

BUSINESS IS HEAVY

East Side Realty Market Is Strong All Week.

FOUR LARGE DEALS MADE

Sale of Burkhard Block Is Feature, but Other Transfers of No Little Size Bring Total Far Above the Usual Average.

Four sales in Central East Portland last week aggregated over \$250,000. These include the sale of the Burkhard building to Napoleon Davis for \$150,000, the brick building of A. G. Rushlight, on East Morrison street, for \$25,000; the quarter block on Holladay avenue and East Water street, for \$25,000, and the three-story brick on East Sixth between East Couch and East Davis streets, to James Hart for \$25,000. Several other sales of East Portland business property bring the total above \$300,000.

The Burkhard building was erected in 1894 for \$45,000, but Architect Otto Kleemann, who drew the plans and superintended its erection, says it could not be duplicated now for less than \$50,000. It was sold first to Joseph Hart and Joseph Buchtel for \$110,000, and bought by Arata Bros. later for \$133,000. The price paid by Napoleon Davis is considered moderate, considering the prices at which other property in the neighborhood is held and the fine location of the building.

Joseph Buchtel said: "I look for a good year for East Portland. The recent sales in Central East Portland in the business section indicate the interest that is being shown in the property here. We have done very well ourselves, and made a number of good sales. The filling of East Third street, the erection of the new Madison bridge, and the announcement that the John Deere Plow Company will erect a 10-story building costing \$500,000 in the warehouse district, have strengthened confidence in this section of the city. I hope to see the Broadway bridge erected. We need that bridge even now, and it will be found that when it has been built we will have to begin building another bridge at some other point so great is the growth on the East Side. The will of the people is that they want the Broadway bridge."

It is estimated that there are now 35 miles of hard-surface pavement on the East Side, and a number of other streets are to be paved. W. H. Mall, who recently purchased the Elma tract on East Burnside and Twenty-fourth streets, calls attention to the need of hard-surface pavements in Central East Portland.

"It is remarkable," he declared, "why more of the streets in Central East Portland are not paved with hard-surface improvements. Only a few streets in this district have been so improved. East Burnside, Belmont and Union avenues, in Holladay Addition and Irvington every street is being improved with hard-surface, while here in Central East Portland, where the property is much more valuable, we have the old macadam and gravel. The best of improvements always pays the property owner in the long run. The whole of Central East Portland ought to be paved with the best class of hard-surface improvements."

Charles Smith has started proceedings for the improvement of East Washington between Union avenue and East Water street, and East Water street between East Washington and East Morrison streets. Hard-surface will be put down. This improvement will open up a better route to the east end of the new Madison bridge. Also proceedings have been started to pave Grand avenue between East Clay street south to the Southern Pacific Railroad, and East Twelfth street, from East Burnside to Holladay avenue. These improvements are the start of what will probably result in the paving of all streets in Central East Portland.

Architect A. H. Faber is preparing plans for a parochial residence, to be erected on the northeast corner of East Eleventh and East Oak streets, in St. Francis parish. It will be 36 by 50 feet, two and one-half stories, with full basement, and will contain 15 rooms. It will be a frame building, covered with magnesite, and will contain in general style of architecture with the new church which is now being erected on the same block. The building will be finished in Oregon fir, and fitted up with all modern conveniences. It will be put up by day labor, and the cost is estimated at \$5000.

Good progress is being made on the new St. Francis Church, under construction on East Pine, between Eleventh and Twelfth streets. It has been inclosed, and work is going forward on the lower. It is really an imposing structure. While of frame construction, the outside will be coated with magnesite, which will give it the appearance of being of stone. On the inside the ceiling will be lofty and supported with iron columns.

Work on the basement of the three-story brick building on the northwest corner of East Burnside and East Eighth streets is progressing rapidly. Material is being assembled for the main structure. Cost of this building, first announced at \$45,000, will be above \$55,000, according to latest announcement. It will be one of the finest structures of the sort on the East Side. The quarter block on the north-west corner of East Morrison and East Sixth streets has been cleared and small cottages and work started on the foundation for the three-story brick for McKinley Mitchell.

It is announced that the Home Telephone Company will erect three new exchanges on the East Side, and largely extend its system. One of the exchanges will be put up in Sellwood, which will take care of the district south of Hawthorne avenue. Another will be built at Mount Taber, where there will be a large system radiating in all directions. At St. John there will be another exchange building. Erection of these three buildings and installation of the new system will involve an expense of probably \$100,000. It is understood that work on the new exchanges will be started next year.

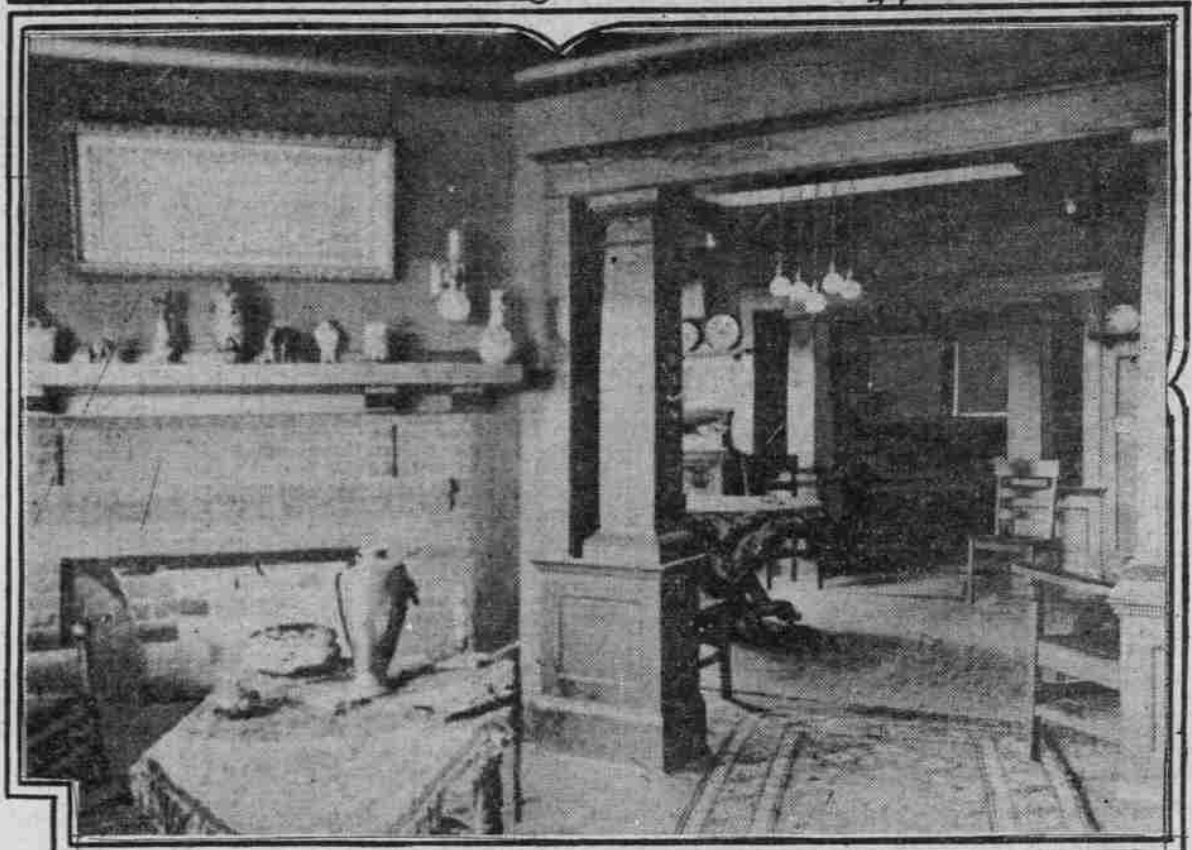
In the Rosemeade Addition last week many sales were made, and several new buildings were started. J. A. Masterson, W. H. Christensen, Fred W. Christensen, L. W. Bigelow, W. J. DeTemple, bought single lots. Nellie Nisbeth, Sewell Rasmussen, Elizabeth and Edward H. Bullivant bought two lots each. Dora F. and Mary A. Cook bought three lots. E. L. Geer, recently arrived from Pennsylvania, bought six lots in block 2 for \$3800, and has started on the erection of a modern home, containing eight rooms. M. Amanda Stevens, of Astoria, purchased lot 15, block 15, for \$600. G. W. Priest, the contractor, bought lots 4 and 5, block 25, and is now erecting two residences.

Dr. Harvey W. Freeze, who recently purchased a lot on East Stark, near East Sixth street, has started the erection of a fine residence, plans for which were drawn by Lewis &

Frank Bollam Residence, East Sixteenth, Irvington



LIVING ROOM.



DINING ROOM.

Lewis. It will be 44 by 44, two stories and basement, and will contain 15 rooms. At the top there will be a large observation room, from which a fine view may be obtained. It will be finished in selected slatted grained fir, will have five fire-places, furnace heating, and will be sided with rustic. It will be a pretentious residence, and the cost will probably be over \$10,000.

Claussen & Claussen are drawing plans for two modern residences on the East Side. One will be erected on Brasse street, and will cost about \$4500. It is for an Eastern investor. The other will be erected on East Twelfth, near Hawthorne avenue, and will cost \$5000, and is for the same man.

CANVAS HOMES USED

BOLLAM FAMILY CAMPS ON DWELLING SITE.

Close Watch Is Kept by Owner on Construction of Irvington Residence.

After having spent the Summer living with his family in tents, while his home was being constructed, Frank Bollam, a local steamship man, has moved into his new home at 426 East Sixteenth street North. The pretty Irvington home was built at a cost of \$7500, exclusive of the cost of the lot, which was purchased for \$2500, and is a type of the pretty residences being erected in the Irvington district.

Mr. Bollam had the plans for his new home prepared last Spring, and after having decided to build there moved on the site lot adjoining his property and camped out for the Summer. The family watched every stick and stone being placed in the growing home with interest, spent a happy Summer in the tents as a comfortable outing and was able to occupy the new dwelling by the time the first Fall rains set in. Previous to the Summer tenting experience the family had lived in the former home on the same lot, and when this was demolished moved into the tents pending the completion of the new residence.

The building which has been completed is of the picturesque type of architecture, and was designed and erected by Victor Carlson. It is a nine-room structure, two stories with a full concrete basement. It is fitted throughout with hardwood floors, and the living-room and dining-room are fitted with handsome beamed ceilings and beautiful frescoed walls and ceilings. There is a Dutch kitchen, nicely appointed, in the home, two large tiled and bricked fireplaces, a hot water heating plant and other modern conveniences.

OPTION ON ALDER CORNER

Deal On for Purchase Near West Side High School.

Leslie M. Scott has taken an option on the lot, 50x100 feet in size, located at the southeast corner of Fifteenth and Alder streets. The property is owned by John Corkish, and the valuation in the option is placed at \$40,000. This property is improved with a two-story frame building, occupied by a garage and a store. It is being purchased for investment purposes. The deal is being negotiated through the office of D. Parker Brown.

OPAL CITY—FUTURE METROPOLIS Of Central Oregon—See Page 9, Section 4.



HOME OF FRANK BOLLAM - IRVINGTON.

FIRM MOVES QUARTERS

LOEWENBERG & GOING OCCUPY NEW WAREHOUSE.

Five-story Plant at Fifteenth and Lovejoy Is Now Finished and in Use.

The firm of Loewenberg & Going has moved its plant to the new warehouse recently completed at the southwest corner of Fifteenth and Lovejoy streets. This warehouse is a five-story structure, 50x100 feet in size, designed by Emil Schacht & Son, architects. It was built at a cost of \$20,000 and has just been occupied by the store firm. The structure is of brick and mill or slow-burning construction. It is well appointed for the purpose for which it was intended and offers a magnificent opportunity for display purposes. The first floor of the building is about one-half given over for shipping purposes and the remainder is a large display room. The main display room is located on the second floor, as are the offices. Both the display room and offices are nicely finished in mission and present a good appearance.

On the upper floors are located the general stockroom. The building is equipped with a general freight elevator and a small parcel electric elevator. Two large fireproof vaults have been installed.

Clackamas Institute Closes. OREGON CITY, Or., Nov. 5.—(Special.)—After three days' successful work, the

Clackamas County Teachers' Institute closed Friday. The next institute will probably be held next year, during Thanksgiving week, as suggested by the County School Superintendent. A principal's association was organized this afternoon. The officers are: Howard James, president; Esacada; Mrs. Emily Shaw, vice-president; Milwaukee; Sidney Johnson, secretary-treasurer; Canemah.

Factory Girls Burned. WILKESBARRE, Pa., Nov. 6.—One girl lost her life and 15 other persons were injured today in a fire which destroyed a mine aquib factory of John S. Powell at Plymouth, near here. Powell was badly injured while helping his 10 female employees to escape.

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The New Town of Spitzenberg

is being laid out, and each person buying a 10, 20 or 30-acre tract will be given two lots free—each 50x100 feet—100 feet square in a body. Suitable blocks are donated for school and church purposes, also warehouse sites for future fruit-packing establishments. No better investment can be possible for any business man or woman, either professional or otherwise, who desires an orchard near Portland, than to buy one or more of these tracts at our low prices.

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\$400 AND \$500 EA.

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Scappoose Apples

are well known as being highly colored and of delicious flavor when properly cultivated. This orchard tract has an elevation of 600 to 800 feet above the Columbia River, thus being in sunshine when the low-lying districts are covered with fog.

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PLANS BEING MADE

Old People's Home Will Be Luxurious Place.

FOUNDER-VISITS THE EAST

Mrs. P. J. Mann Studies Other Like Institutions and Will Make Portland's Finest in Country. Cost Is to Be \$60,000.

Plans are now being prepared by Whitehouse, Lazarus & Poulthou, architects, for the Old People's Home to be built on the Ladd Tract by Mrs. P. J. Mann in memory of her late husband. For the purpose of studying institutions of like character in the East Mrs. Mann has visited the principal places of this character in an extended trip through the East, and she has taken the best points found in these various institutions and has requested the architects to embody them in the plans for the Portland home. Mrs. Mann has been communicating at all times with the architects concerning the proposed building and has sent numerous suggestions for the comfort of the inmates of the home. These have been embodied in the plans. On her trip through the East Mrs. Mann visited the St. Regis Asylum for Old People, Quebec; the Protestant Home for Women and Children, Quebec; the Home for Aged Women, Boston; the Home for Aged Men and the Home for Aged Couples, Boston; the Home for Aged People, Cambridge; the Home for the Aged, Methuen, Mass.; St. Luke's Home for Aged Women, New York; the Home for Aged Couples, New York; the Home for Aged Men, New York; the Home for Aged People and the Home for Aged Couples, New York, and other institutions in the first city of the land. In Philadelphia she visited the Presbyterian Home for Old Ladies, one of the oldest institutions of this character in the country, and at Bolu, Pa., the Home for Aged Couples and Old Men. The Catholic Home for Aged People and Incapables was also visited and reports were received from numerous other charitable institutions.

The Portland institution will be erected on the west end of the Ladd tract, on the site of the old Ladd farm, it is what is now Laurelhurst. The site is located on the Rose City carline and was purchased by Mrs. Mann. The buildings to be erected will cost \$60,000, in addition to the cost of the site.

The building will be built of brick and will be of Tudor, Gothic and Elizabethan styles of architecture. The structure will be U-shaped and will be 61x113 feet in size, exclusive of the porches. It will be of red brick with white trimmings. In the rear of the southern part of the building will be beautiful landscape effects, and special attention will be given to the gardens, which will be made a spot of beauty for the old people who are inmates of the home.

On the first floor of the building will be a large reception hall, with reception rooms leading off it, an office, a large dining-room, a small breakfast room and a large social room. These rooms will be so arranged that they may be thrown into one large room by swinging aside folding doors. The wings of the building will be one for the men and the other for women. On the south side of the building will be large porches, inclosed with glass, for a sun-room in the winter. The matron's suite will also be on the first floor.

On the second and third floors of the building will be bedrooms. These will be

all prettily finished and will have a capacity of about 20 inmates. The rooms will be arranged singly and en suite and on each floor there will be a serving-room connected with the basement, for the purpose of serving any sick inmates of the home in beds. In the basement will be all the service

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