

LOWER ALBINA TO BE ROAD CENTER

District Held Back by Refusal of Estate to Sell Manufacturing Sites.

ONE TRACT NOW IMPROVED

Area of 26 Acres Available for Factories—Spur Track to Be Built and Extensions of Several Streets Are Planned.

Lower Albina, which embraces the district between Gantenbein avenue and the Willamette river, and Hancock and Morris streets, is destined to become a manufacturing and railroad center. In the opinion of George Hockenjos, president of the Lower Albina Improvement Association, this district has been held back by the fact that the Montgomery estate, which holds nearly all of the available sites for manufacturing purposes outside of the railroad lands, does not sell. However, the Hancock Land Company, which acquired 26 acres of the Montgomery tract between Goldsmith street and Gantenbein avenue, has had that tract improved and platted for manufacturing purposes.

The filling and grading in this tract alone cost \$50,000, but it is a solid tract of 26 acres in the heart of the East Side, the largest piece of the sort anywhere near the river in the city. The tract was platted with a view of devoting it to manufacturing purposes. This is dependent on the plan to widen Goldsmith street and make it part of a boulevard system, connecting with the wide streets on the Peninsula. Surveyors are engaged in assembling data for this new boulevard, which will run through Lower Albina by way of Albina avenue.

Spurs To Be Built.
The Hancock Land Company has a franchise for a spur from the O-W-R. & N. line to be built on Goldsmith street to the Montgomery tract, owned by this company, and then spurs are to be laid all through the manufacturing sections of the tract. The Hancock Land Company has donated a strip 20 feet wide from the west side of the Montgomery tract, which makes Goldsmith 80 feet wide to a connection with Larrabee, the street which runs to the Broadway bridge.

Development of this manufacturing district is dependent on the construction of a boulevard through Lower Albina to a connection with Broadway bridge. Any connection with the Montgomery tract, which makes Goldsmith 80 feet wide to a connection with Larrabee, the street which runs to the Broadway bridge, no matter what route the boulevard takes.

It is assumed that Lower Albina will be connected with the Peninsula district by a highway, on which there will be a moderate grade. Mississippi avenue has a grade of 3.6 per cent to Fremont street, which is a moderate grade for loaded teams. The route of an extension of Patton avenue through Lower Albina by way of Albina avenue will have an average grade of 3.5 per cent.

Officials Investigate Grade.
Commissioner Dieck and City Engineer Dater are investigating the several routes for this extension, in order to verify the contention that this moderate grade can be had. This extension contemplates a connection with Patton avenue, which is a 100-foot street, to Columbia boulevard. When the movement to extend Patton avenue to Lower Albina on a moderate grade is connected with the plan to make Patton avenue an extension of the Interstate bridge, it is urged that the development is needed for the development of the Peninsula and to provide a more direct route to Broadway bridge.

The St. Johns route by the old road near the Portland Flour Mills, a highway to connect Goldsmith street with the Willamette river at the corner of Greeley street, has not been abandoned, and it is hoped that it will be built in time. St. Johns and the lower Peninsula are more interested in this highway than the extension of Patton avenue. When this highway is built it will have to be graded along the side of the bluff above the terminal ground at the Portland Flour Mills on a moderate grade.

Picturesque Route Planned.
A. S. Benson, J. B. Yeon and others on the Peninsula are deeply interested in this route as it presents a plan for a beautiful and picturesque highway with the Willamette river and Portland in full view. At present the route is indicated by the extension of the old St. Johns wagon road, which leaves the Willamette boulevard at Greeley street and connects with Delay and Goldsmith. Surveys have been made and maps drawn, but the development awaits a more auspicious occasion. It would shorten the distance between University Park and St. Johns to the Broadway bridge about two miles.

Mr. Benson told an audience at a meeting held at Peninsula station last year that he would guarantee that the assessment would not exceed \$3 a lot. It is thought that this bluff highway can be extended to connect with the proposed Albina extension of Patton avenue, and the same street used by the Patton avenue and the Willamette boulevard extensions will add materially to the development of Lower Albina.

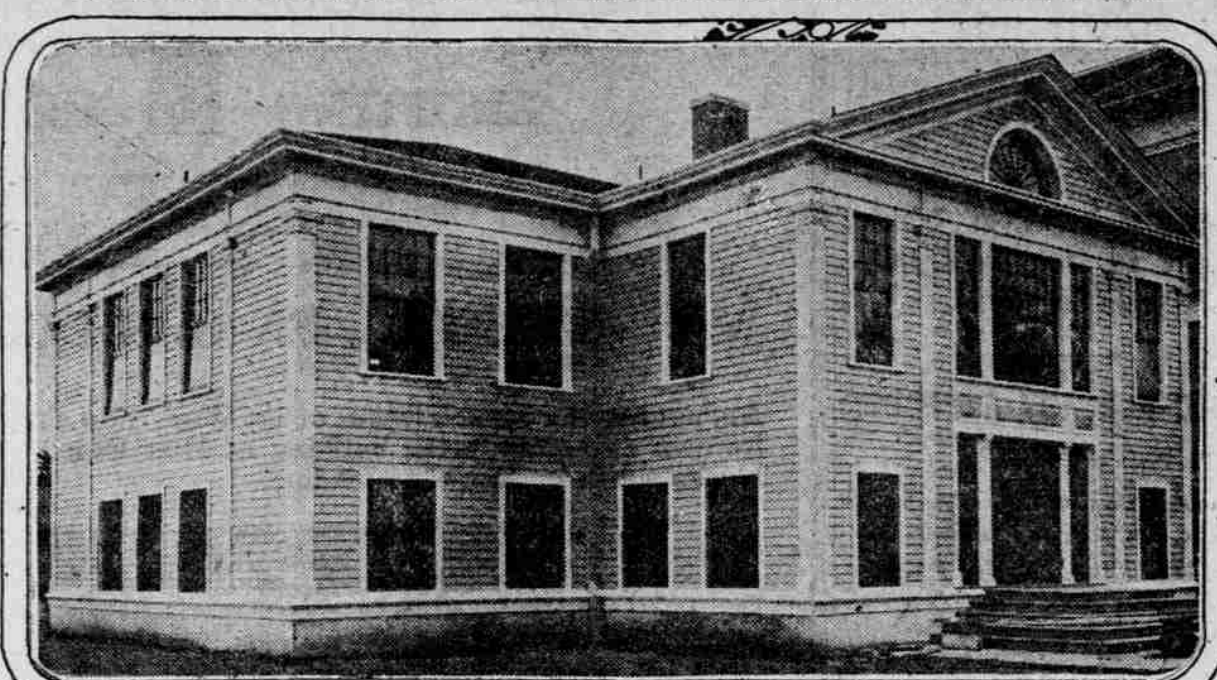
Erection of a reinforced concrete building for the O-W-R. & N. has been started at Delay and Knott streets. It will cost \$15,000 and will be for the offices of the company at the terminal grounds. It is the first building of the kind at the terminal grounds for some time.

The Northwestern Electric Company has completed its new power station on Albina avenue, near the ferry landing, at a cost of more than \$100,000. It is the most conspicuous structure erected in Lower Albina for several years. Another important building built recently was that of the Star Sand Company, which stands on Goldsmith and Delay streets. It cost \$40,000.

It is thought that when these boulevards mentioned are opened through Lower Albina and factories are erected in the tract owned by the Hancock Land Company it will result in restoring the old activity in that district.

Elevated Road Proposed.
Another route to the Broadway bridge by way of Kerby street over the Montgomery tract. When this tract was graded the city reserved the right to extend to Kerby street on an elevated roadway above the tract. This roadway will cross the tract at an elevation of about 20 feet from Page to Hancock streets, a distance of about

BUILDING ON THE GROUNDS OF THE ARIETA SCHOOLHOUSE COSTS NEARLY \$6000.



Manual Training School.



Dining Room.

The School District is completing a fine building for the manual training and domestic science department on the grounds of the Arieta schoolhouse, in the Mount Scott district. It will cost between \$5000 and \$6000, and will be occupied by the manual training department. The structure is one-story and frame construction, with basement. It is planned to open this building to the public next Friday night, March 6, at which a public reception will be tendered by T. J. Newbill, the new principal, who was recently transferred from Woodlawn to the Arieta school.

For the school luncheons the district has completed a dining-room which will seat nearly 200 pupils at the same time. This does away with the delays in serving the children. This dining-room is near the new manual training-room and can be used as part of the domestic science equipment of the Arieta school.

90 feet. The elevated road will be built on steel piers, which are to be placed so they will not interfere with the spur in the manufacturing district below the roadway.

Citizens of Lower Albina insisted on reserving the right to construct this roadway when the Hancock Land Company obtained other privileges from the city. The roadway must be built within ten years or not at all. Extension of Kerby street by means of this roadway would give Central Albina a direct route to the Broadway bridge. Much disappointment was expressed when the Broadway bridge was built so far south as really not to benefit Lower Albina. Residents of Lower Albina wanted it at Hancock street. But two ferries were provided for Lower Albina, which take care of the traffic fully. Still the people of Lower Albina have not entirely recovered from their disappointment over the bridge location, and occasionally have agitated for another bridge. George Hockenjos, of the Lower Albina Improvement Club, says a bridge across the Willamette river is a remote consideration at the present time, but that it may come in the course of years.

Medford Man Buys \$40,000 Farm.
CHEHALIS, Wash., Feb. 23.—(Special.)—W. C. Armandorff has sold his 220-acre farm in the Hanford Valley to J. M. Shmidt, of Medford, Or., the consideration being \$40,000. The ranch in question is said to be one of the desirable dairy and stock farms of this section of the state and the sale marks a record as being the biggest one made in Lewis County farm lands this year. In addition to the 220 acres of land, 34 head of cattle are included, 14 horses and other stock, a supply of hay, grain and other farming equipment.

Centralia Building Heavy.
CENTRALIA, Wash., Feb. 23.—(Special.)—From all indications February will be a record month in Centralia from the standpoint of new buildings. A total of 67 building permits have been issued by the City Engineer since February 1, the total value of all new buildings being over \$34,000. The permit for the new Koch building, which is under course of erection, is not issued yet and it represents more than \$15,000, which would bring the total to more than \$50,000.

Houghtaling & Dougan, of Portland, are the architects. Bids will be ready about April 1.

More Activity Is Noted

Modernly Constructed and Equipped Hotel Opens at Carlton.

A. B. Slauson has sold a lot located on East Fifth street, near Tillamook, to David Phillips for \$1000. The size of the property is 50 by 100 feet. Contract has been let for the construction of a \$2500 bungalow and the excavation has been started.

The contract has been awarded for the erection of a reinforced concrete building on Third street between Pine and Ash, opposite the Multnomah Hotel. The structure will be 25 by 100 feet in ground dimension and will cost \$3000. Otto Kleemann drew up the plans.

A new hotel was opened at Carlton, Yamhill County, last week, under the management of J. M. Anderson, formerly of High Point, Wash. The building is steam heated and electric lighted and is equipped with hot water equipment throughout. All of the furnishings are new.

640-ACRE TRADE IS MADE

Hartman & Thompson Report Steady Improvement in Demand.

Hartman & Thompson report a decided improvement in the inquiry for houses, building lots and farms. They have just closed a sale of 640 acres in Sherman County from G. D. Boardman to W. G. C. Woods, the latter giving in part payment some Portland lots and a Portland residence.

They also sold two lots in Rose City Park, on Alameda avenue and Fifty-fourth street, opposite to where the Roman Catholic convent recently purchased a whole block, to R. L. Heustis at \$2500.

Adolph Dekum Leases.

Adolph Dekum, who has operated a hardware store on First street, between Washington and Alder for 15 years, has just leased new quarters for a term of years at 111 Sixth street. W. H. Webb secured the tenant.

Plans Prepared for Elegant Church at La Grande.

Plans are being completed for the erection of a handsome Catholic church at La Grande for the congregation of Our Lady of the Valley, of which Father P. J. Driscoll is pastor.

The building is to be 62 by 110 feet over a concrete foundation. The material will be of stone and red-faced brick, raked jointed and laid up in black mortar. The trimming is of Bedford stone and the design is Gothic. The roof will be of asbestos shingles.

The main church auditorium is to have a seating capacity of 450 and the day chapel, built in connection, will seat an additional 75. The floors and the finish are hardwood throughout and the walls and ceiling are to be decorated appropriately. A vacuum heating plant will be a feature of the equipment.

The estimated cost of the church is \$40,000 but in addition to that figure at least \$4000 will be spent on special materials. The altar is to cost \$1200, the communion rail \$500 and one large art glass window in the front of the building will cost \$1000. Other windows will aggregate an additional cost of \$1500.

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