be greatly to Portland's advantage, as well as an aid in developing those counties, to have railroad connection there.

"Educated, they are probably farther advanced than they are physically. As to school progress, rank of the school work, price paid teachers, etc., they are well up in the fore ranks of the different counties of the state. The school children's industrial work being launched throughout the state this year, was introduced in that county last March, and the children were advised what articles they should raise and make with which to compete for the prizes that would be offered.

"While in the county I held public meetings at Marshfield, North Bend, Coquille, Bandon and Myrtle Point, with a good attendance and marked interest.

BIG GROWTH MADE

Change of Name Brings Prosperity to Town.

IT IS NOW WILKESBORO

Terminus of United Railways Formerly Known as Banks Is Center of Rich and Thriving Community Near Portland.

Change of name has been a stimulant for the little town of Wilkesboro—formerly Banks—the present terminus of the United Railways, 27 miles west of Portland.

Within a few weeks the place has developed from the humble proportions of a single building—formerly a box-car—used as the railway station, to a growing, hustling community of 200 persons, who boast of a big grain warehouse, a general store, a fine depot and numerous substantial cottages, housing happy, contented and prosperous people.

Whether this change in conditions was effected because of the change in the name of the town, in spite of it or coincidental with it, is a problem that the railroad officials have not solved. They are not going to solve it. They are content with the facts as they are without asking the reasons therefor.

HOTEL AWAITS STREET

STRUCTURE TO RISE AFTER EAST BURNSIDE IS WIDENED.

Plans Call for 7-Story Building of Steel, Terra Cotta, and Fire-proof Construction.

As soon as plans for the widening of East Burnside street are completed construction will be started on the splendid seven-story store and hotel building on the northwest corner of East Seventh and East Burnside streets.

Plans for the structure have been completed by D. L. Williams, a local architect. They provide for a steel frame on a substantial concrete foundation, with well glazed terra cotta exterior walls. The interior finishings will be of hardwood, but the building will be as near fireproof as it is possible to make it. Superior plumbing will be installed.

Entrance to the hotel probably will be on East Burnside street, facing which street there will be four stories for retail trade. Each of the six upper floors will contain 28 rooms, most of them being provided with private baths.

Fine Residence Is Planned.

Revised plans and specifications have been prepared by Stokes & Zeller for the new residence of F. C. Barnes, which will be of the Spanish mission type with stucco exterior and Spanish tile roof, and will be built on East Thirty-fifth and Klickitat streets, at an estimated cost of \$35,000. The building will cover 88x65 feet of ground area. There will be wide porches on the north and south sides of the structure.

The house will be two stories in height with full basement, and will contain 12 rooms, a large foyer, a rotunda 40 feet long and 12 feet wide, and numerous closets and storage rooms. The rotunda will have beamed ceilings, mahogany veneered paneling and plaster opening into the living room. One of the features of this part of the building will be the massive mahogany stairway leading to the second floor. It will be one of the finest residences on the East Side for some time.

THERE'S A LITTLE COMFORT

SURE MAY QUIET TITLE

STATE TO SETTLE SUBMERGED LAND QUESTION.

Property Valued at \$60,000,000 Along Willamette River Within City Is Involved in Case.

Litigation by the state to quiet title to submerged land along the Willamette River within the limits of 66,000 acres of an estimated value of \$60,000,000, was recommended by the Governor West by a committee appointed by the land titles and investigated on the harbor shores improvements comprising 1000 acres, light, Dan Kellner, J. B. Mulker, Drake O'Reilly and J. B. Ziegler in the office of Mayor Rusling at the City Hall and after discussing the situation at length to Governor West. These will be sent to Governor West at once and suits probably will be instituted against claimants of submerged land.

TITLE & TRUST CO.
Fourth and Oak.
Send your free booklet.
Name.....
Address.....

TEAR OFF AND MAIL TODAY

At Hood River, Oregon

An Ideal Country Home

For Sale. This is one of the prettiest homes in the valley, with all modern conveniences, water, electricity and sewerage system. Everything you would have in a city home. This is high-class income-paying property, with no incumbrance; about 40 acres in trees. Would consider first-class Portland property in part payment. If you would like an ideal country home with unsurpassed view, this is an exceptional opportunity. For interview

Address A M 224, Oregonian

CANADIAN FARM LANDS

With the idea of meeting the man of limited means, we have just placed on the market a limited number of British Columbia 40-acre farms. The soil is rich, the climate mild and the markets big. Fifty dollars cash and fifteen dollars per month puts you in possession of one of these farms, the total cost of which is \$640. Prices are steadily advancing. Write today for descriptive booklet showing actual photos of land.

National Finance Company

Limited.

HEAD OFFICE: VANCOUVER, B. C.
FINEST AGRICULTURAL LANDS IN BRITISH COLUMBIA
Assets \$2,454,071. Surplus \$230,000. Reliable Agents Wanted.