SAYS PORTLAND NEGLECTS WORK FOR "CITY BEAUTIFUL"

By W. A. Spanton.

It is the opinion of the writer that a greater effort should be made to make our city more attractive by making it more beautiful. There is no place nor city where there is a better foundation for this work than Portland. Here we have many advantages to help such a work without the expense incurred by some cities. The need seems to be greater with our city government and business houses than with the mere home.

In all the great eastern cities there can be heard the cry "City Beautiful," and at great expense "Due to a lack of foresight." These cities are buying valuable property for public squares, boulevards and widening of streets. Take for example Kansas City. What they have accomplished in a few years. See how they have turned ash heaps into pretty little parks; how ugly narrow streets have been widened into beautiful winding boulevards and with this spirit shown by the city government how each and every shop owner, large or small, have awakened to the need to make their places more attractive. So it is with all of our older eastern sister cities.

If Portland could only realize what this means to encourage newcomers and what could be saved by preparing for such work now before the property required for such improvements becomes too valuable. If the merchants and other business houses could only realize what it means to them as well as to the city to make their shop and office windows attractive as possible, I think then there would be no hesitancy for all to do their utmost for a greater "City Beautiful."

Many improvements such as the following could be done now and will surely be done some future day and probably at a much greater expense: The widening of Washington and Morrison streets, the improvement of the property surrounding the city hall, the changing into pretty little parks here and there of blocks now occupied by old ramshackle buildings which can be bought now so much cheaper than two to five years hence; the immediate improvement of all streets occupied by carlines. These streets are the most used and likewise seen most, the extension of the fire line that we may have more fire proof buildings where the business of the city is extending, which in five to ten years will be within the circle of the city's great business center.

One great need seen by many visitors to our city is fire proof buildings where any great numbers of people gather. The world has had so many lessons along this line and this need is very apparent in Portland. Why this city's theatres, halls, etc., should and could not be fire proof is a matter of conjecture to those who visit them and see how they are patronized.

Must we learn the awful lesson over again? Must we have some terrible catastrophe to awaken us to the requirements of doing this work?

The city is about to undertake the building of new bridges. May it be wise enough to consider beauty when the plans of such are accepted. Bridges can be made attractive as well as the unsightly kind we now have. There are many little things which will help make a city beautiful, among which is good lighting, clean streets, clean cars, removal of the steam road from Fourth street; the prohibiting of street venders on the main streets as well as corner loungers on the prominent corners of our streets; better window dressing by our stores, etc.

It seems to me that the many commercial bodies and clubs for the advancement of the city could do no better than to try and promote a "City Beautiful."

Home of the Blumauer-Frank Drug Company at Eighth and Everett.

GREAT MIGRATION TO PACIFIC COAST

By C. C. Chapman.

A world movement to the Pacific northwest is imminent—a migration that will loom up in history's pages as equal in interest and significance to the Anglo-Saxon invasion of Great Britain, the colonization of our Atlantic seaboard and the settlement of the Mississippi valley. Millions of eyes are turned eagerly, longingly towards the Columbia basin this spring. The year will bring tens of thousands to view its grandeur, search out its opportunities and rest hopefully upon the environments that invited the establishment of homes.

The next few years will bring throngs—hundreds of thousands of the best citizenship of our nation—to this region of promise and plenty, and the development that will ensue will eclipse in utility and splendor the monumental achievement of the old world's empire builders.

To the trained eye every indication points to imminence of the great population movement to the northwest. Just as the naturalist can tell when the birds are ready to migrate, so can the railway passenger agents sense the prospective travel of tourists and colonists. The railway men are preparing for a greater passenger traffic than any in the history of transcontinental transportation.

Fortunately for Portland, the great proportion of those northwestward bound will find their opportunities and build their homes in the country tributary to the Rose City—in the Columbia valley, from every square mile of which there is a down grade by railway and water to the metropolis. This means that Portland will have everything in its favor in the competition with its rival cities for the vast business that will be created by settlement and development of the Columbia basin.

Greatness will be thrust upon Portland inevitably, owing to its advantageous location, and surpassing greatness will be achieved as the result of Portland's enterprise in helping develop the northwest and in advertising its own advantages and resources. All this growth will find its expression in the value of property.

C. C. Chapman.

All owners of real estate—from the striving homebuilder who is paying for a homesite on the installment plan, to the multimillionaire will profit by this great tide of immigration and the consequent development. Property values will double, treble, quadruple in an incredibly brief space of time—just as soon as the whole public appreciates the stupendous significance of this vast immigration movement.

Every manufacturing enterprise, every business—large and small—will feel stimulus and growth. Everyone who is now established will have a great advantage, and those who get in on the ground floor within the next year or two will still have a lead on those who are to follow.

Now is the one time to lay foundations for the future. For the buyer of property, the builder of homes and the founder of business the year 1909 corresponds with the year 1809 in the eastern states, when the city of New York was the same size Portland is today and when the population of the North Atlantic states was just about the same as that of the Northwest Pacific states now.

Right now is the golden opportunity to invest, found and build.

20,000 ACRE APPLE ORCHARD IN CURRY

"Down in Curry county, Oregon, where they have more sunshine in winter than in any other spot on the northwest coast, where the Gravenstein, Baldwin and Yellow Newton Pippin grow to their finest flavor; where potatoes grow largest and cook mealiest; where asparagus and celery grow tender, and the strawberry vine bears luscious red fruit from May until Christmas; where the famous Port Orford cedar and beautiful myrtle thrive at their best and great cottonwood forests await the reaping of paper miller, a splendid and enormous project has sprung up and is undergoing a rapid development," said F. M. Wallace, associate editor Bonville's Western Monthly.

"The Port Orford Orchard Tract company is preparing the ground for planting the largest apple orchard in the country, and perhaps the world. They have upward of 20,000 acres of rich bottom land, a large portion of which has been under cultivation for many years, that they are planting to apples, pears and cranberries as rapidly as it is possible for them to obtain good nursery stock.

"This company has platted the land and is offering it to the homeseeker on most favorable terms, in five and ten acre tracts, and at prices that are the most reasonable and lowest of any orchard land on the entire coast. Titles are transferred at once to a purchaser, which gives him immediate occupation, or the company continues the cultivation of the tract until the purchaser is ready to assume possession. This plan enables the worker in the city to make his purchase, and by a monthly investment of a small amount of his earnings secure the surest competence that is possible for the future.

"Apple orchards of five years' growth and upward bring returns to their owners of from $100 to $500 an acre per annum, and a man can realize greater profit from five acres than he can from labor, no matter how favorable the wages may be, and this opportunity is one of the best that can be found by men who are employed on salary or have small means.

"The Crittenden Development company is rapidly organizing its working force, and expects to have the canal that will open the gates to the market from this region completed by August 1, when the largest ships of the world can enter and depart.

"The townsite of Crittenden is one of the finest spots upon which to build a home or city. Resting on Port Floras, it offers the most economical transportation to the markets, a varied and almost untouched wealth of natural resource, a most equitable and pleasant climate, pure mountain water, and unrivaled beauty of scenery.

"The Lee Bowdler company, in the Abington building, Portland, Or., is in charge of the realty operations, and reports many clients have already visited the tracts and settled there for their future homes. The low prices at which the first section of the tracts are offered is a great inducement, and will continue only for a short time."

Hundreds of acres of virgin soil in Morrow county is being plowed up for seeding the coming fall, says the Heppner Times. W. P. Dutton is turning over 600 acres in one body and many other farmers are preparing to extend their farming operations. This means a greater production of grain for this county year by year.

SMALL FARMS COMING IN WILLAMETTE VALLEY

By W. H. Chapin.

The development of the Willamette valley is now going forward more rapidly than ever before in its history. Homeseekers are pouring in by the trainload. Some are finding homes and some are not. The general tendency is towards small farms, which means the gradual dividing up of the large donation land claims. If the tide of immigration continues to flow into it during the next five years as it has started this year, the Willamette valley will be more than doubled in population and will be a veritable paradise. Small farms for dairying; small farms for poultry; small farms for truck gardening; small farms for fruit growing. More fruit and vegetable canneries to encourage the profitable production of those commodities and to turn the trade to export from import.

There are several places in the valley where canneries can profitably be located right now. Profitably for the canneries and profitably for the farmers.

The immense quantities of canned goods imported into this state should be reversed to an equal or greater amount exported. This would mean thousands of dollars in the pockets of our farmers. The realty board sometime ago discussed the idea of ten acre farms for homeseekers. The scheme is feasible, but requires a great deal of time from some one to bring it to a successful issue. So far that "some one" has not appeared, so what should be done by a crowd must be done by one man or a small syndicate.

A ten acre farm is large enough for any man if he works it right, and if he doesn't so work it, it is altogether too large. The rural free delivery and the farmers telephones have done much to placing the farmers' life on a higher plane. He has his daily paper, and is thoroughly posted on the markets. He knows when to ship his produce and when to hold it. In other words he is being developed into a business man. And the land is being dotted thickly with neat, attractive homes filled with a happy, contented people.

Hotel Erected at Second and Yamhill by Moy Back Hin.

Warehouse or Factory Sites

On Hawthorne avenue, East Water, East Madison and the Willamette river—195x661 (or any part) with side tracks and docks. Owners will lease on favorable terms and improve to suit tenants.

LAMBERT-WHITMER COMPANY

107 Sherlock Building
404 East Alder Street

FACTORY SITE

92 FEET TRACKAGE
235 FEET DEEP

Best factory site in Portland. To the investor, here is an opportunity never before presented to the public. This will be sold quick.

PRICE $3100

HOWARD-BEHNKE COMPANY

519 Swetland Building

Thurman Street 80x100

East of 20th Street

One 4 family flat and one new 6 room house, easily converted into flats and room for another flat on same lot. Lot has 80-foot frontage on Thurman and lies between Thurman and Upshur. Total rental now $92 per month. Room 15, 270½ Washington St.

Only $14,000

Tom M. Burney

A-4722—Main 7995

Come and See for Yourself

10-ACRE TRACT on car line, close to city limits, all improvements, no stone or gravel, well watered, half mile to school and postoffice, the finest location on the market; no commission, direct from owner, $165 per acre; terms.

$2000 buys 40-acre apple ranch on Columbia river, only 30 miles from Portland, good house, nice spring, 250 choice apple trees, 12 acres in cultivation; a fine home; terms.

Call and see me for small or large ranches.

J. W. Taggart

322 ABINGTON—MAIN 6418

1092 Corbett St.

Good 5 room cottage and corner lot. Can be sold at an attractive price.

Moyer Alley

Two fractional lots, facing the alley, which can be sold for $750.

Kelly Street

Very choice corner, with east frontage of say 95 feet. A bargain at $1200.

Hamilton Avenue

100 feet frontage, fine sightly location, for which we ask $2000.

Kelly Street

200 feet frontage on the east side of Kelly street, between Bancroft and Hamilton ave.

Eleventh Street

40x100 feet on the east side of 11th street, between College and Jackson streets, which we can sell for $3500, if taken at once.

Fourteenth Street

80x100 feet, on the west side of 14th street, between Harrison and Hall streets, restricted district.

Hoyt Street

50x100 feet, northeast corner of 18th and Hoyt streets; fully improved and a bargain.

Johnson Street

83 feet frontage, southeast corner of 25th st.; high and sightly location; ideal residence site.

Lovejoy Street

50x100 feet, between 23d and 24th sts.; with good 8 room house, at a bargain.

Marshall Street

40 feet on south side of Marshall st., 100 feet east of 20th st.; price only $3500.

Northrup Street

50x100 feet on the north side of Northrup st., between 25th and 26th sts.; restricted residence district.

Overton Street

100x100 feet, cor. 26th st., for residential purposes only; will divide to suit.

WAKEFIELD, FRIES & CO.

289 STARK STREET.

ALFRED A. BAKER

REAL ESTATE

Farms and City Property

211, 212 ABINGTON BLDG.,
106½ 3RD ST., PORTLAND, OR.

A beautiful farm, well located in a prosperous community, ½ mile from a good town with splendid schools, stores, churches, etc.; the advantages of this farm are many. Boat landing on this place, good buildings, abundance of living spring water in the pastures, water in the house; all kinds of small fruits, a nice family orchard of about 2 acres, all stock, farm implements and household furniture, everything for only $100 per acre. A sure bargain.

For Sale or Exchange

One of the best farms in Washington county, 240 acres, 100 cultivated, good buildings; will exchange for Portland property.

ALFRED A. BAKER

REAL ESTATE, FARMS AND CITY PROPERTY.

211, 212 Abington Bldg.,
106½ 3rd St., Portland, Or.

Here Is 80 Acres of Land That Amounts to Something

It is not gravel or rock, but pure soil, and lies pretty, a half mile from electric railway at Tonquin station; has a good house and 2 good barns, a good well and a large spring of water. It is the very best of fruit land, having a couple hundred trees in full bearing to prove what we say is right; 20 acres of the very best of timber, 30 acres of genuine soil in cultivation, and the balance of the place is cut off and easy to clear.

PRICE $1000 PER ACRE.

The Dunn-Lawrence CO.

240 ALDER STREET.

Say Mr. Workingman

Have you ever thought how nice it would be to OWN A HOME OF YOUR OWN? If you have, then call and see me about those

4 Lots

I have on the O. W. P. line, close in, water piped to place, finest of deep black soil; land lays fine; taxes low. This is an ideal place to have a fine garden and chicken yard.

The Price is only $550

And all you need is $250 cash, the balance any way to suit. Don't miss this as it is the biggest snap I have offered.

R. F. ROBINSON

502 SWETLAND BLDG.

100x100 Fifteenth Street Trackage

Some income. Attractive terms for a few days only.

Frank Bollam

128 Third Street

FOR SALE BY

Mall & Von Borstel

East Burnside Street Corner

Price $10,000

100x100 and 3 houses, one of them being 9 rooms and the other two 6 rooms each; bringing in a fair income, situated on the northeast corner of E. 15th and E. Burnside sts. We can arrange terms.

New Broadway Street Home

Price $2,850

Terms $600 Down

Lot 47x100, and new 6 room house, situated on the south side of Broadway st., and next to the corner of E. 29th st. It is a bargain. See it.

Grand Avenue

Price $10,000

Lot 50x90, on Grand ave., and between E. Oak and E. Pine sts. Terms.

Eighteenth and Raleigh Sts.

Corner Lot

Price $5,000

Lot 40x100 on the northeast corner of 18th and Raleigh st. Terms.

E. Ninth Near Burnside St.

Price $3,650

46x50 and a good 6 room house on the west side of E. 9th st., next to the corner of E. Burnside st., being No. 9 E. 9th st. This is a good property. See it.

Union Avenue Business Corner

Lot 50x100, situated on the west side of Union ave. and next to the corner of E. Burnside st. For price and terms see us.

East Pine Street

Price $6500

53x50, situated on the north side of E. Pine st. and between Union and Grand aves. There are some improvements on the property, bringing in a fair income. We can arrange terms.

Bungalow

Price $3200

New 6 room bungalow with full basement and large attic. South front and walking distance. Lot 40x100.

Warehouse or Factory Site

East Third and Davis Sts.

Price $15,500

Lot 100x100, with 4 dwellings, bringing in a fair income; situated on the southeast corner of E. 3d and E. Davis sts. This is a fine corner for a factory or warehouse site, being only 2 blocks from the Burnside bridge. We can arrange terms.

Cheap Building Lots

Thompson Street

We have a lot 44x100 on this street for $650; easy terms.

Schuyler Street

We have a lot 49½x77 on this street for $650; easy terms.

Broadway Street

We have 3 lots 50x100 each on this street for $750 each; easy terms.

Weidler Street

We have 5 lots 50x100 each on this street at $650 each; easy terms.

East Glisan Street

We have a lot 50x123 on this street for $1250. Street improvements and sewer are all in. Streetcar passes the property.

Second and Columbia Streets

150x100 and 7 houses, situated on the southeast corner of 2d and Columbia sts. The houses are all rented and pay a fair income on the investment. Second st. is a good street. This property has a good future. For price and terms see us.

Third, Near Glisan St.

25x100

Price $17,000

25x100, on the east side of 3d st., near Glisan st. This property has an income of $75 per month. Terms.

23d and Wilson Sts.

100x100, on the southeast corner of 23d and Wilson sts. For price and terms see us.

Apartment House Site

Nineteenth and Marshall Sts.

100x100, on the northwest corner of 19th and Marshall sts. See us for price and terms.

East Ankeny Street Home

PRICE $4000

Lot 50x80 and 7 room modern house, situated at 650 E. Ankeny st. We can arrange terms.

Mall & Von Borstel

104 Second st. (Lumber Exchange Bldg.) and 702 E. Burnside St.

Vancouver, Washington Is On The Map

WITH ITS

TWO TRANSCONTINENTAL RAILROADS
DEEP-WATER HARBOR
NORTH BANK FREIGHT TERMINALS
LARGE FRUIT, FARM AND LUMBER DISTRICT

Vancouver will double in population within three years. Some of Portland's shrewdest business men are investing in Vancouver property. They know that its growth and the consequent increase of realty values are inevitable.

OUR VANCOUVER OFFICE HAS BEEN ESTABLISHED OVER 20 YEARS

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The Washington and Oregon Realty Company

308-309 Merchants Trust Building, Corner Sixth and Washington, Portland, Oregon

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300 MAIN STREET, VANCOUVER, WASH.

A Few Samples

Irvington

$3000—7 room house on lot 50x100, between Hancock and Tillamook.

$4000—5 room house on corner lot, 50x100, one block to car.

$5500—6 room bungalow, on lot 75x100, two blocks to car.

$5800—7 room house on lot 75x100, one block to car.

$6300—6 room house, on lot 50x100, one block to car.

$6500—8 room house on lot 60x100, two blocks to car.

$900—Lot 46x100, near Thompson.

$800—Lot 100x100, Fernwood.

$1100—Lot 50x100, two blocks to car.

$1450—Lot 65x100, two blocks to car.

$2000—Lot 100x130, on Tillamook st.

$2000—Lot 50x100, Weidler st., near 17th st.

$3000—Lot 65x100, Weidler st., near 22d st.

$4000—Lot 100x100, one block to car.

Rose City Park

$3000—6 room 2 story modern house, on lot 50x100, one block to car.

$500—Lot 50x100, on Alder street.

$850—Lot 50x100, on Thompson, one block to car.

$950—3 room bungalow, on lot 48x140.

Waverly

$650—Lot 40x100, two blocks to car.

ADAMS, DAVIE & BLAIR

PHONE—A OR MAIN 3236 COMMERCIAL CLUB BLDG.