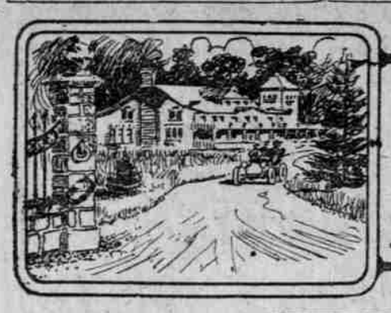
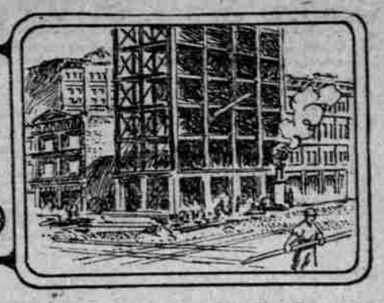


REAL ESTATE AND BUILDING NEWS



NEW HOTELS READY FOR OCCUPANCY

Demand for More Accommodations Met by Enterprising Builders.

BRIGHT OUTLOOK AHEAD

Building Operations Start Off With Fine Showing and Homes Spring Up in Every Direction, Especially on the East Side.

Hotel accommodations in Portland have been largely expanded in the past six months, and by another six months will be further enlarged. Of the more important hotels built or opened recently are the Calumet, on Park street; Gordon, on Yamhill; Breslin, on Washington; Alexandra Court, on Ella; Cornelius, on Alder; Buckingham, on Yamhill; Nortonia, on Fourteenth; Matthias, on First; Burkhard, on East Burnside; St. Philip, on Burnside; Lenox, on Third; Proudfoot, on East Burnside; besides a number of apartment and rooming-houses in various sections of the city. Additions and alterations are being made to the Oregon and Perkins Hotels and there are fairly well authenticated rumors that the Portland may have an annex built soon and there is a vacant lot in the rear of the Imperial which may one day ere long be built upon as an addition to that hotel. New hotel buildings are projected at the corner of Alder and Fourth and Tenth and Ankeny streets.

J. O. Rountree, of the firm of Whiting & Rountree, is one of the few men in the real estate business who "talks out in meetin'," and while it is doubtful if many dealers will agree with him in his estimate of values, even in "certain locations," his views are herewith given, as he is one of the men who has been so long in the real estate line as to make his opinion of value. Mr. Rountree writes.

The course of the realty market since the "lid" was removed, and the banks opened up again for a renewal of business such as existed previous to the "late unpleasantness," indicates very conclusively to my mind that if we are to expect an active market in the near future concessions in the prices now asked in some localities of the city will have to be made by owners.

Whereas, formerly investments producing 5 to 6 per cent were considered sufficient to establish values of property, intending purchasers will not now be satisfied with these rates, for the reason that money can be safely loaned at better rates than these, and as the element of speculation and the hope of sudden and substantial raises in values are no longer looked for or expected in the market, we may expect buyers in the future to look more closely into the incomes produced by property than they did six months ago, when a speculator purchasing a $10,000 piece of realty, producing $40 or $50 monthly, considered himself entitled to ask $15,000 for it almost before the deed, that made him its owner, was recorded.

While I do not mean to insinuate for a moment that the general prices of realty in Portland are too high, I do mean to say, and the fact is patent to every realty broker in this city, that in certain localities they are too high, and, in the nature of things, must, sooner or later come down.

When they do, sales will be made, for there is plenty of money, right here, right now, waiting investment; but before any great activity will be noticed in the market, concessions, as I said before, will have to be made in certain localities, and when that conviction soaks in and forces itself upon the attention of owners we will have a good healthy movement in realty.

There is said to be little doubt that the southeast corner of Washington and Seventh streets is to be improved with a modern office building, work probably starting the coming Summer. Judge Henry McGinn's father, who lives in Los Angeles, will probably decide within the next two weeks what shall be done in the immediate future, as he is the owner of this valuable property and has had under consideration for some time the proposition to erect a large building on the site, which is one of the most desirable corners in the city having inadequate improvements, compared to its value.

The matter of a new bridge across Sullivan's Gulch at East Twenty-eighth street is practically settled. The plans for a reinforced concrete structure have been decided on and the design submitted to the Executive Board shows a bridge admirable in appearance and which is pronounced by engineers as promising great durability.

It is declared to be the purpose of the Weinhard estate to begin the construction of the hotel, to be known by the name of the founder of the firm, at Astoria, by March 1.

The new Courthouse to be erected at Baker City is to be four stories high and the building will be 95x95 with walls of gray stone and foundation of granite. Plans were prepared by D. D. Neer, of Portland.

Only a few days remain for opportunity to visit the excellent exhibition of the Portland Architectural Club now being held in the Art Museum. Drawings of most of the big buildings projected for this year are shown, besides a number of ideal drawings for dwellings, clubhouses, etc.

East Burnside street is rapidly being improved with important business structures. Besides the Proudfoot building that is now valued at $40,000, there are several others about completed that range in cost from $20,000 to $25,000.

Rose City Park lot owners have so far contracted for dwellings estimated to cost $60,000.

City Building Inspector Spencer condemned as unsafe a three-story brick house, at Davis and Everett last week. The house is being taken down.

Otto Kleeman has completed plans for a new Catholic Church to be erected at New Era.

A carpet house is to occupy the building, belonging to the Corbett estate, recently vacated by Neustadter Bros. Alterations were made on plans prepared by Doyle & Patterson.

D. C. Lewis is receiving bids for the construction of the Oregon building for the Alaska Exposition to be held at Seattle next year.

Bids are being asked for by the City of Rainier for the construction of a water works plant for that place. The reservoir is to have a capacity of 1,250,000 gallons.

Excavations are to begin for the new Rosenblatt Hotel, at Tenth and Alder streets, soon after April 1.

In 1900 there were but 392 building permits issued. As an indication of the rapidity in growth of the city, the Building Inspector's report showed 3890 permits in 1907, nearly ten times the number of 1900, and the buildings last year cost about $10,000,000.

The Portland Association of Architects at the last meeting elected the following officers to serve for the current year: President, Emil Schacht; vice-president, Joseph Jacobberger; secretary, Otto Kleeman; treasurer, C. C. Robbins, and trustee, Carl Sick.

A. C. Kautz has taken out a permit to erect a planing mill on the line of the Southern Pacific at East Sixth street. Finished mill work will be turned out by the new factory.

The new Rothchild building at Fourth and Washington streets contains 108 offices.

Contracts have been let for alterations in the cafe at the corner of First and Morrison.

St. James English Evangelical Lutheran Church, at Jefferson and West Park streets, is expected to be finished by Easter of this year. The cost is estimated at $12,000.

Bids are being received for the furnishings of the Commercial Club, by E. F. Lawrence, who has charge of the decorations of the building.

Thompson & Ogden are erecting a bank building at the corner of Mississippi avenue and Shaver streets, East Side, which is expected to be ready for occupancy about the middle of the month.

Building permits last week were principally for dwellings of the better class on lots in the suburban tracts of the East Side. Several thousand dollars in alterations and improvements also figured in the transactions.

DOESN'T TRUST HARRIMAN

Says That "Remedy Within Ourselves" Will Build Oregon Roads.

PORTLAND, Jan. 11.—(To the Editor.)—The editorial in last Sunday's Oregonian entitled "Mr. Harriman Again," asks this question: "What should be done with a man who thus stifles the life of a whole state?"

It is common knowledge that Mr. Harriman's transportation system has fenced in practically the whole state and forbids its use or occupation by any other lines, precisely as the cattleman fenced in the public domain, for which offense he, the cattleman, has been indicted and punished. As a means of keeping the enclosure for its own use, the company refuses to sell the timber land as contemplated by the grant, raises the freight rate on lumber beyond available figures, and refuses cars for its transportation. What other steps it may adopt to carry out this purpose remains for time to disclose. Doubtless the company has already formulated other plans to this end in case those already adopted fail.

As an evidence of Harriman's purpose to keep the state of Oregon for his own use a remark made by W. D. Fenton, an attorney for Mr. Harriman, is to the point, as follows: "But the land best suited for timber and which has timber on it and is accessible, will be retained by the railroad, as it is going to need all the timber it can secure for its own consumption, and it would be unwise to dispose of the land suitable for this purpose and then have to turn around and buy other land.

The fact that other persons may have a right to this timber under the terms of the grant does not appear to trouble the conscience of Mr. Fenton or his client in the least. The railroad "needs all the timber it can secure for its own use," and that is sufficient excuse for raising rates, refusing cars, delaying construction, etc.

For a number of years it has been a constant wonder among the people of Oregon why Harriman will not extend construction into territory manifestly profitable to the ordinary railroad builder. But Mr. Fenton now makes this perfectly clear by stating "the railroad needs all the timber it can secure for its own use." Mark the words: "all the timber it can secure." Not alone all the timber to which it claims title, but "all it can secure." As to how a railroad company secures things is a matter of too much detail for this communication. If timber can be made any more "secure" than to isolate it from transportation, while the legal owner pays taxes, fire protection and other expenses incidental to ownership, I know not how.

The railroad company, by its attitude toward the lumber business and the statements of its attorney, has made its intentions perfectly clear, and it remains for the people of Oregon to solve the problem of "what they are going to do about it." Mr. Fenton's statement justifies the railroads' attitude on a business basis. In fact, the whole Harriman system is operated purely on a basis of profits to the railroad, as is indicated by their great surplus and dividends recently reported. As profit is what the railroad company is after, the people of Oregon can change their policy only by making the change profitable to the company.

The people of Oregon need not waste their energies in scolding at Mr. Harriman. They should rather devote their thought to devising some remedy, based upon up-to-date business methods. I do not believe the Harriman system has our people wholly within its power. We have the Pacific Ocean on one side and the free Columbia River on another side. With these free highways accessible, if the people of Oregon have not spirit enough to protect themselves, they deserve nothing better than they are now getting.

It is true that we have been placated by promises and have delayed action until we have lost many opportunities, but if by delay we have discovered and have become thoroughly convinced that Mr. Harriman will not build railroads in Oregon, except as he wishes to "secure timber for his own use," Oregon has gained something in knowledge that may contribute toward unity of action. The difficulty is that we have not yet reached the unanimous conclusion that to help ourselves is the only remedy.

The railroad people have broken faith with us so much in their promises to build additional lines, that Oregonians are not willing to believe their plain declarations that they will not build new extensions. Oregon has been fairly prosperous notwithstanding its transportation difficulties and in consequence, its people have been too busy to fully realize their true predicament. If a cessation of prosperity should give us time to reflect upon our condition and fully grasp its meaning, I believe a remedy, originating within ourselves will be forthcoming.

GEORGE MELVIN MILLER.

LOUDLY WELCOMES STORK

Jubilant Italian Fires Pistol and Is Arrested.

Frank Miopagani, an Italian truck gardener, became the father of a bouncing boy late Saturday night and yesterday afternoon saw fit to celebrate the affair in a rousing manner. In carrying out his plan he forgot that overindulgence in good wine and the discharging of firearms within the city limits are prohibited by law.

Patrolman Richard Stuart, to whom is delegated the task of preserving the peace and dignity of the city in that section known as "Little Italy," was walking in the vicinity of Second and Sheridan streets about 6:30 o'clock last night when he was startled by the reports of six shots fired in rapid succession. With visions of a wholesale vendetta accompanied by the slaughter of numerous residents of the neighborhood, Stuart hastily scaled several fences and reached the Miopagani back yard breathless and revolver in hand ready for emergencies.

Catching sight of Miopagani, with one arm extended skyward and pulling frantically at the trigger of a shining revolver, the six shells of which had already been discharged, the officer ambled to his side and possessed himself of the weapon. The sight of the bluecoat seemed to please the fond father, for he immediately endeavored to embrace the minion of the law, and informed him of the good fortune brought upon the house of Miopagani by the visit of the stork. Miopagani was locked up for the night.

THE NEW MEDICAL BUILDING, CORNER OF PARK AND ALDER STREETS.

Custom-made shoes at factory cost at Rosenthal's house-cleaning sale.

PROVISIONS OF PORTLAND'S NEW PURE FOOD ORDINANCE

For Benefit of Busy Housewives, Miss Tingle Explains, Section by Section, Measure Now Pending Before City Council—Many Reforms Are Contemplated.

BY LILIAN TINGLE.

THE woman who "looketh well to the ways of her household," so that "her children arise up and call her blessed, and her husband also, he praiseth her," cannot in these days confine her care to things within her own four walls, as in times when each household was a producing as well as a consuming center. More and more, willingly or unwillingly, she is realizing the need for an intelligent grasp of matters connected with the "wider housekeeping," outside her own home, but vitally affecting it, and feeling her own responsibilities in relation to many things that she would perhaps prefer to pass over as "none of her business."

Essentially it rests with the individual housekeeper whether pure-food laws and improved dairy and market regulations do any practical good or not—all authorities agree in this: the power rests finally with "the woman who spends." That is why all housekeepers should take a special interest in an ordinance passed by the City Council a short time ago, entitled "an ordinance to regulate the sanitary conditions within or surrounding markets, shops, creameries, grocery or provision stores, under whatever name, bakeries, confectionery stores and manufactories, restaurants, boarding-houses, hotels, canneries, slaughter-houses, places where oysters or other shellfish are prepared for food and places where fowls are killed and prepared for sale or storage."

Several thousand copies of this ordinance are being printed and will be ready for distribution by the Board of Health about the end of this week. But ordinances and such legal literature are not specially easy or attractive reading, so I shall try to give you what one of Kipling's men calls "the grist of the thing," without the "vain repetitions" of the real document. You must understand that all these regulations are not simply "fancy theories," but have been found, after two years' work and investigation, to be urgently needed here in Portland. Some of them are in force in other cities, others have grown out of special experiences here. You can help with the enforcement of all of them.

The first section deals with the duties of the market inspector in visiting and reporting on all such places as are mentioned in the comprehensive title, or other duties required by the Board of Health or Mayor of the city.

Our market inspector is a very busy woman and would be so even if she had the power she desires of being in several places at the same time; but if you ask her, she always says, "There would be scarcely anything left for me to do if each woman in charge of a household would learn how to go to market properly—including the intelligent and tactful use of eyes, ears, nose and tongue when there, and the power of the 'pocket argument.'"

Section 2 provides that people in charge of places where food is sold shall keep them and any vehicles used in such connection in "a clean, pure and wholesome condition." Every one will say "amen" to that, I think.

Section 3 demands that all "ready-to-eat foods," such as cooked meats, smoked fish, cheese, dried fruits, olives, sauerkraut, mincemeat, candy, crackers, cakes, lard and butter be kept so covered as to exclude dust and flies (you see, such things cannot be washed or sterilized by heat, and may be easily contaminated with disease germs from street dust, even if the deadly fly is on his Winter vacation), and that vegetables, meat, etc., in open receptacles shall be raised not less than two feet from the ground. This is necessary even inside a carefully-kept store, so long as customers will persist in bringing in occasional highly interested dogs with them. Outside, the need is obvious enough, though at present you too often see good materials exposed right down on the sidewalk.

Section 4 requires dealers in milk and dairy products to keep a book with the name and residence of those from whom milk, etc., is obtained. This is to enable the Board of Health to trace impure or contaminated milk from which sickness appears to have resulted.

Section 5 forbids the preparing, keeping or selling of food in rooms in which a toilet is located, or into which one opens without outside ventilation.

Section 6 requires at least one water faucet, with city water, in the part of any building used for food-business purposes and sanitary lavatory conveniences for the use of employes. I have seen many places where food is handled, where, apparently, as the poet sings of the romantic Middle Ages, "people never, never washed their hands." In one place hot water was brought in "once a week if needed" from a neighboring barber shop.

Section 7 prohibits the baking of bread, cakes, etc., and the manufacture of candy in a cellar or basement or other room without direct ventilation. The market inspector could tell you strange tales of such places. Also, any place occupied by street venders for the manufacture of tamales, candy and other food shall be inspected and approved before a license is granted; and no change of location can be made without the approval of the Board of Health. Do you remember some time ago some decidedly disgusting details which were discovered in connection with the tamale business? The difficulty was to keep track of makers, who were notified that their places and methods must be reformed. They simply and quietly flitted to a new den as dirty as the first.

A few days ago, when licenses were issued for the new year, results of this ordinance were to be seen in the clean places opened to the inspector. One man, hearing the new conditions, asked for a day or two before taking out his license, so that he could move to a "new house"—a place found quite satisfactory and very different from his former quarters.

Section 8 provides for the cleanliness of canneries and slaughter-houses and forbids the use of diseased or tainted materials, dirty boxes or baskets, and of chemicals deleterious to health.

Section 9 requires cleanliness in hotels, restaurants and boarding-houses, and in the person and clothing of people employed in them. It also forbids the employment, in connection with the preparation or serving of food, of persons suffering from tuberculosis or other communicable disease.

Section 10 prohibits the serving of tainted, diseased or otherwise unwholesome food in hotels and restaurants; but of course cannot protect the eater from the results of bad cooking or his own poor choice of dishes or poor digestion.

Section 11 forbids the sale of unsound provisions or of parts of animals or fish that died by disease or accident.

Do you know the poem entitled "The Window?"

"Two little panes has the window—
One big pain have I.
Both our pains are in the sash.
I wonder why?"

I am not sure if I quote correctly, but any one who feels like the window should not instantly conclude that he or she is "poisoned" and blame the market inspector or city chemist, or market men, hotelkeepers or Board of Health. Personal carelessness, ignorance or haste, fatigue or bad temper may have had something to do with it.

Section 12 forbids the keeping of live poultry in or under places where food is sold, and provides for the sanitary construction and cleaning of places where animals and poultry are killed.

Section 13 calls for metallic covered garbage cans in places where food is sold and forbids their opening or emptying by unauthorized persons.

Section 14 deals with notifications about cleaning up premises or vehicles, and the cleaning of them within 24 hours after such notification; also the removal and destruction of unsound food.

Section 15 defines ventilation in rooms as "an opening to the outer air of at least two feet at each end of said rooms, so as to produce a circulation of air."

Section 16 imposes, for violation of this ordinance, a fine of not less than $25 or more than $300, or imprisonment not less than 20 or more than 100 days, or both fine and imprisonment upon conviction before the Municipal Court.

Such is our city housekeeping ordinance. It remains for private housekeepers to profit by its lessons, show interest in its enforcement and encourage those dealers who live up to it.

PICK UP REALTY ABOUT PORTLAND

Buyers of Lots in Various Parts of City Will Improve Them.

GOOD PRICE FOR LANDS

Farms in Adjoining Counties Sell at Figures Which Indicate Steady Advance in Values With Growing Demand.

J. P. Sharkey & Co. report the following sales at Waverleigh: Four lots to H. S. Galloway, who will build two modern houses, costing $2500 each; four lots to Mrs. Laura Richardson, of Los Angeles, Cal.; four lots to E. W. Strong, on which he will construct a $5000 residence; a quarter-block to Ethel Thompson; two lots on Thirty-first and Franklin streets, Waverleigh, to A. E. Bingham, Western representative for Swift & Co. Mr. Bingham has a $2000 residence nearing completion. Other small sales were also consummated.

All the available Government land subject to homestead filing through the Portland office has not been taken, though it was supposed by many people that it had all been disposed of years ago. Entries are still recorded in the local office almost daily. Some of the old claims have been found to be faulty, and some cases lapse for one reason or another, so that it will require years to finally settle many of the claims of record.

Farm lands are again in active demand in this and adjoining counties. Last week A. A. Baker sold four farms at good prices, one in Washington County, known as the Sylvan Park farm, to Frank W. Metcalf for $10,000, and another in the same county for $7000. A Yamhill County place of 166 acres brought $8500 and a smaller one $2500.

Overlook Addition lots are being taken in a satisfactory manner to the agents of one of the plots—A. F. Swensson & Co.—who report one sale last week of two lots to C. A. Lind, who intends to erect two residences on the lots, to cost $3000 each. Mr. Lind intends to erect a dwelling on another lot there for his own use.

Hartman & Thompson sold two choice lots in South Sunnyside last week to John V. Strange. This property is situated on Thirty-third, near Market street, one block south of Hawthorne avenue. Mr. Strange contemplates building a modern six-room bungalow in the near future.

The Dunn-Lawrence Company has sold the quarter-block on East Twenty-eighth and Morrison streets, owned by E. M. Rasmussen, to Elizabeth Gowanlock, for $3150. Miss Gowanlock is having the plans drawn for a $5000 residence.

Espey-Meine Realty Company reports the sale of a 20-acre farm a few miles south of Reedville, Or., to Peter Kleeman for $8800. The previous owner of this place was D. M. McInnis, a well-known farmer in that vicinity.

LEATHER MEN MEET HERE

Convention of Northwest Association Opens This Morning.

Over 100 delegates from the states of Oregon, Washington and Idaho are expected to attend the second annual meeting of the Northwest Retail Harness & Saddlery Manufacturers' Association which will be convened in the Ashton building at 9:30 o'clock this morning. The convention will conclude its work with election of officers and adjourn tomorrow afternoon. The retiring officers of the association are: President, M. D. Mills, of Lewiston, Ida.; vice-president, L. Walters, of Cheney, Wash.; secretary, O. R. Nestos, of Spokane, Wash. Among the delegates to the convention who have arrived in the city are: Robert Wainright, of Spokane; I. W. Shearer, Pullman, Wash.; and C. W. Nye, Walla Walla.

"The purpose of our association," said President Mills at the Imperial yesterday, "is for the discussion of business methods among its members and the interchange of ideas relating to the manufacture of leather goods. The programme for the meeting in this city includes only those subjects and the election of officers. The association meets semi-annually, the June meeting having been held at Walla Walla.

"Few other Western cities have recovered from the recent financial stringency more rapidly than did Lewiston. Our section of the Pacific Northwest was fortunate in having good crops last year and it was only necessary to provide a means for shipping our products to market when money adequate for all purposes came pouring into trade circles. The same was also true of our manufacturing institutions which are enjoying a season of great activity."

Saturday Real Estate Transfers.

Title Guarantee & Trust Co. to Charles E. Hatch, lot 7, block 15, S. St. John ..... $ 250

Victor Land Co. to Florence L. Day, lot 2, block 4, 3rd Electric Addition 300

J. E. and Susan J. Boydston to John Beigbeder, lots 1 and 2, block 1, Highland Schoolhouse Addition ... 3125

St. John Gas, Light & Heat Co. to Merchants' Savings & Trust Co., Tr., all property, both real and personal, of said first party 50,000

The Hawthorne Estate to Minnie B. Brown, lot 6, block 20, Hawthorne First Addition 700

Mrs. Jessie Peker to Michael Peker, lots 33, 34, 35, 36, block 1 Point View; lot 1, block 3, St. John's ... 3,000

G. E. Onsfeldt to D. B. Thomas, 12.27 acres, commencing at S. E. corner of P. N. and Adella M. Willott D. L. C., in sections 1, 2, 11 and 12, T. 1 S., R 2 E. 2,000

Marie D. and Cliff R. Curtiss to Mayme G. Story, strip 15 rods wide, beginning at point on E. line of William Taylor D. L. C., in T. 1 N., R. 3 E., 18.51 chains N. of S. E. corner of said claim 1

M. E. Werner and I. B. Breyman to Prioress of the Benedictine Convent of Mt. Angel, lot 3, block 11, Bolse's Addition 400

John A. and Jose B. Goode to Henry N. Goode, undivided ½ of lot 6, block 1, Madeline 1

C. F. Alloway to Rilla Burgel, E. ½ of N. ½ of N. ½ of S½ of N. E. ¼ of N. W. ¼ of Sec. 21, T. 1 S., R. 2 E., containing 2½ acres 250

Rose City Cemetery Association to Emily McClements, north ½ of lot 15, block 46, Sec. "D," said cemetery 30

W. E. and Mabelle H. Hanley to Edward L. Hynson, undivided ½ of west 45 feet of lot 3, block 6, Sunnyside 1

H. G. and Genevieve G. Colton to Wm. Robinson, lots "R" and "S," block 1, subdivision Rob Roy Add. 1

Otis E. and Ola G. Hammer to Alice J. Petty, lot 18, block 1, North Fairlawn 50

E. B. and Alma E. Holmes to Paulina M. Rossner, lots 26, 27 and 28, block 6, Peninsular Add. No. 2 ... 1

F. H. Freund to Robert McKee, lots 2, 3 and 4, and south ½ of lot 1, block 1, Avondale 625

George P. and Elizabeth Raeder to John Swiers, west 33 1-3 feet of lot 5, block 66, Sunnyside Third Add. 2,150

Elsyvester F. and Addie White to R. L. Walker, lot 7, block 3, Cole's Add... 900

Isabella B. Lewis to A. J. Skibbe, lots 9 and 10, block 12, Cloverdale Extended tract 1

Portland Trust Company of Oregon to M. W. Wilkins, lot 2, block 21, Woodstock 2,000

Total ..... $ 66,465

Have your abstracts made by the Security Abstract & Trust Co., 7 Chamber of Com.

25 PER CENT REDUCTION ON ALL TABLE LAMPS

Lamps from $3 to $30

We are selling the best and cleanest gas burner on the market. The equal of any 35c burner - - - 25c

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NOW Is the Time. Are You the Man?
Others make money buying in Waverleigh. Won't You?
Lots $225 and Up, $25 Down, $10 per Month
Jno. P. Sharkey Co.
122½ Sixth Street, Corner Washington (Upstairs).
A 2537 Phones Main 550

Phone E. 591 DAVIS & DRENNEN Phone B 2161
Gas and Electric Fixtures
We are located at 406 East Burnside, Bet. Grand Avenue and E. Sixth, with a new and complete, up-to-date line of Gas and Electric Fixtures. Call and get our prices, and you will readily see that you can save money by buying from a firm that is located in the low-rent district. Bring in your plans and have your fixtures built to suit your house.

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