

5-CENT CAR FARE GIVES MILWAUKIE A NEW IMPETUS

Citizens Anticipating Town to Go Ahead Rapidly From This Time; Many Civic Improvements Are Planned.

Ask any of the citizens of Milwaukie what they think of the future of the little city and the answer will invariably be, "All right, now that we have a five-cent fare." This is the keynote of all the enthusiasm and optimism which is permeating throughout every nook and cranny of the pretty little city on the south.

It must be admitted that the growth of Milwaukie has been rather slow during the past few years, but the people have had to contend with a ten-cent fare to Portland, while all other suburbs have been within the five-cent fare limit, and it is only natural that the growth of Milwaukie should have been slow. But now that the people have won their fight with the Portland Railway, Light & Power company and gained the five-cent fare, there is every prospect for a rapid and substantial growth for the town. The wide streets are lined with imposing shade trees, while a majority of the homes and business buildings are neat and substantial.

Once Largest City in State. It may not be generally known, but Milwaukie was once the largest city in the state. That was back in 1848, during the time of Berryman Jennings, one of the earliest settlers of the district. At that time the harbor was the most important part of the town, for all of the ocean-going vessels came there to leave and receive their cargo. Milwaukie may also boast of the first grist mill in the state, and ranchers from as far south as Salem brought their grain to the mill. Indeed, it was a very important place.

With such an auspicious beginning it appears strange that Milwaukie did not grow to be a city of German. The reason which is given today is that the town was settled by German ranchers who thought more of the tilling of the soil than they did of making a city. The descendants of these original German ranchers still live around Milwaukie, but they have become a progressive class of citizens. They have grown wealthy from their labors and are now willing to spend their money for the good of the town.

Milwaukie of today is a city of some 1500 souls, and has all of the advantages of a much larger city. All of the religious denominations are represented with good churches, and all of them have good following. The public school is one of the best in the state.

Civic Improvements Planned. It was the first school in Clackamas county to receive the Class A rating, and was the second school in the state to receive that rating. At present the school employs 11 teachers, but a high school course has lately been added, which will necessitate the employment of more teachers within a short time.

From a civic standpoint Milwaukie is all that could be desired. At present it has a council which realizes that there are many needed improvements to be made and they are voting these improvements at every meeting. At the last council meeting a contract was awarded to the Montague-O'Reilly company of Portland, for the hard surfacing of Front street, one of the principal streets in the business district. The contractors have promised that work shall commence within a few days. At a former meeting \$30,000 in bonds were authorized for the purchase or building of a municipal water plant. These are some of the larger improvements, but at every meeting some lesser improvement is favorably acted upon.

At present Milwaukie does not have free postal delivery, but an agitation for this service was started by the business men some time ago, and their efforts in the matter received favorable recognition from the postal authorities. The postal officials have promised that the service shall be given as soon as the cross-town streets are improved with good board sidewalks. Several of these walks have already been constructed and petitions for others are now being circulated.

Will Have Newspaper. Milwaukie once had a newspaper and a commercial club, but that was in the "other" days. A new weekly newspaper is soon to make its appearance in the town, and it is certain that this one shall make good for it has both the moral and financial support of most of the business men of the town. During the past few years there has been no urgent need for a commercial club, but it is different now. There are so many improvements to be agitated and so many movements to be encouraged that a commercial club is a necessity. The business men realize this, too, for they have decided that such a club shall be organized within a very short time.

Another industry which may be given to Milwaukie is an automobile factory. After making proposals to all other suburbs of Portland the Beaver State Motor company decided to investigate Milwaukie. It is probably well for

SEAT NEAR DOOR RESULTED IN NEW Y. W. C. A. CAFETERIA IN BUSY DISTRICT OF NORTH PORTLAND



By V. W.

A young business woman of North Portland chose a seat near the door of the Y. W. C. A. cafeteria, and out of this seemingly inconsequential happening has grown a brand new Y. W. C. A. cafeteria in the North Portland district, located at the corner of Eighteenth and Raleigh streets.

After being seated at the table nearest the door, Miss Hazel Clark was joined in a few minutes by Miss James, general secretary of the Y. W. C. A. They did not know each other, but started a conversation, and Miss James remarked that she often selected that table because it was so near the door and she was able to get away quickly. "That is exactly why I sit here," said Miss Clark. "I come so far and on my time is so short that I don't dare take an extra step." She then unfolded to Miss James the great need of a Y. W. C. A. cafeteria in the North Portland manufacturing and wholesale district. She was assured that if the need was sufficient a way would surely be provided to fill it. Accordingly Miss Clark assumed the task of circulating petitions among the various establish-

ments requesting only signatures of women who would, if a cafeteria were established, give it their patronage. Within a few days 108 signatures were secured. The heads of the firms responded with substantial encouragement, at the same time making the request that their male employees also be allowed to use the new cafeteria. This request was granted.

Church Is Sought. Then came the search for a suitable building in that particular district. The old wooden church standing on the corner of Raleigh and Eighteenth streets was finally secured and after being thoroughly cleaned, papered and painted in a modern style, the food is particularly well cooked and appetizing. There is a good variety and the prices are low. The following was last Tuesday's noon day menu:

One Day's Menu. Vegetable soup 10
Veal stew and biscuits 10

replaced, the walls have been covered with cream-tinted paper, the woodwork has been painted and the floor scrubbed. Eighteen tables are scattered about the main part of the room, which is about 40x50 feet in size, and across the front of the former church stretches a "double-decker" white oilcloth covered counter, on which the food is placed in cafeteria style. The food is particularly well cooked and appetizing. There is a good variety and the prices are low. The following was last Tuesday's noon day menu:

Mashed potatoes and gravy 03
String beans 05
Creamed onions 05
Lima bean salad 05
Beef pickles 03
Cantaloupe 05
Rhubarb 05
Jelly 05
Bread pudding 05
Coffee or tea 05
Milk 05
Bread and butter 02
Extra cream 02
The patronage of the cafeteria is almost equally divided between men and women, and the men seem to enjoy the opportunity to get good, wholesome

food at a small cost quite as much as the women and girls. Within a short time the association expects to have one corner of the big room screened off and fitted up with easy chairs, tables, reading matter, etc., so that the girls will have a place to spend their time after lunch.

Miss Caroline E. Barnum, one of the most efficient of the local Y. W. C. A. secretaries, is in charge of the new branch, having gone to it from the East Side branch. Miss Barnum took with her one of the cooks from that institution, thus insuring the same splendid fare that has characterized the East Side cafeteria.

Top, left to right—The church that became a cafeteria. Miss Hazel Clark, who "sat near the door." Miss Caroline E. Barnum, Y. W. C. A. secretary, in charge of the new cafeteria. Bottom, left to right—Dinner in its first stages in the kitchen at the new North Portland cafeteria. Dinner in its last stages in the new cafeteria dining hall.

BILLBOARDS ARE DISGRACE TO CITY

Move Expected to Secure Removal of Gaudily Painted Monstrosities.

Now that Portland has a brand new city administration, which is believed to be free from political or personal pull, the fervent hope of thousands is that some action will be taken to abate the single and double-deck glaring monstrosities called billboards, which thrust themselves into the faces of a long-suffering public at every turn of a street. By permitting the erection of these gaudily-painted signs in the very center of the business and residence centers of the city, the old common council indicated that its members could see a charm in billboards which has failed utterly to impress the average lay mind. "I am going to get up a petition requesting the city commissioners to pass an ordinance forbidding the erection of billboards and ordering those already built to be torn down by January 1, 1914," declared an east side resident, in front of whose home is a solid block of the most grotesquely colored billboards to be found anywhere in Portland, and that is saying a good deal. "Without doubt," continued this outraged citizen, "I could secure 10,000 names to a petition to do away with the billboards. "So far as I am concerned, I see no objection to billboards far out in the suburbs, along public highways, or along the rights of way of railroads a short distance beyond the city limits, but I am utterly opposed to cluttering up the center of the city, defacing dead walls and lining the river front along the bridge approaches with them. "It's a sure shot that, if the billboard ordinance were confronted tomorrow with the referendum, there would be a concerted rush of signers. I may try it, if I can get a little help."

REAL ESTATE MEN SEEK A CHANGE IN INCOME TAX LAW

Provisions in Proposed Measure Impose Hardship on Owners, Declares Leading Authority.

Since the publication of the proposed income tax feature of the Underwood tariff bill, the allied real estate interests in the large eastern cities have been using every effort to induce the finance committee of the senate to correct certain portions of the bill which real estate men claim will work an unnecessary hardship for real estate owners. Edward F. Clark, one of the best known real estate lawyers in New York, has submitted the following argument to the senate finance committee in support of an amendment offered by the allied real estate interests permitting the deduction from gross income of all interest paid on real estate secured by mortgages on real estate. "Provisions of the bill require the deduction of the tax at the source on interest above a certain figure payable by land owners to their mortgagees and on annual rents above a certain figure payable by tenants to their landlords. "Hardship is Unnecessary. "These impose a serious and unnecessary hardship upon real estate owners and lenders on bond and mortgage, and it was brought to the attention of the finance committee that in each case the government was selecting the less responsible person to look to for the tax; was permitting, and, in fact, compelling, a tenant and a mortgagor to withhold 1 per cent of the full amount of rent or interest from the person entitled to the same for a full six months subsequent to the close of the calendar year, during which the rent or the interest accrued and was payable. This in spite of the fact that by reason of taxes, interest and other deductions, to which the taxpayer was entitled, his actual income tax amounted to but a small percentage of the 1 per cent upon the gross amount which had been held out by his tenant or tenants or borrowers on mortgage. Instances are not uncommon of land owner having gross income of \$50,000, out of which his tenant or tenants would deduct and withhold the sum of \$500 (which sum it will be recalled is to be withheld for six months, following the close of the calendar year, when all of the rent was due). "Portlanders are Affected. "On account of payments to be made by the owner for interest, taxes, operating expenses, etc., his gross income becomes a net income of \$10,000. Under the bill he is entitled to an exemption of \$4000, which would make the full amount of the tax payable by him the sum of \$60.

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have again and again asked why impose this unnecessary burden upon the landlord, when every reason and purpose of the bill could be accomplished by requiring the tenant to report to the federal government concerning the amount of his rent, which would be a complete check upon any report made by the owner. There are probably 200 people in Portland whose income from real estate rentals and money loaned on real estate exceeds the \$4000 exemption allowed in the income tax feature of the new tariff bill, and who, therefore, will be affected by the income tax law.

AMERICAN DOLLARS SOCIETY'S SALVATION

(By the International News Service.)

London, July 12.—There is no doubt that Americans and American dollars alone saved the present London social season from becoming a "frost." It is true London has been crowded, unusually crowded. But aside from those of the leading American and Anglo-American hostesses there have been few large entertainments. Those who pretend to know explain that this is due to the fact that many large London houses such as Grosvenor house, the residence of the Duke and Duchess of Westminster, and Devonshire house, which in former seasons has been the scene of great entertainments by the Duke and Duchess of Devonshire, are closed. "The thing that strikes me most about the present London society," said a prominent American visitor to-day, "is that everyone seems trying to make a maximum show with a minimum expenditure. London seems filled with a tribe of young men of the best social qualifications, excellent family, admirable manners—in fact, all the necessary makings of the social world—but without money. "The result is they flock to every function where the price of a clean shirt insures them an excellent evening's entertainment to say nothing of plenty to eat and drink. "Beyond question, the present dancing craze has come as a godsend for the average impecunious Englishman. This is the real reason why the American dances have become so popular here."

TYPE OF DWELLINGS GOING UP IN EAST IRVINGTON DISTRICT



New home of John G. Seed, head of Journal Art department, 1010 Hancock street. House is of the 1 1/2 story cottage type and was built at a cost of \$3000.

BIG REALTY DEAL IN LAND ON EAST SIDE IS CLOSED

British Syndicate Takes Over Tract From Oregon Real Estate Co., as Announced in Journal Last Tuesday.

As was announced exclusively in last Tuesday's Journal, the big deal involving the sale of nearly \$3,000,000 worth of East Side property to a British syndicate was closed Friday. The property transferred was the unold portion of Holladay's addition, some 15 blocks in Wheeler's addition and two blocks south of Sullivan's gulch in East Portland. Title to the property was in the Oregon Real Estate company, which is owned by the Larabee brothers, one of whom lives in Portland and the other is a Montana banker.

The purchasing syndicate is known as the Anglo-Pacific Realty company, practically all of the stock of which belongs to British and Canadian capitalists, small blocks being held by two or three Portlanders. W. J. Burns, of Balfour, Guthrie & Co., representing the English owners, is in charge of the new corporation which will handle the property.

Involved in the deal were 861 lots, and the general boundaries of the property are East Eighteenth street, Hallesey street, Sullivan's gulch and the Willamette river, although a small portion of the lots extend south of the gulch.

This deal has been dragging for the greater part of the past two years. It was revived early in 1912, but at that time The Journal made the exclusive announcement of the fact that the sale would probably be concluded in a short time. It is the largest single transaction in Portland realty in the history of the city.

Another important deal in Portland real estate announced last week was the sale of the Wheaton apartment, at the southeast corner of Park and Taylor streets, for \$100,000 to the American Realty company. The building is a four-story structure, 50x150 feet, with a pressed brick and sandstone exterior. It contains 21, two, three and four-room apartments and was one of the first downtown apartments built. E. R. Pitelka was the former owner.

The purchase by J. C. Costello of the fractional quarter at the southeast corner of Fourth and Burnside streets from H. R. Kincaid and associates, which was announced early in the week, was confirmed yesterday. Mr. Costello paid \$10,000 for the lot, which has a frontage of 100 feet on Burnside and 80 feet on Fourth. Messrs. Kincaid and associates took in part payment 18 or 20 Irvington lots.

PURCHASE RESIDENCE OF GEORGE HYLAND

John F. Daly, president of the Title & Trust company, has purchased the George Hyland residence, located at the northeast corner of East Sixteenth street and Holladay avenue. The house is a modern 2 1/2-story, 10-room structure, and occupies a 75x100 foot lot. Mr. Daly paid \$12,000 for the property, which he acquired for a home.

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