

# WANTS NEED SO CHEAP AS NOW

## W. A. Spanton Cites Advances in Value of the Quaker City Realty.

W. A. Spanton of the Spanton company is a heavily interested investor in east side holdings who has unlimited confidence in east side values. Mr. Spanton has the following to say of development and growth on the other side of the Willamette:

The growth of central East Portland during the last two years is beyond one's own belief. It is necessary that a person take a trip through this section of the city at least once in two weeks to keep up with what is going on. In every direction there are streets being improved, and from one to five houses going up on almost every block. These houses average in cost from \$1,500 to \$15,000. The street work, with the immense number of houses being built, is an absolute certainty that residence property in Portland will never be as cheap as it is today.

**Property Will Advance.**  
There is also another well-established fact that the people of Portland will never be invited to buy the same class of suburban lots at prices as low as they can get them today. This reason is based on the same principle as a merchant buys a carload of meat. If he has to pay 12 cents a pound for it, it is necessary that he sell it for at least 18 cents a pound to pay his expenses and to make a legitimate profit.

The same way with acreage when subdivided into lots. Acreage that could not have been purchased for from \$400 to \$1,200 per acre last year is costing from \$1,200 to \$2,000 per acre this year.

There was a man dropped into our office a few days ago from La Porte, Ind., and he said that he had nearly all of his capital invested in Chicago. We took him around the town and showed him what was going on, and told him how the houses were looked two, three and four years ago.

**Leave Chicago for Portland.**  
This man said that this growth rivaled the growth of Chicago, and that he was going to leave Chicago and invest his money in Portland.

A few months ago the writer met one of the city's pioneer real estate men in New York City. This man is Charles Sweeney, who owns considerable property in Portland. This man told me that he considered Portland real estate the best buy of any real estate in the United States. He said that he knew approximately the amount of money in every bank in the United States of importance, and that he knew that Portland was one of the soundest cities financially in the United States, and that he expected to put all of his money into Portland real estate, so that it would be safe for his children.

The writer does not know a better recommendation than this from a man like Mr. Sweeney.

**Another Advance Coming.**  
Central East Portland is in need of the streetcar lines being extended, and it is certain that this will be done before long, for the streetcar company undoubtedly can see where it will increase their profits by doing so. This will mean another large increase in property values in this district.

The extension of central East Portland is bound to give Portland its real suburban homes. It can only be a matter of a short time until there will be a carline paralleling the Base Line Road, and I am inclined to think that this property on either side of the Base Line road for one mile is going to be worth four or five times what it can be bought for today. In fact, the growth of Portland, the growth of Multnomah county and the growth of Oregon in five years will be something that will have to be realized were we away and did not see it going on every day.

**Philadelphia's Example.**  
If a person would take a trip to some eastern city—say, for instance, Philadelphia, which many people tell us is a great deal like Portland in its business methods—and find some man who has been acquainted with values there for the last 15 years, and let him tell you the prices of property at the corner of Chestnut and Broad streets 15 years ago and the price of it today, then go to the suburbs, letting him tell you what acreage would have been bought there for 12 years ago, and when he would tell you that three suburban lots are today selling for 18 times the price of this acreage 12 years ago, it would make an investor almost starve himself in order to increase his investments.

## MAN REFUSES TO PAY FOR NUPTIAL FEAST

Engagement Is Broken—Is Sued on a Breach of Promise Charge.

Chicago, June 20.—The price of a wedding supper is said to be the basis of a breach of promise suit brought yesterday in the municipal court.

"Is it the duty of the bride or of the bridegroom to furnish the nuptial feast?" is a question at issue.

Helen Hada, 29 years old, of 946 North Clark street, says the bridegroom should pay. Joseph Mayte, a barber, 241 Webster avenue, defendant, says it is the duty of the bride and her parents.

The answer to the question will, in a measure, decide the case. Miss Hada says she and Mayte were engaged to be married in December, and that the license was issued. Mayte refused to marry her because she insisted that he pay for the wedding supper, it is said.

According to Attorney Fred Plotke, who represents the defendant, Miss Hada broke the engagement by saying that, since Mayte would not "settle," they need not get married.

"She asked for \$5," said the attorney, "and Mayte gave her \$5, all the money he had with him. Then the trouble began."

It is also charged that Mayte gave Miss Hada a locket and later got it back by saying he would replace it with a wedding ring, but that he never presented her with the ring.

**Chauffeurs' Efficiency.**  
From the British Medical Journal.

It is useless to multiply traffic regulations and increase penalties for breaches of speed rules or to perfect the driving gear of motor cars unless at the same time steps are taken to insure that no one can legally take the wheel of a motor car when in use in a public highway who is not in every way fit for such occupation. At present the law seems to take it for granted that application for a license to drive a motor car is, ipso facto, proof of capability to do so efficiently, and no local authority can refuse a license to an applicant provided he is more than 17 years of age. It is true that the man who has been previously disqualified himself under the act, but once licensed, an incapable motor driver may commit a good many breaches of regulations and incidentally maim and kill a good many people before his license is rescinded and before any local authority is entitled to refuse him a new one.

Do you know where the "Waldron marsh" is on Manhattan Island? The name is nearly forgotten and you can find evidence of its existence or of where it lay, between Ninety-second and Ninety-sixth streets, Third avenue and the East River, but it was there in 1512, when William Rhineclander bought it and added it to his holdings, which, in the hands of his descendants, now amount to \$130,000,000.



Elegant New Home of Lewis Montgomery, East Salmon and East Twentieth Streets.

## STRAY TOPICS FROM NEW YORK

New York, June 20.—The month of June has been a busy season and will continue to be with New York society folk. There will be a host of fashionable weddings, and although Wednesday seems to be the favorite day of all, still there are scheduled for almost every day in the week marriages of parties well known in Gotham's smart circles.

One of the weddings that will interest New Yorkers most, although it is to occur in London, is the marriage of Miss Jean Reid, daughter of Ambassador Reid, to the Hon. John Hubert Ward, which will take place in St. James' chapel, London, on June 23. A great many society people from New York are going to Europe to attend the ceremony.

Coaching has been very popular this spring and the enthusiasm has been maintained because of the keen interest which the Ladies' Four-in-Hand club has taken in the sport. Two road coaches may be seen every day in Manhattan, with prominent society women on the box. One of the coaches, the Magnet, leaves the Hotel Astor every afternoon for Arrow Head Inn and returns after dinner, while the other starts for the polo ground at Van Cortlandt park.

The coaching enthusiasts have also been very much interested in the reports from London of the great success of Alfred Vanderbilt's enterprise in driving his coach from London to Brighton.

Lovers of the opera were interested in the return from Europe of Oscar Hammerstein, owner of the Manhattan opera house, which was started a year ago as a rival to the Metropolitan. The noted impresario has been in foreign lands seeking new talent with which to startle the operatic world next winter, and if the reports are true he has signed contracts amounting to over \$1,500,000, and will have a payroll at his New York and Philadelphia houses amounting to about \$75,000 a week. The most interesting announcement that he had to make was that he had signed a contract with Mari Laba, the Berlin prima donna, and that he would give New Yorkers an opportunity to hear Melba and Tetrazini on the same stage. Not the least interesting result of his search for talent throughout Europe was his discovery of a wonderful dancer, whom he found in a cafe in the slums of Budapest. Mr. Hammerstein predicts that she will create a great sensation for he says her dancing is wonderful and her beauty overpowering.

One by one the old landmarks of Manhattan have to be torn down to make room for modern buildings. This time the old building which stands beside Grace church on the northeast corner of Broadway and Tenth street is doomed to go. The building stands on a historic spot, for the owner of the land there, when Broadway was first put through as far uptown as that, refused to have a favorite apple tree cut down that the street might be laid out in a straight line. As a result Broadway has always had a peculiar curve at this point. At present the building is occupied by Fieischmann's restaurant and for 22 years the historic "bread line" has been formed nightly before this building, so that no one in New York who actually needed food had to starve.

Mr. Fieischmann, whose beneficence

has so long insured a loaf to the hungry, is still convinced of the efficacy of his plan, and proposes to lease another building a block further uptown where he will continue to give bread and coffee every night to any one who applies. The "bread line" has been attacked severely by students of pauper problems as an indiscriminate method of charity, but by the majority of New Yorkers it is considered a worthy charity, and one of which only the needy make use. Sometimes the men are obliged to stand in line hours waiting for the time to arrive when the food is distributed.

The recent death of Mrs. Melissa Wilson, wife of Richard T. Wilson, the wealthy New York banker, removed from Gotham society one of the best known figures as well as one of the most important in New York's exclusive set. She was good-naturedly called the "champion matchmaker" in New York society. Mrs. Wilson was mother of Mrs. Cornelius Vanderbilt, Mrs. Ogden Goelet, and Orme Wilson, who married Caroline Astor, sister of John Jacob Astor. The fact that she had three daughters married into the Astors, the Vanderbilts and Goelets, the three richest families as well as the most influential socially in the country, made her a real power in New York and Newport.

Mrs. Wilson was born in Mason, Ga., where she lived during the civil war. At that time her husband was an agent for the Confederate government and had charge of the sale of its cotton in Europe. After the war he came to New York where he founded a banking house and became a figure of importance in the financial district. Mrs. Wilson, possessing tact, charm and social qualifications, soon achieved a conspicuous position in society.

Two beggars have devised a new way of making a living from the charity disposed in New York. They are a picturesque pair. One is an old shriveled little woman, with appealing eyes, her face almost hidden in an old brown shawl and her lean, brown, wrinkled hand peering timidly from the recesses of this wrap, holding in its wan fingers a little tin cup. The man, a young fellow, has jet black hair and swarthy features. He carries a little hand organ and a tin. Their game is simple one. They creep into a subway train, the youth supporting the ancient dame, and take a corner seat at the Brooklyn bridge station. Presumably they are going uptown somewhere to play music on the street.

The people see them and they look so helpless, so appealing, and the little old lady's tin cup is so handy that the dimes and nickels and occasionally the dollar bill drop into the cup from willing hands. A man interested in scientific charity followed them to a station far uptown where they got off. Instead of going up to the streets to play their crossed the station, which it is possible to do at this point without paying an extra fare, and took the next train down town. And when they got to the bridge they took another uptown train.

Colonel Rev. Williams Brooks Mason, a negro who claims to be 127 years old, is in dire distress because his young wife whom he took until himself last January finds life with him uncongenial. She is only 27, and although there were a hundred years difference in their ages, still the old man had all the romance and sentiment of youth and was all broken up when he found a note advising him that his

young wife had left him never to return. The old man sought the aid of the police, but so far has been unable to locate her.

Mason, who has had some trying experiences in his century and 57 years of life, was not so disturbed but that he was able to give out a few facts about his long life. He claims to have been born in 1770, that he once held George Washington's horse and carried him a glass of water and that he had talked with Lord Cornwallis who advised him to stick to the straight and narrow path. Shortly after that Mason decided to become a minister.

**Beauty's Abode.**  
"Working girls are often beautiful." "You bet! I think the girls in the advertising part of the magazine are much more attractive than those in the text."

**Away Off.**  
"We want a butler to look after the house, and the lawn and the furnace in winter."  
"Hold on! What you want is a man of all work. A butler does nothing but buttle."

**Wife's Abode.**  
The unusual case was aired at a hearing today.

John Mehavits first got the license and paid \$1 for it. Then he changed his mind and sold it to Casmer Petchuk for \$9. Emily did not like Petchuk and she gave Stanley Mitchow \$12.50 to buy the license so she could marry him.

He did so, but would not wed her, whereupon she had him arrested for larceny, charging he did not pay Petchuk the money. He accused her of perjury.

He was sent to jail and she was held under bail.

## SEWICKLY ADDITION--HAWTHORNE PLACE

Without exception the finest residential tracts in the city. This magnificent property has 60-foot streets, cement sidewalks now being laid. Bull Run water. On two carlines; 5 minute service; 15 minutes' ride straight out beautiful Hawthorne avenue. Avenue to be paved with bitulithic pavement this summer. 21 homes built on this property in past 10 months.

**Lots Here \$475 to \$700—\$10 a Month**

To see property, take Hawthorne avenue or Mt. Scott car at First and Alder streets; ride to East Forty-ninth street.

## PORTLAND REALTY & TRUST CO.

Main Office 106 Second Street. Branch Office East 49th St. and Hawthorne Ave.

# WHY? WHY? WHY?

## HOLLADAY'S ADDITION

### The ONE BEST Place in Portland to Buy

**BECAUSE—** Just See the Building Statistics for 5 Months Ending May 31st, 1908

# GEOGRAPHICAL CENTER

## And Most Desirable Residence Property in the City

### SEEING IS BELIEVING

Better Go and See the Many CHOICE Residences Under Construction and the Improvements Going On

STATISTICS OF BUILDING PERMITS, PORTLAND, OREGON  
MAY, 1907 AND 1908

	Residences 1907	Residences 1908	Business Houses 1907	Business Houses 1908
East Side	253	232	44	6
West Side	23	22	27	6
For the five months ending May 31st—				
East Side	880	1,319	141	39
West Side	71	124	118	27

## THE OREGON REAL ESTATE CO.

88 1/2 THIRD STREET