

DESIGN IS UNIQUE

Four Floors of Handsome Home Are Below Grade.

STAGE IN SUB-BASEMENT

Victor Thrane Residence on Portland Heights Has Features Rarely Found—Two Wine Cellars and Ballroom Are Provided.

A residence, unique in design and construction, has been completed on Portland Heights for Victor Thrane, a local timberman, at a cost of \$25,000. The new home is located on the Talbot road in the Greenway Addition, just across the tracks from the Greenway station. The unique feature of the building which appears most prominently in the construction, which permits of two stories and an attic above the general ground level, and a basement, a sub-basement, a wine cellar and a sub-wine cellar as four stories beneath the first floor of the home. The home is built on a tract of seven acres on the brow of a hill overlooking Portland. It is on the verge of the incline and from the side near the tracks, where is located the main entrance to the first floor of the building, but two stories appear above the ground level, but on steep is the grade that on the other side of the building the wide plaza overlooking the city is 40 feet above ground and the four stories built beneath the first floor overlook the hill and the city. The building was designed by Architect Ernest Kröner to meet the requirements of the incline on which the residence is constructed. It is what is known as the German Black Forest style of architecture, the prominent architectural feature being the heavy overhanging gables finished with spruce batten. The roof is shingled in an artistic fashion and the residence is finished with rustic exterior. The first floor of the building, opening on the street level on the west, has a large living-room, 23x20 feet in size, a part of which is a large alcove set aside for dining purposes, separated from the main living-room by a folding screen. This screen may be moved aside at will so as to make a large banquet-room. The room is handsomely tapestried, has an artistic wide fireplace, beamed ceilings and is finished in silvered spruce. Silvered spruce, hitherto unknown in Portland, is used as the finish throughout the building.

Veranda Inclosed in Glass.
The entrance hall opens on a large veranda, 25x20 feet in size, overlooking the city and 40 feet above the ground. It is entirely inclosed in glass with eaves which permit the glass casing being removed at any time.

The only other rooms on the first floor are the kitchen, pantry and lavatory. On the second floor there are three bedrooms, a sewing-room and two baths. The baths are tiled to the headline. The rooms are all equipped with large closets and all are finished in silvered spruce. There is but one large room finished in the attic, this being used as a storeroom.

In the first basement there is a room 16x21 feet in size and with a 12-foot opening. There are also two servants' rooms, a servants' bath, a laundry, furnace room and storeroom. The heating plant is a combination of hot air and hot water. The billiard room has a fine view overlooking the city. In the sub-basement, below the main basement, there is a large ballroom, 26x40 feet in size. This room is equipped with a stage at one end for giving amateur theatricals, private balls and entertainments, and is handsomely finished. Below this room is a wine cellar, 15x16 feet in size, and beneath the wine cellar is a sub-wine cellar, 16x16 feet in size. Both wine cellars are lined with a moisture and air-proof, tarred cork composition.

Modern Garage an Adjunct.
To the side of the dwelling is constructed a garage which has a room for the chauffeur on the top floor, below this a room for the automobiles, cement floored and properly equipped, while below the automobile room is a stable with accommodations for three horses. This building is sanitary, neat and convenient in construction. The gasoline for the automobiles is kept underground 100 feet away from the garage, connected with a system of pumps and pipe lines. There is a private telephone system connecting the house, garage, chicken yard and stable.

One of the features of the architectural work in connection with the erection of this house is the building of a large retaining wall to hold back the street. This wall, 15 feet high, is built of concrete, timbered artistically with a cedar trellis along the top, with flower boxes set in along the wall and with

PORTLAND HEIGHTS HOME HAS INTERESTING FEATURES OF CONSTRUCTION.



UNIQUE RESIDENCE OF VICTOR THRANE ON TALBOT ROAD AT GREENWAY.

vines climbing up the sides and hiding the concrete work. The wall is about 140 feet long.

UNIVERSITY PARK IS ACTIVE

Residence Sites on Peninsula Demand Good Prices.

A number of sales have been made during the last few days at University Park through the real estate agency of Hart & Sibray. Among the sales are the following:

E. H. Gillman bought a house and lot located on Dwight street from M. H. Tower for \$2500; J. O'Brien bought a small house on Yale street for \$900; Harry Farr bought two lots on Jarrard street as a site for a bungalow; William Minick bought a house and lot for \$1000; M. H. Tower bought two lots on Woolsey street for \$750 for a bungalow. Several new residences are being completed at University Park and surroundings. A. L. Shannon, D. C. Hoyt, J. B. Yeon, George Ross and Russell Hoyt are erecting homes. On the tunnel across the Peninsula the contractors for the Harriman lines are now operating two shifts of men, working night and day.

J. B. Yeon, who has been investing heavily on the Peninsula, purchased the following property this week: Lot 3, block 9, Meagley Highland, on Rodney avenue, with a seven-room house, for \$3500; lots 8 and 9, block 22, Walnut Park, for \$2300; also lot 10, in block 21, Walnut Park, with a new house of eight rooms, for \$2000. The latter property was bought from W. H. Shea.

The Lang-Hill Land Company sold lots 2 and 4, block 7, Lexington Heights, to J. F. Brown for \$300. The company also sold 20 acres of improved land near Mount Scott to A. C. Hunt for \$4500.

E. L. George has purchased 100x100 feet on the corner of East Twenty-second and Knott streets of Jacob Crozier for \$2300. It is located in the high-priced district of Irvington.

Mrs. Beatrice Bowman has purchased lot 11, block 52, in Vernon Tract, of the Howard Land Company for \$2500. The lot is occupied with a bungalow.

The Tabor Heights Realty Company announces the sale of the following: To C. E. Walker, lot 7, block Q, \$850; William G. Fiedler, south half of lot 6, block Q, \$550; J. R. Coon, lot 2, block 6 Welchborough Addition, \$550. Mr. Coon will erect a bungalow.

Officer Tried for Unruly Tongue.

MANILA, Oct. 23.—A court-martial with Rear-Admiral Arthur P. Naro presiding sat at Cavite today and tried Surgeon Francis W. F. Webber on a charge of using abusive language to a brother officer.

REBUILDING UNDER WAY

PORTLAND FLOURING MILLS TO RISE FROM ASHES.

Properties in Albina Are Being Improved With Many Fine Homes and Business Blocks.

The rebuilding of the Portland Flouring Mills, recently destroyed by fire, is now under way, and the order for the machinery has been placed. The piling has been driven and the concrete foundation started. Plans for the building are being prepared by the company's own architect and will be ready within a short time. Work on the new plant will be done by day work under the direct supervision of the mill company. Hurley Mason Company has been given the contract for the erection of four reinforced concrete grain elevators. Four concrete grain elevators had just been built before the fire, adjoining the building burned, but were not injured in the least. These are considered the safest and most economical buildings in which to store grain. The main building will be of heavy, slow-burning construction and cost \$200,000.

In Upper Albina a number of important improvements are under way. Work on the new engine house on Russell street, near Williams avenue, is progressing. This firehouse will be 41x113 feet and the cost will be about \$15,000. W. B. Steel is the contractor. Engine Company No. 7 and Truck No. 5 will occupy the new building, which will be of brick construction. The engine house on Russell street is an old building and was put up in the early days of Albina city government and moved from Lower to Upper Albina.

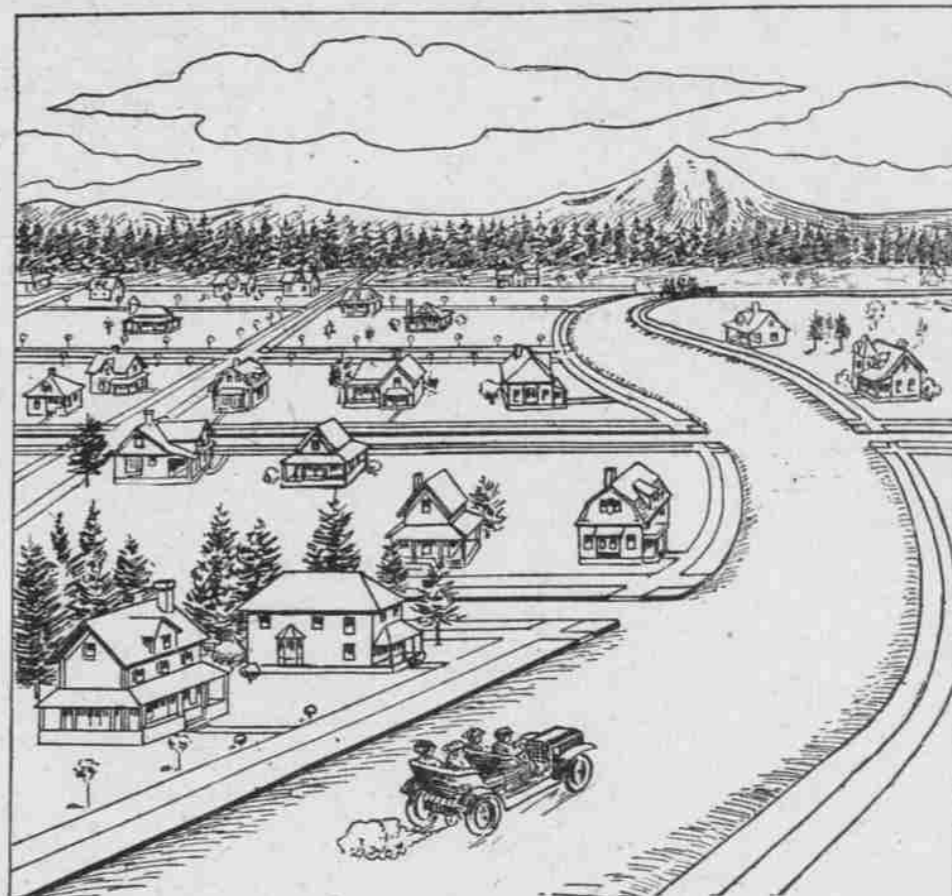
Goff & Kimball are building three cottages at Vancouver avenue and Mason street, each to cost \$1500. Each will contain five rooms and they are to be completed by November 15. The same firm will erect two two-story dwellings on Wygant and Rodney streets, to cost \$2500 each.

J. H. Rinehart is erecting a \$12,000 two-story brick, 28x70 feet, on Monroe street and Williams avenue. The first floor will be for stores and the second for offices.

Charles G. Bunte is erecting an attractive home on Skidmore street and Vancouver avenue, 20x45, to cost \$2500. J. Patterson is erecting a \$2500 residence on Williams avenue and Monroe street. The \$15,000 building of A. R.

THE CLOSEST-IN TRACT

—the lowest priced lots in any building restriction district are in



Alameda Park

The "Tuxedo" of Portland

That statement does not read cheapest—you can figure how any place is cheaper than another—it says lowest priced. In other words, you can buy a lot for less money in Alameda Park than in any other part of Portland the same distance from the center of the city.

It can be made stronger yet: Nowhere in the city of Portland today, even at a much greater distance, are the prices for lots so low, where building restrictions, hard-surface pavement, cement sidewalks and curbs, ornamental flowering shade trees, clusters of street lamps, gas, electric light, telephones, and sewer throughout the entire tract, as in Alameda Park.

In brief—the lowest-priced property in Portland today is in **ALAMEDA PARK**—the "Tuxedo" of Portland, the highest grade residence district.

You can save from \$200 to \$1000 on a lot, with nice pine trees, and get in the best neighborhood, by securing your homesite in **ALAMEDA PARK**.

So much for today. How about a few years hence? Wouldn't you rather own a lot in **ALAMEDA PARK**—close in—where values will increase more rapidly, than to go a greater distance? Don't you feel, as a matter of fact don't you know, that property is going to be much higher in **ALAMEDA PARK** than it will be elsewhere, while now you can buy a lot 30 and 50 per cent less than you can in other localities?

Why do you know this? Because **ALAMEDA PARK**, when built up, will be the cream residence district in the city, the "Tuxedo" of Portland.

Come to **ALAMEDA PARK** today, and see the finest view and homebuilding spot in Portland.

Representatives of this office there to answer any questions.

Make arrangements to go there with us by auto.

ALAMEDA LAND COMPANY

322 CORBETT BUILDING, PORTLAND

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EAST SIDE APARTMENTS ARE STRICTLY MODERN.



KADDERLY FLATS, EAST NINTH AND EAST ANKENY STREETS.

One of the attractive buildings which has recently been completed on the East Side is the Kadderyly apartment building, located at East Ninth and East Ankeny streets, which was built at a cost of \$10,000. The owner, A. A. Kadderyly, has held the property on which the building is located for 22 years. The flats are 48 1/2 by 64 feet in size and contain four apartments of five and six rooms each. They are fitted with the modern appointments of flat buildings. The Kadderyly building was designed and built by J. A. Zeller.

Zeller, on Williams avenue, near Stanton street, is nearing completion.

George Bonner, chief engineer of the tug John McCracken, will soon occupy his new home, which is being erected on Montana avenue and Simpson street. The

foundation and first story of this residence will be of concrete blocks. The house contains eight rooms, with hardwood floors in the living-rooms and tiled floors in the kitchen and pantry. Mr. Bonner owns three lots. The plan of the house was prepared by A. C. Emery &

Co., and the completed structure will cost \$5000. It is one of the best built homes in this section.

The Elliot schoolhouse, erected on Knott street and Rodney avenue, Albina, to take the place of the Williams-avenue

schoolhouse, is already filled with pupils. The growth in that portion of the district has been great. In fact, all the new schoolhouses that are completed are now filled.

W. A. SHAW, President. W. H. FEAR, Vice-President. J. W. TABER, Secretary.

THE SHAW-FEAR COMPANY

Capital Stock \$50,000.00
Surplus 50,000.00

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Five acres here, purchased on our very liberal terms, can easily be paid for from your savings and will show most satisfactory increase in value each year.

Now selling in such sized tracts as you desire at from \$100.00 to \$300.00 per acre, payable in easy installments.

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and arrange to go at our expense and examine this property.

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