Recent Activities Indicate Substantial Growth in All Lines During Year.

BUSINESS HOUSE INVADES

Franchise, Improvement Freight Facilities and Manufacturing Expansion Recent Events.

growth in all lines for the ensuing year. Bits of evidence are: Granting of the cross-town car franchise, long eliminate delays and expense, prospec-tive erection of a modern high school building in the South East Side, expansion of manufacturing interests and increased building permits are evidence that the expected growth is well sub-

The leasing of a half block for ten years by the Blake-McFall Company from Oscar E. Heintz and the erection of a four-story brick and concrete

for the structural steel department. These two buildings will be torn down after the iron company moves into the new plant to be erected on the new site on East Twenty-ninth street on the north side of Sullivan's Guich. Mall & Von Borstel negotiated the lease. Plans for the building will be drawn at once. It will cost, according to Mr. Davis in February, 1912, by Mary Hawkins for \$110,000, and the property was mortgaged back to secure the payment of the \$100,000 remaining unpaid.

The mortgages recorded daily for the week were as follows, running from Monday to Saturday, inclusive: \$179.-629, \$60,143.42, \$37,905, \$60,008, \$28,-322.60, \$63,370; total, \$429,318.02. will be of heavy mill construction. It probably will be 90 days before actual

Blake-McFall Company is one of the large concerns of Portland. It gives employment to more than 100 men, besides has many delivery teams and auto-trucks. The coming of the com-pany and the erection of this building will be immensely helpful to the East turnside district and to the entire East

It will move its entire sales plant to the East Side. The new building will be within two blocks of the Har-riman freight depot and a short distance from the freight yard of the Hill system.

Freight Facilities Certain.

All East Side shippers will have ample freight facilities. The Southern Pacific has enlarged its freight facilidek street, the zone in which its East
Side freight depot and yard are located.
R: has just completed additional frackage and team track platforms along East Second at East Ankeny street. New tracks were laid in from the railroads to be enabled to increase their net income.

The report is in part as follows:

"Considering the sensational advance the market enloyed in Language Tables." East Second street and along this new platform. These improvements will ary has given a fairly satisfactory acgreatly enlarge the freight facilities for the Southern Pacific and O.-W. R. wholly unsatisfactory one as to stocks.

New District Is for Factories.

Holladay avenues and Union avenue and the Willamette River has been given over to the railroads and warehouses and commission men. The coming of Blake-McFall Company there is another accession. The establishment of the Ford Auto Company in the South East Side points to the possibilities of that part of the city. Those who have given the market reconsideration believe that all the territory adjacent to the Southern Pater in the stocks when it was reported that the

manufacturing purposes. There are an ample railway facilities.

"I look for this entire district to be occupied by small factories," said La M. Lepper, chairman of the transportation committee of the East Side Business Men's Club, "and the establishment of the Ford Auto Commany in that

activity is picking up rapidly. W. J. Summers took out a permit to erect five dwellings on the block bounded by East Twenty-sixth, Twenty-eighth, Sherman and Caruthers, to cost \$16,-250. John L. Karnopp, a builder, has taken out permits to erect four houses on East Forty-eighth and Hawthorne avenue for \$6000. T. W. Rodahugh has secured the contract for the erection of a two-story brick store and apart-ment, house at the southeast corner of ment-house at the southeast corner of East Twenty-eighth street and Sandy boulevard. Active steps have been taken for the erection of the club-house of the Laurelhurst Club, which will cost \$29,000.

WORK ON CREAMERY BEGINS Excavation on Christian Science Church Also Under Way.

Work has been started on the foun dation of the new building for the Townsend Creamery Company at the outheast corner of East Seventh and Granting of Cross-Town Carline East Everett streets. This building will cover a quarter block and will be of reinforced concrete construction. It will be two stories.

Excavating has been started on the foundation of the new home of the Fourth Christian Science Church, Holl-Developments of the past week on this corner. It is the third building the East Side indicate substantial prowth in all lines for the ensuing a year. It will cost \$10,000.

Good progress is being made on the two-story reinforced concrete building, 200 by 100 feet, on East Alder street, of the cross-town car franchise, loss of the cross-town car franchise, loss to the concern on the East Side, increased concern on the East Side, increased between East First and East Second streets. It is for the D. P. Thompson and will be occupied by commission firms. It will cost more than

> MORTGAGES TOTAL HIGH NOW Sum of \$429,318.02 Reached in Week Just Closed.

of a four-story brick and concrete building in the near future covering a half block, by Mr. Heintz, is the most important transaction for the East Side for some time. The half block is on the north side of East Ankeny between East Third and East Second streets.

Mortgages recorded at the Courthouse totaled \$429,318.62 during the house totaled \$429,318.62 during the house totaled \$429,318.62 during the week just closed, or considerably higher than they have for several weeks. The enhanced aggregate is traceable to an unusually large mortgage of \$100,000 issued on February 28 streets.

At present the half block is occupied by a portion of the plant of the Pacific Iron Works, including the brick foundry and concrete structure at the west end of the property used for the structural steel department.

SPENCER TRASK & CO. LOOK FOR MORE IMPROVEMENT.

Only Important Thing Needed Nov Said to Be Ruling Permitting Advance in Freight Rates.

That business and financial condi tions are satisfactory in the Eastern money centers is indicated by the monthly statement received by local firm of Wilfred, Shore & Co., from their New York correspondents, Jes between Burnside bridge and East Spencer, Trask & Co. It is held that

The North Bank line has its freight office in a boxcar at the corner of East Third and Belmont streets. The new freight house and sheds will be erected on Union avenue and East Morrison street. The company plans to have two freight engines on the East Side. This will eliminate delays and much expense.

It must be remembered that the January rise was due very largely to a sudden change in sentiment produced by the final passage of the Currency Bill, and a more hopeful view of the attitude of the Administration toward general business, particularly as regards the so-called "Trusts." These two welcome factors making their appearance at almost the same moment, produced such a revulsion of feeling It must be remembered that the Janu-The North Bank line has covered its produced such a revulsion of feeling yard south from Belmont for several from the previous discouragement that, blocks with team tracks for trucks be-

blocks with team tracks for trucks between Union avenue and East Third
street, where there will be ample facilities for the handling of freight.

The freighthouse at Union avenue
and East Morrison street may be built
this Fall, or as soon as the condemnation proceedings for a lot needed ends.

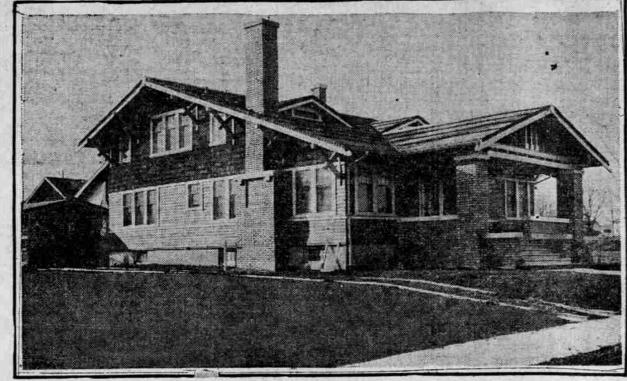
New District Is for Factories. The zone between Hawthorne and Holladay avenues and Union avenue to a large extent, actual trade conditions have shown only a slight

ter consideration believe that all the territory adjacent to the Southern Pacific between Hawthorne avenue and the carshops will be given up to factories, the small homes there to be removed. The main line of the Southern Pacific runs through this district. The Ladd tract from Grand avenue and Milwaukle street is still unoccupied, and has been reserved for manufacturing purposes. There are ample railway facilities.

demonstrated by the instant decline in stocks when it was reported that the Interstate Commerce Commission might not render its decision until September 12, and the subsequent quick recovery, when the announcement was recognized as being largely technical. It is as a matter of fact, very evident that the Commission intends to render a decision before Congress adjourns in June, although it reserves to itself the right of postponing the same, if it

tion committee of the East Side Business Men's Club, "and the establishment of the Ford Auto Company in that contemplate, but delay would be preferable to haste, if haste should preferable to haste, if haste should pre-

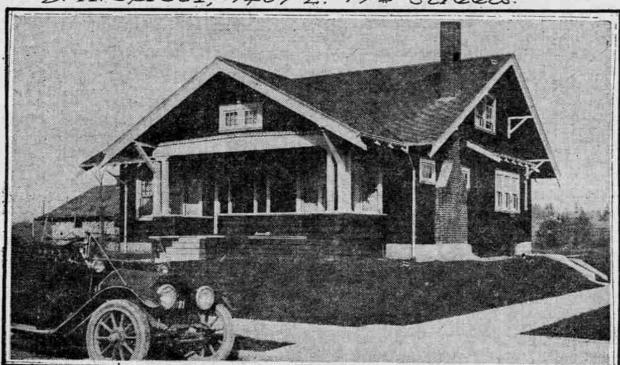
THREE OF THE MANY ARTISTIC NEW HOMES IN WESTMORELAND.



Dr. C. H. Wheeler, 1253 E. 18th St



D. H. Sproul, 1407 E. 174 Stracts.



W. H. Brandes. E 20 TH and Knapp Sts.

Building Activity Now Noted in

Westmoreland.

Westmoreland.

Westmoreland.

Westmoreland.

Westmoreland.

Westmoreland.

Benth and Tukon.

Four houses, costing \$2000 each, on lots 15, 16, 17 and 18, block 36, S. W.

Priest, Twenty-second and Yukon.

Residence, \$3500, Sallie H. Coleman.

Intree five-room bungalows, costing \$2000 each, lots 14, 15 and 16, block 28, G. W. Priest.

HOUSES HANDSOME W. Priest.
One - and - one - half - story residence,

Hundred Structures Already Completed and Hundred More Will Go Up in Next Few Weeks-All Improvements Completed.

ment of the Ford Auto Company in that territory points the way. It is a district that is specially fitted for that purpose.

"The execution of the commission- "The execution of the commission- railroads will win a horizontal increase on a certain about the time Reed College was erating to Capacity.

A neavy punding actual A neavy punding actual ticeable in Westmoreland, a tract which was platted and sold in 1909 and of being quite certain now that the 1910 by the Ladd Estate Company, or railroads will win a horizontal increase about the time Reed College was erating to Capacity. ticeable in Westmoreland, a tract PLANT WILL BE IMPROVED

which have been started during the past four weeks:
One-story \$2500 bungalow, S. B. Don-RISE which have been started during the past four weeks:
One-story \$2500 bungalow, S. B. Donaugh, lot 10, block 12, Seventeenth and Tolman.

Two-story \$3000 residence, J. M. An derson, lot 21, block 12, corner Eight-eenth and Yukon.

benefits and damages along Bridge eral others of giants, pumps, pipe and street, which is to be widened to 50 work of the company in other places.

Lots Moored in Wet Clay.

"I only regret." said William H.

"I only regret." said William H.

feet. Declarations of intention to pave the principal streets this season have been made by the Council and a survey for a complete sewer system for the city has been made. The sewer proposition will probably be submitted to a vote of the people within a short time, as it is desired to install made in its plant, whereby it will be enabled materially to increase its output, especially of arint tile. A new shale crusher has been installed and shortly a new boil of a rand engine will be placed. The latter will double the power and boiler of apacity of the plant.

The company has a splendid brick been made. The capacity of the plant.

The company has a splendid brick been made will be placed. The latter will double the power and boiler of apacity of the plant.

The company has a splendid brick been made will be proceed to provide the principal streets this season are well under the proposition will probably be submit, the do a vote of the people within a short time, as it is desired to install whereby it will be enabled materially to increase its output, especially of the plant.

The company has a splendid brick been made by the council and a survey for a complete sewer system for the clay has been installed and shortly a new boil made the proposition will probably be submit, ted to a vote of the people within a short time, as it is desired to install whereby it will be enabled materially to increase its output, especially of the manufacture will obtain the proposition will probably be submit, the dot a vote of the people within a short time, as it is desired to install whereby it will be enabled materially to increase its output, especially of the company has a splendid brick been made in its plant, the company has a splendid brick been made in its plant, which is being the feet, and the proposition will probably be submit, the dot not not be enabled and the proposition will probably be submit and the company is engaged in just at present. We are modeling out of wet clay the loss of the feet and their stability wi

WESTOVER TERRAGE WORK IS UNUSUAL

Eastern Hydraulic Engineer High in Profession, Is Impressed With Project.

of Portland Hill Into Fine Home Spot, Is Written for Science by W. L. Church.

The play of water by the big giant,

while most interesting from a spectac-ular point of view, is not new nor is it the big engineering feature. The moulding out of lots, blocks, streets and terraces and the building of high embankments as solid and stable as the everlasting hills is the feature that remarkable from an engineering andpoint. W. L. Church, one of the leading

hydraulic engineers of the country and who has been for many years president of the Ambursen Hydraulic Construction Company, the most noted builders of dams in this country, was recently in Portland and studied West-over Terraces. His conclusions are quer Terraces. His conclusions are given in a monograph entitled, "Earth Dams and Their Adjuncts," published by the Ambursen Company, New York, Montreal and Denver, for distribution among the engineering profession in this and other countries.

Montreal and Denver, for distribution among the engineering profession in this and other countries.

Westover Terraces Described.

He says in part:

"Speaking as engineers we cannot overstate the value of this marked advance in constructive hydraulic art. It will commend itself, even with this meager description, to the judgment of the profession and much more will it do so when observed in the field."

Describing the work of the Lewis Wiley Company, he says:

"They are at this time remodeling an entire section of the City of Portland, Or., known as Westover Terraces, converting it from a steep, rough hillside, available only for pasture lots, into the choicest residential section of the city. In this project the earth was cut away to a depth at some points of 160 feet, but in all cases below the finished grade. Other earth was then sluiced back on to the lower levels from the higher and by means of sheerboard bulkheads was moulded into streets, terraces and building lots. When completed the sheerboards were removed, the slopes dressed down, seeded to grass and set with shrubbery. The soil not used in building up the terraces was deposited in Guilds Lake, a shallow body of water in the industrial section of the city. The reclaiming of this lake has created valuable factory sites and rallroad property, which has been taken up nearly as Sell M. O. Eklund lot 12, block 5. shallow body of water in the industrial section of the city. The reclaiming of this lake has created valuable factory sites and railroad property, which has been taken up nearly as fast as completed. The landscape architects are Olmsted Brothers, of Brookline, Mass. When the present work in Seattle and Portland is completed there will have Deen moved and placed something like 16,090,090 cubic yards of material by this process."

Speaking of the efficiency of the "Lewis-Morse" method, as they call it, he says:

"They have carried the practice of the Morse lot 5, block 28, Ive Ington; price and In Minnesota.

Soid B. C. Morse lot 5, block 38, Ive Ington; price and Interest and Interest.

They have carried the practice of hydraulic sluicing to a point far be-yond anything hitherto reached."

Method Permits Slope.

As to the stability and permanence of embankments made by the "Lewis Morse" method, he says:
"Under the old hydraulic methods
settlement, and still worse, unequal settlement and consequent distortion after completion, is inevitable, the degree depending upon the class of ma-terial, the efficiency of drainage, etc. Sometimes the settlement is so great as to require subsequent refill and is often accompanied by cracks, and, if the slopes are too steep, by sloughing. The 'Lewis-Morse' method, on the contrary, permits a slope as steep as one on one without any added risks— not that such a slope is permissible for

CITY COUNCIL ASSESSES BENEFITS but merely as illustrating the advantages of the sheerboard construction

which the fall roads from property states of the D. P. Thompson catalor of the Dr. Thompson catalor of the D. P. Thompson cata

parts. One part includes the Ray-mond lodging-house, the east half of lot 2 in block 5, in P. T. Smith's Ad-dition on Jersey street. This brought \$12,500. The other piece was the west half of lot 2 in block 6, P. T. Smith's Addition, for \$3000. This is the largest St. Johns realty sale made for some time.

EAST SIDE OUTLOOK IS GOOD

\$100,000 Building for Grand Avenue Included in Prospects.

For the East Side the outlook for buildings and other improvements is considered excellent. The erection of a four-story building covering a quarter block at the northeast corner of East Alder street and Grand avenue, to cost \$100,000, is projected and will probably be built. Efforts are now being made to finance this building with good GREAT RESULT REACHED be built. Efforts are now being made to finance this building with good prospects of success. A number of leading men have the erection of the building in hand. It is announced that practically the entire space in the prospective structure has been engaged and proceed as soon as the erection. will be secured as soon as the crection of the building is assured. At present this corner is occupied by several shacks.

While Portland people see it every day and, therefore, forget the importance of it, the sluicing work by which Westover Terrace is being craved out of Goldsmith Hill by the Lewis-Wiley Hydraulic Company is attracting increasing attention from engineers all over the world. The property owners on East Morri-son street have formed an organiza-tion looking to the future development

FARM PROPERTY ON FIRM BASIS NOW, IS INDICATION.

Transactions Made by Dorr E. Kensey & Co., No Instrument Being Over \$15,000.

A solid evidence of the numerous sales now being made in city and farm property is given in the sales report of Dorr E. Keasey & Co., recording recent transactions. The total of the consid-erations paid through the one firm is over \$88,000, so single sale being over

\$15,000. Following is the list:

Also B. C. Morse lot 13, block 38, Alameda Park. Sold F. R. Johnson lot 3, block 44,

HARTMAN & THOMPSON NOTICE IM-PROVED SITUATION.

Big Tract in Washington Is Sold to Southern Oregon Parties, Orchard Being Traded in Deal.

Four houses, costing \$2000 each, on 10s 15, 16, 17 and 18, block 36, S. W. Priest, Twenty-second and Yukon.

Residence, \$2500, Sallie H. Coleman, 10t 23, block 14, block 29, G. W. Priest.

Residence, \$2000, lot 12, block 29, G. W. Priest.

One - and - one - half - story residence, \$2500, Edward Goff, lot 5, block 9, Seventeenth and Knapp.

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One - and - one - half - story residence, \$2500, Edward Goff, lot 5, block 4, Seventeenth and Knapp.

One - and - one - half - story residence, \$2500, Edward Goff, lot 5, block 26, foundations only ln. Names of owners not yet announced. Hartman & Thompson report a de cided improvement in the real estate