

COUNTRY CLUB RUSHES CONSTRUCTION WORK



West End of Country Club's Grounds, Showing Work So Far Completed on Exhibit Barns.

Construction of the great exhibit barns of the Portland Country Club and Livestock association is going forward rapidly. The buildings, nine in number, are located at the west end of the grounds, and there is ample area about them for very large crowds to pass. The formation is in every way favorable to the purposes of the association. There is perfect natural drainage, grass

and shade trees in the immediate vicinity, and cool, pure air. The Country Club park is not to be surrounded by a high, ugly board fence as is customary with grounds of this character in the east. The association has disregarded the rule of shutting off all view from the outside, and is putting up a handsome picket fence around the 58 acres owned by the organization and devoted to the racing and livestock show. Sufficient confidence is manifested that the public will not take any

advantage of this liberal spirit, and the surrounding property owners are said to keenly appreciate the absence of the expected high board fence. The building of this splendid park is having a strong effect on residences in that part of the city and the next two or three years will see a rapid growth and development. Many new houses are already in process of erection, and scores of new streets are being laid out. Many of these streets are being permanently improved, and cement sidewalks and curbs laid.

The show barns will be completed in time for the coming September meeting. The aristocracy of Oregon's cattle, horses, hogs, sheep and goats will be there, for inspection. In addition Idaho, Washington, Montana, Wyoming and California will send their best specimens. Next year many herds from the far-off Mississippi valley will come. By that time the association will have added to its exhibit facilities by the erection of a mammoth pavilion to cost \$40,000.

300 ADDITIONS TO CITY PAST 5 YEARS

First Home in Waverleigh Last November—30 Now Complete, 40 Under Way.

The recent new city map just published shows more than 300 new additions that have been added to the city during the past five years, but in no other addition has there been shown such material progress and advancement as at Waverleigh Heights. This tract, containing more than 900 lots, was but an open field 15 months ago, being devoted exclusively to raising of vegetables and to brick making. Today 100 houses and a large number of men can be seen giving their energies toward making Waverleigh the most

up-to-date subdivision in the city as it is the intention of the owner to cease no work till this tract will be paved with hard surface pavement throughout and outside of Ladd's addition, will be the only completely paved exclusive residence district in the entire city. When completely paved Waverleigh will have six and one-half miles of hard surface pavements. To get an idea of the advancement this progressive addition has made, one has but to remember that the first house in this entire tract was started last November. Today there are more than 30 houses complete and occupied, and 40 more in the course of construction and probably as many as 50 are contemplated by owners of building lots. This tract lies within the conjunction of the Waverly-Woodstock and Waverly-Richmond car lines, has a five to 10-minute car service and actual running time to the west side of only 12 minutes. Waverleigh is exactly the same distance from Third and Morrison as is Irvington, a fact not generally known, but, if one will take a map of the city and draw a circle radiating from the courthouse two miles, they will find the circle going through the center of Irvington, also the center of Waverleigh Heights. Waverleigh has probably made more money for those who purchased lots

than any addition ever offered to the public and these lots sold one year ago for \$350 to \$400, are being resold by the original purchasers at figures from \$650 to \$750 each.

Waverleigh, in addition to improved streets, cement walks and such as the other additions have, has one of the largest public schools in the city, the Clinton-Kelly school, containing 18 rooms, being located on this property. Besides this the Redemptorist Fathers are building a fine college on the land adjoining on the east. The Baby Home is also located on this tract and Dr. Williamson's new residence, one of the finest in the entire city is located here. This home cost \$35,000 to build and occupies a little knoll on the high ground of Waverleigh from where a view can be obtained of all the east and west side of the river, the four mountain peaks, the exposition building, also the confluence of the Willamette and Columbia rivers. Truly, Waverleigh is the cream of all Portland's subdivisions.

An Italian scientist believes that daylight alone determines bird migration. The summer migrants, he says, come north to take advantage of the longer days and go south again to avoid the short and dark ones.

REMARKABLE SALE OF LOTS AT SEWICKLEY

An instance of the remarkable activity in east side building sites is seen in Sewickley addition, east of Forty-ninth street on Hawthorne avenue. The tract was only platted last summer and two-thirds of it is sold out already. Extensive improvements have been made. The 50-foot streets have been graded, water service put in and cement walks are now being laid. George W. Brown, president of the Portland Realty & Trust company reports a brisk activity in the building line in Sewickley and Hawthorne Place. Twenty-one homes have been built since last summer and several more are under construction. Petitions are out now for bitulithic pavement for Hawthorne avenue to Fifty-third street and the work will in all likelihood be completed this summer.

Consul Charles A. Miller of Matamoros reports that the culture of bananas has been started in that part of Mexico. He states that if better machinery were available for utilizing the banana leaves for fiber banana growing would be considerably extended.

RAPID DEVELOPMENT OF RAILWAY TRACT

Of the many tracts of land which have been sold off in building lots in and around Portland there are few that can compare with the number of sales made in the last six months with Railway addition. With its beautiful location and surroundings, the reasonable price and terms upon which the lots have been sold have caused many people to invest their money in this tract, not only as a safe and sane investment, but for home sites as well. Quite a number of homes have been erected in the past four months and several more are under way. The new Country club and Racing association, Rose City Park, Belle Crest, are all adjacent to Railway addition on the west and north, while Montavilla is the southern boundary with her double-track streetcar system and 7-minute service, and a five-cent fare. Montavilla has two good schools, churches of every

denomination and stores of every character and deliveries are made to Railway addition twice a day. When this tract was placed upon the market last fall by C. P. Wells, 231 Worcester building, the first subdivision consisted of only six blocks, but block by block was added on as the demand increased until now there are 29 blocks in Railway addition. Mr. Wells has just closed a deal for 75 acres adjoining, which will be platted as Railway addition No. 2.

EXCLUSIVE AGENT FOR LADD ADDITION

F. W. Torgler, who has been dealing successfully in Portland realty and who has platted and handled numerous additions, has some choice central east side home sites and investment property to show interested parties. He is exclusive agent for the Ladd addition. Although France has had compulsory education for about 25 years, the percentage of illiterates reaches the high figure of 40 per 1,000 men and 50 per 1,000 women.

STRAWBERRY FARM LATEST ADDITION

The very latest addition platted in the county road at the end of Killingsworth avenue. A eighty tract all cleared, well situated, with a 2-cent car fare. Jorbade is predicted by Jordan & Garbade, who platted it, to be a popular home site as it is platted into acre tracts which will be offered at from \$800 to \$1,000 per acre. With an acre of ground and a comfortable home, on a 2-cent fare carline, the owners will enjoy city comforts. The soil is black loam and grows strawberries and other fruit in abundance. Wagon loads of berries are being wheeled away from this tract daily. The great expansion of the east side is inducing realty dealers to open up new tracts in all directions.

A Good Second. From Judge. "Will my husband live doctor?" "Well, madam, if he doesn't he'll come mighty close to it."

JORBADE ACRE HOMES JUST EAST OF VERNON

25 Minutes Ride on Electric Line, Only 5c Fare

These acre tracts are in cultivation and are rich black loam. Half the tract in small fruit.

KILLINGSWORTH AVENUE RUNS THROUGH THE TRACT

Acres at Lot Prices \$800 to \$1000

ON EASY TERMS

FIRST COME GET FIRST CHOICE

Come in and let us tell you all about these acres. They will not last long at these prices.

Go out TODAY—Take Alberta car, go to end of the line. Agent will be there to meet you at 10 a. m. and 2 p. m.

JORDAN & GARBADE

232½ WASHINGTON STREET

WAVERLEIGH HEIGHTS

PORTLAND'S PROGRESSIVE AND POPULAR SUBDIVISION

GRADED STREETS—CEMENT WALKS—BULL RUN WATER
LOTS NOW \$500.00 AND UP—\$25.00 DOWN; \$10.00 PER MONTH

- Waverleigh is as near the center of the city as Irvington
- Waverleigh has two car lines—Waverly-Woodstock and Waverly-Richmond
- Waverleigh is but 12 minutes' car ride from Third and Morrison Streets
- Waverleigh has two large and commodious school houses
- Waverleigh has one large fire engine house, fully equipped
- Waverleigh has the highest altitude of any east side subdivision
- Waverleigh has the brightest future of all

OVER 700 LOTS SOLD; NOT ONE FORFEITED CONTRACT

Is Waverleigh's best recommendation—If you want to buy a lot just to own property and pay taxes, buy a lot anywhere; but if you want to buy a lot to make money, you must buy a lot in Waverleigh—700 others have done so, so can you. Now is the time before they are all gone. Remember, our agents are at the tract all day—Take W-R cars and get off at East 34th street

JNO. P. SHARKEY COMPANY

Phones: A-2537; Main 550

122½ SIXTH STREET