

BIG DISTRICTS TO HAVE PAVING

East Side Project for Better Streets Involves Expenditure of \$250,000.

CLUB OUTLINES THE PLAN

Waverly-Richmond and Waverleigh Streets to Be Improved With Hard Surface as Soon as Sewer Laterals Are In.

Another hard-surface pavement district is to be formed between the Section Line and Powell Valley roads and extending to East Fortieth street. The district will probably begin at East Twenty-sixth street. This district includes the Waverly-Richmond and the Waverleigh tracts, the latter addition fronting on the Powell Valley road.

In the latter tract the owners have made extensive street improvements, practically all the streets have been graded and cement sidewalks laid. Owing to fills in several places the matter of hard-surface improvements was left over for this year. It is understood that the owners of the tract are considering the kind of pavement that will be best for that addition.

In the Waverly-Richmond section there is much street work under way, and some contracts are pending. These will not be interfered with, but will go forward. Clinton street is being improved to East Fortieth street with crushed rock. Ellsworth street is also being improved. Steps have been taken to improve Division street to the city limits. Now it is proposed to form a big district, the same as was done at Mount Tabor, and then improve all streets with hard-surface pavement, and get at the old streets as soon as they have been worn out and put down the same kind of pavement. This district will be larger than the Mount Tabor district.

As soon as the branch of the Brooklyn sewer for the Waverly-Richmond tract is completed, the laterals can be provided for on all the streets, as well as all other utilities before the hard-surface pavement is put down. The utilities will be first looked after as soon as the district has been definitely defined. L. E. Rice, member of the Waverly-Richmond Improvement Club, says that the matter will be taken up at once and pushed through with all possible energy, although it will take a long time to work out the plans in their entirety. Costs of the new streets paved, and with utilities underground, will be between \$250,000 and \$300,000.

PORTLAND BUILDERS BUSY

CONSTRUCTION IS ACTIVE IN ALL PARTS OF CITY.

Several Big Structures Are Now Nearing Completion and Many Others Are Just Starting.

One-half interest in the Dammier-Margson building, on the west side of Fourth street, between Everett and Flanders, has been bought by Adrian McCalman for \$61,500. The sale also includes interest in the quarter block on the corner of Everett. This half-block building was the first built in Portland's new Chinatown district and is reported as paying a good rate of interest on the investment. The building is practically all occupied.

Work has been started on the Lewis estate ten-story office building at the northeast corner of Oak and Fourth. The excavation was completed just before the recent freezing weather that put a stop to all building operations for about two weeks in January. The Hurley-Mason Company has the contract for the construction of the building and has assembled machinery and material for prosecuting the work as rapidly as possible. The building permit calls for an expenditure of \$200,000. D. C. Lewis is the architect.

T. D. Hensill is preparing plans for a \$50,000 Y. M. C. A. building to be erected at Eugene.

Mrs. A. E. Aerne is to have a ten-room residence erected at the head of Lovejoy street from plans designed by Ernest Kroner. The building is estimated to cost about \$9000.

The site at Fourth and Everett, 100x100, leased by the Bolland Investment Company to Bow Yuen Company, is being cleared preparatory to starting building. Emil Schacht, the architect, has let contracts for concrete and cement work to Victor Carlson, and for brick work to Flynn & Wilson. The building is estimated to cost about \$35,000.

Smith & Everett, realty brokers, whose offices are in the Failing building, moved into quarters formerly occupied by a medical specialist. Last week a sign painter was engaged to change the lettering on the window. Through an oversight part of the doctor's sign was not scraped off, and Friday the window announcement read "Smith & Everett, Real Estate, Nervous Disorders."

The nine-room bungalow being erected at East Fifty-third and East Salmon streets for M. Shimomura, is to be completed in a short time. The owner is a member of the Japanese firm of S. Ban & Co.

It is reported that the paper firm of Butler & Co., of Chicago, intends to establish a branch in Portland. A. H. MacRafferty, of San Francisco, says that the concern may build here.

Plans have been prepared for a manse for Trinity Episcopal Church by Joseph Jacobberger. The building is to be located at Nineteenth and Everett.

R. P. Edinger, who recently acquired the whole of the quarter block at Eleventh and Stark, having previously owned three-quarters interest in the piece, announces that he will build. There are at present some frame buildings on the ground.

Concrete foundations are in place for the Martin Winch building, to be erected at Thirteenth and Washington. Brick work is to follow as soon as the foundations have set.

Mathias Wilhelm has transferred to A. E. Rockey, lots 2 and 3 of block 123, Couch Addition, for \$27,500.

White glazed terra cotta facing is being

Self-Supporting Home



I am selling my home place, eight acres in the city limits near Woodstock—fine land; my own water plant, and furnish my neighbors with water—splendid arrangement of buildings, 8-room house for self and 5-room cottage for help—man and wife. This help does all of the work on the place, takes care of horses, cows and chickens; looks after wood, the cultivation of the place, does the washing, ironing and cooking. Among other things I raised \$60 chickens this season. Our grocery bill will not run, on an average, over \$10 to \$12 per month. We sold off from this place last year \$185 worth of berries, \$336 worth of eggs, \$450 worth of chickens, \$100 worth of pork, \$28 worth of veal. We raised most of our own feed. This is a good place for some person with more time than I now have. My jewelry business has nearly troubled in last three years and I must be in my store more of my time. The place is all improved and in fruit, six blocks from one carline and ten blocks from another, 5c fare. Is on good macadamized road—takes 30 minutes' ride on car to get to Third and Morrison. Land in vicinity is valued from \$1200 to \$1500, all platted except three or four places. A splendid city and country home. My price is \$15,000—either cash, cash and real estate, or need estate. Do not need the money, but must get worth of the place. Will not trade for truck.

I also have a 7-room house and lot on 34th st., East, will exchange for farm.

Staples, the Jeweler

put on the Meler & Frank building at Sixth and Alder. This work has reached the third floor. The steel frame for its ten-story structure was finished Tuesday.

The second story of the W. P. Fuller & Co. concrete building at Davis and Twelfth is about finished. If the weather had been more favorable in January much greater progress would have been made with the construction of this big warehouse that occupies a block. C. D. Lewis is the architect.

Building operations on Portland Heights are rapidly transforming that part of the city into an ideal residence section. Sales are reported almost daily of sites to wealthy buyers who intend to build residences of the same high class as those already dotting the hills.

North of St. Vincent's Hospital the streets leading up to the foothills are gradually creeping up the slope and the character of building keeps up to a high standard.

D. Parker Bryon announces the sale of the southeast corner of Park and Main, being lot 8, block 20, city, \$24,000, from Mrs. Christine Becker to H. H. Prouty, an old-time resident of Portland, and brother of ex-Governor Prouty, of Vermont. The property is improved with two two-story houses, but it is Mr. Prouty's intention the coming summer to remove these to make way for a six-story modern fireproof apartment house. Foxton & Ames assisted in the sale. The purchase price was \$22,000.

Two causes contributed to delay the start of excavation on the Pennoyer block for the Olds, Wortman & King building. One was the impossible weather last month and the other the difficulty Archie Mason had in getting a convenient dumping ground. Both these difficulties are now passed. Mr. Mason, the contractor, had arranged to deposit dirt in an East Side fill, but was disappointed in the outcome of his negotiations. He now has arranged with the King estate for dumpage ground at Stout street and is to begin work on the excavation tomorrow.

East and north walls of the public market building being erected at the foot of Washington street at First are finished and interior frames are in position on the two floors. The west and south fronts of the first story are left open to give room for the glass that will take up practically the whole of the space.

Carl Linda, one of the enthusiastic members of the Architects' Club, left last

night for a short trip to the Sound cities and Spokane and during his absence will confer with leading representatives of his profession in the interests of the coming architects' exhibition.

Charles K. Henry and son, Charles W. Henry, will leave for California during this week. They were prevented from making the trip last week on account of washouts on the Southern Pacific.

A good sale is reported of lots along the line of the Oregon Electric line. One firm says 20 lots were recently sold in one new addition near Portland.

Devlin & Firebaugh report the following recent sales of the Davenport fruit farms tract in the Hood River-Mosier district: 10 acres to R. P. Russell, \$2500; 10 acres to E. S. Stewart, \$3000; 10 acres to C. Thompson, \$3000, and 20 acres to O. L. Craton, \$2000. The same firm also report the sale of 10 acres on the Oregon City carline near Risley Station from L. W. Andrews and wife to John W. Holmes, of California, consideration \$4000, and two and a quarter acres near Risley Station, on the Oregon City carline, from Charles W. Risley to Miss M. A. Fleming, consideration \$1250.

Otto & Harkson report the sale of G. S. Moore's 22-acre farm in Marion County, eight miles from Jefferson, to J. C. Little, consideration \$6000.

Ground was broken yesterday morning for the foundation of a three-story brick building on the southeast corner of Grand avenue and East Yamhill street, for the United States Laundry. The structure will cover nearly a quarter block and will cost above \$50,000. Manager Daniels says that it will be one of the best-equipped establishments of the sort in the city. This quarter block and dwelling were purchased from Frank Logan last year with a view to the erection of this building.

A large livery building, four stories, is intended for the corner of East Ash street and Grand avenue. It will be of brick construction.

Priest & Everett have taken out permits for eight dwellings on East Thirty-fourth street, between Clinton and Ellsworth streets, to cost \$16,000. Rev. Father Gregory Robbe has started the erection of a building on Boise and Center streets to cost \$2000.

Lincoln's Son Not to Speak. CHICAGO, Feb. 6.—Robert T. Lincoln, son of the martyred President, will not



57 Lots Sold in January



LOTS---

\$400	\$450
\$500	\$550
\$600	\$650
\$700	\$750



participate in any of the Lincoln meetings. He announces that his family will observe the anniversary day as in past years. He expresses his pleasure at the widespread plans that are being made to honor his father, but does not think that it would be meet for him to take part in any public celebration. He has, however, lent the Historical Society a number of relics.

Eight to Die March 5.

BATON ROUGE, La., Feb. 6.—Friday, March 5, will be hangman's day in Louisiana. Eight men, the largest number executed in one day in the state for many years past, will be hanged at that time unless their executions are stayed.

\$7500 for Dry Farming.

CHEYENNE, Wyo., Feb. 6.—The

Automobiles will take you there

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A Marvelous Development

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HARTMAN & THOMPSON

Room 4 Chamber of Commerce



House of Representatives of the Wyoming Legislature passed a bill appropriating \$7500 for dry farming experiments in Wyoming during the coming year. Lusk, Shoshone and Thermopiles, three Wyoming towns, each have

arranged to purchase and till an experimental farm, by raising the necessary money by public subscription.

AVOID SPECULATION INVEST IN LAND

Rogue River Valley Orchard Tracts

10 per cent down, 1 per cent a month, no taxes or interest for five years, in which time your fruit trees are well cared for. We live by them day and night. Our home is right on the tract. Living water and telephone service and later, no doubt by the time your contracts are paid for, the all-welcomed Inter-Urban Electric Systems will traverse this valley from end to end. Then you will realize that money you have heretofore been carelessly spending and never seeing again, and now paid as easy installments on the right kind of land, is in reality put back into your own pocket. Our land is only a short drive from Ashland and Medford, two thriving little cities.

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