

DEALS IN REALTY CONTINUE ACTIVE

Eastern Investors in Six Weeks Buy Property Valued at \$2,000,000.

BUSINESS LOTS ARE SOLD

Negotiations for Purchase of Big East Side Tract Under Way Involving \$2,000,000—Building Activity Is Strong.

Table with 2 columns: Date, Value. Rows for Monday through Saturday, and a Total row.

NOTABLE SALES LAST WEEK.

Among sales of inside business property closed last week were the following: 5000 sq. ft. Twelfth and Harrison...

Several acre-tracts are sold to non-resident investors. Demand for acreage in Parkrose has been brisk since the first of the year...

Whole Block Is Bought by H. J. Moyer—Dwellings Are Planned. Henry J. Moyer, a capitalist and contractor who arrived recently in Portland...

Three-Story Brick for East Side. R. B. McClung, representing the American Laundry Company, will build a modern three-story brick building on the property Mr. McClung purchased in the Helpe tract...

LARGE AREA IS PAVED. \$300,000 SPENT ON STREETS IN SOUTH EAST SIDE. District Between Division Street and Powell Valley Road Makes Big Advance in 1911.

The district between Division street and Powell Valley road and from East Twelfth street to East Sixty-third street is making rapid progress. Here are located the Waverly-Richmond and Waverly Heights additions...

It is announced that the streets of Waverly Heights are to be paved this year. In addition, there are 13 miles of streets to be paved. So rapid has been the growth of the district that the Board of Education has found it necessary to build eight more rooms to the Clinton-Kelly schoolhouse at the corner of Powell and East Twenty-sixth streets...

Work has been started on the \$15,000 fire station in Kenilworth. A fire station also is asked to be located between Powell Valley road and Division street, near East Forty-first street, to provide fire protection. A number of buildings have been erected on Division street for business purposes. Griffin & Peake have started the erection of a 14000 garage on that street.

New Orleans Man Invests Here. By the purchase of property here last week by W. O. Erwin, the extreme southeastern portion of the United States is now represented in the local investment field. Mr. Erwin, wealthy contractor of New Orleans, La., heads the syndicate which has taken over about 90 acres of Amon Acres, near Gilbert Station, on the Etanah line at the Portland Railway, Light & Power Company, for \$45,000. In addition to this investment, Mr. Erwin has purchased a home in Irvington for \$7500, and has started negotiations for the purchase of a 54-acre tract near Newberg for \$27,000. Mr. Erwin will remove to Portland at once and engage in realty and business operations here.

The Huddleston 333-acre tract on Palatine Hill, five miles south from the center of the city, which was taken over a few days ago by Trowbridge & Stephens, has been purchased by a local syndicate, for \$100,000. The buying concern, organized by George E. Waggoner, is represented by Mr. Waggoner, D. Bull, L. F. Buck, Thomas Prince, J. A. Yerex and C. A. Foster. The place is covered with small timber suitable for wood. The timber will be removed at some of the smallest trees will be preserved for ornamental purposes. It is the intention of the new owners to develop the property into a suburban home town. Negotiations for the sale of the tract were conducted by Chapin & Herlow and Messrs. Hyde and Hibbins.

An evidence of the rapid rise in values in suburban property is indicated in the recent sale of the six-acre tract located on the Base Line road, adjoining Laurelhurst on the west. The property was purchased by H. Rostad, the Lents banker, from M. G. Thorsen for \$48,000. Mr. Thorsen purchased this property three years ago for \$20,000, and was transformed into the present high-class residential district known as Laurelhurst. With this purchase, this is the last unimproved acreage in the vicinity. It is Mr. Rostad's plan to subdivide and improve the property soon and place it on the market. The sale was negotiated by Hartman & Thomson.

Building Operations Brisk. Since the first of the year there have been issued 290 permits of a total value of \$548,976. The record so far shows that no permits were issued for any costly structures. However, plans for some big buildings have been filed with the Building Inspector and will probably be passed upon favorably this month. The largest per cent of the permits are for dwellings. There were 106 permits issued last week, with a total valuation of \$152,974. The daily records are:

Table with 2 columns: Day, Value. Rows for Monday through Saturday, and a Total row.

NEW EDIFICE AT PRINEVILLE IS DEDICATED.



PRINEVILLE, Or., Jan. 20.—(Special.)—The First Baptist Church of Prineville was dedicated Sunday, January 7. Rev. Mr. Williams, of the Methodist Episcopal Church, delivered the morning address, while Rev. Mr. Linsinger, of the Presbyterian Church, took charge of raising the necessary funds, and the order was reversed at the evening services. More than \$5000 was subscribed. The church is built in the form of a cross and has a large basement for reception and is finished throughout in fir, natural color. The Ladies Aid Society is supplying all interior furnishings. This is one of the finest church buildings in Central Oregon. It was through the untiring efforts of the pastor, C. P. Bailey, that the church was built.

LOBBY IS STRIKING

Main Floor Multnomah Hotel Work of Art.

DECORATIONS ARE COSTLY

Features of Finishing and Tinting Place Hostelry on Par With Best Eastern Caravansaries—Opening Is February 8.

In the Multnomah Hotel lobby, which will be thrown open for public inspection on Thursday evening, February 8, upon the formal dedication of the mammoth hostelry, there has been incorporated a conception of modified Grecian and Roman types of architecture, with just a sufficient touch of the Renaissance to make the tout ensemble exceptionally pleasing to the eye.

Some idea of the magnificence of the decorative scheme can be gained from the fact that over \$5000 has been expended for 18-karat goldleaf, Cream Light olive drab and Multnomah red tints, the latter color being typical of Indian artistry, have been used with splendid taste in bringing out the stucco ornamentation.

The great feature of the hotel lobby is the mezzanine floor which, in addition to furnishing an attractive promenade, will afford guests a quiet retreat for correspondence. At intervals jardiniere, containing the choicest house plants and rare seasonal blooms, have been placed with a view of bringing out the rich decorative tints, yet in no wise interfering with an unobstructed view of the palatial floor.

The lobby floor is of terrazo construction over which will be spread costly Persian rugs rich in Oriental colorings. Mahogany divans and chairs upholstered in panne velvet, of a color harmonizing with the general color effect, are to be installed for the convenience of guests and visitors.

Heightened ceilings, of original design, which have been inspected by the hotel, that the lobby is on a par with any of the large Eastern caravansaries and should prove one of its dominant features of the institution.

The only difference between one's buying now and 12 years ago is in the price, except that better terms can be obtained now. There is a choice of two ways, both practical, in acquiring a home—either go into the jungle, wait for improvements to follow, live in a tent or shack until the lot is paid for, then borrow and build, or buy a good, new, comfortable home on an improved street for a few hundred dollars down and nominal monthly payments. When buying a home you keep your cake and eat it, yourself. Ten years' rent will give you a medium-sized home, The rolling stone and the roving family are parallels.

Misfortunes do not have weight with the landlord when your rent is due, but you can get an extension on a deferred payment if you keep your credit good. If anyone warns you that death is on your trail because of hard work, don't believe it. It's a chestnut. Work does not kill, but worry does. Idleness makes one unhappy and worthless. To be happy keep busy.

Thousands find it impossible to save money. To those people the best advice is: "Go in debt for your home. In no other way will you ever secure one. You will have to save then to make your payments."

A small debt is a good ballast and man needs ballast, as does a ship, to prevent him from being blown away by a gale. A small debt will restore the needed ballast.

In conclusion, the writer's advice is: get a home. And remember, don't give up at one or two or three trials. Ninety per cent of business is a failure, yet business goes on all around us every minute. In this connection the prophecy of the oracle of Posey County is timely: "If you don't never risk nothin' you won't never git nothin'."

Four Homes in the Irvington District Just Completed. Prices \$4000, \$4000, \$4250, \$5000. OPEN FOR INSPECTION SUNDAY FROM 10 A. M. TO 4 P. M.



PORTLAND HOMEBUILDER REACHES HIGH GOAL AFTER YEARS OF TOIL

In Attaining Success Writer Declares That Determination and Hard Work Are Essential—"Go in Debt for Your Home," Is Advice.

(Written for The Oregonian by R. F. Padgett, 1230 East Sixth North.) HOEVER has kept in touch with the wizard of Santa Rosa must realize that the very ground we walk on, but rarely think of, is the greatest wonder and mystery there is. The ground is not a mere mass of dirt and stones with possibilities not dreamed of by the average person. That the ground itself is the best helper man can have in securing a title to some of it, even in a city, has been demonstrated repeatedly.

The writer knows the meaning of "winning a home," having passed through the experience three different times, in as many states—California, Washington and Oregon. A renter for five years in Portland previous to the last experience as a home-owner, he can see where the \$100 expended in rent would have provided a competence for life if invested in lots at the low value at that time.

In the second year of the home-owning period a bed of asters netted \$16. From that, the idea of an aster garden took shape. No greenhouse was established, or attempted. Only such work was done as could be handled in the open, with the aid of cold-frames and hotbeds. It was all incidental to paying for the home. "Feed your ground and your ground will feed you." was never more true than in this instance. Several hundred dollars' worth of fertilizer was used and every dollar came back and brought some of its kind. The heat and drought of Summer in connection with gravelly soil was met successfully by irrigation and by diligent stirring the soil.

In addition to cut flowers there were grown and sold rose bushes, grape vines, annual plants, fruit trees, fruits, vegetables, dahlias, roots and flower seeds. Everything possible was propagated on the grounds. Aside from half paying for themselves in net profit, the grounds greatly relieved the high cost of living. Even a tiny garden is a boon to any family.

Apples, pears, peaches, plums, cherries, prunes, apricots, grapes, quinces, currants and berries of all kinds, as well as vegetables were grown in season, in great abundance and of excellent quality.

Greening, the home of the writer, is probably the smallest addition in the city, comprising two blocks of 16 lots each. The lots are approximately 33x55 feet in size. Block one, bounded by Union and Grand avenues, Holman and Ashley streets, was the scene of the operations herein described. Additions of one and occasionally two lots at a time were made to the original purchase until 10 lots were acquired. The taxes at first were 75 cents a lot, then \$1 and later \$1.75. Finally, the assessment was raised until it reached respectability.

In buying this property a risk was taken which was beyond good reason or good judgment, one which no purchaser should assume. No abstract was furnished, and only the word of previous owners guaranteed the title. When the abstract was ordered at the time of sale the situation was one of extreme anxiety, but there was no flaw and the fact is the highest tribute to the honesty of the former owners.

Ten dollars a month was the usual method of purchase, but sometimes part cash was paid, at other times all cash, consisting of all or partly borrowed capital. Money was borrowed to

buy lots, to meet deferred payments, to build fences, to make necessary improvements and for any purpose occasioned by the owner for cash and resold to the would-be owner on installments at a nominal advance. This lot cost \$225 and was offered a few years previously for \$50.

Money could always be secured when needed. The first thing to do, in any business, is to establish a good credit. This is as readily possible for a workman as for the business or professional man. The list of persons from whom money was borrowed was large.

Every true story has two sides. Therefore, fairness demands that some mention be made of the tribulations attending the process of home-getting. It must not be imagined that all is clear skies and easy sailing. The reverse is sadly true in many cases. One's obtaining a home has many arguments for and against. Aside from the settled, permanent and "located" feeling it gives, there is a mental uplift and satisfaction over emancipation from the landlord.

Other things being equal, the owner of a home is more secure in his job than the "floater" or renter because he is better contented and, also, a more profitable employee. Men who do not own their own homes have the most time to point out how to run the Government, they are the most violent in aggravating labor troubles, and are the most among those who try to right them by violence.

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FINANCIAL AND BUSINESS CONDITIONS MUCH IMPROVED.

S. D. VINCENT RETURNS TO PORTLAND, DECLARING THAT CITY RANKS HIGH AMONG INVESTORS.

Money is plentiful and business conditions in the East are much improved, according to S. D. Vincent, of S. D. Vincent, who returned last week from a trip to Chicago and other large Eastern cities. Mr. Vincent said that some of the large financial institutions are offering real-estate money at low as 4 and 4 1/2 per cent.

"Among Eastern business men I found that the feeling is friendly towards Portland," said Mr. Vincent. "I have remarked repeatedly that Portland has built up along conservative and substantial lines, always avoiding booms and spasmodic bursts of common and inevitably fatal to new and growing communities. Special mention was made of our system of developing the surrounding country and the entire city by turning all our energy to building the city beyond the demands of its supporting territory."

On his way home Mr. Vincent visited California cities. In Southern California he found the orange crop damaged badly by frost, in some sections the loss running as high as 50 per cent.

Many substantial Eastern people are interested in Portland and Oregon, says Mr. Vincent. He believes that much Eastern capital will be invested here this year.

With the opening of the Panama Canal freight rates to FORT GEORGE will be lower than to Edmonton, thus making FORT GEORGE a great wholesale and jobbing center.

FORT GEORGE will be one of the largest cities in the West. An enormous development will take place during 1912.

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BUILDING GAIN BIG

East Side Makes Best Showing in 1911.

BETTER STRUCTURES RISE

Number of Dwellings Erected Is 3277—Business Buildings Reach 215—Many Handsome Homes Are Built in Suburbs.

Complete statistics show that for December, 1911, 185 residences and 16 business buildings were started on the East Side. For the same month in 1910, 255 residences and 39 business buildings were started. For the entire year of 1911, 3277 dwellings and 215 business buildings were started and mostly finished. For 1910, 3125 dwellings and 195 business buildings were started. In the erection of residences there was a gain of 152 and in business houses the gain was 20, but the greatest gain was in the character of the buildings erected.

The statistics do not show the dwellings that were built outside the city limits, which will swell the total materially. It is estimated that between 150 and 200 residences were built east of the city limits at Trays Crossing, in the district near Lents. Also 50 houses were built east of Montavilla outside the city limits.

In the matter of business buildings, those built last year on the East Side were far in advance of those put up in former years, especially in Central East Portland, where 12 modern business buildings were erected. In the latter part of the year several modern structures were started in Central East Portland, including the four-story reinforced concrete building of E. L. Brown on East First and Main streets, costing \$50,000, and the four-story concrete garage of E. Henry Wempe, at the mouth of Sullivan's Gulch, at a cost of \$60,000. Both are well advanced in construction and will be completed this Summer.

The big car manufacturing plant of the Portland Railway, Light & Power Company, on East Seventeenth and Holgate streets, is well along toward completion. The first brick building, each covering a block, are being finished. These structures cost \$50,000 each without the equipment. It is estimated that this plant will cost the city of Sullivan's Gulch, at a cost of \$60,000. Both are well advanced in construction and will be completed this Summer.

The modern buildings of Edwards & Daly, at Grand avenue and Belmont streets, costing \$70,000, and G. W. Jackson, at the corner of Union avenue and East Davis streets, costing \$45,000, were carried over from last year. Both will soon be completed. The Edwards & Daly building is a four-story structure covering a lot 20x100 feet, and is one of the best buildings yet erected in Central East Portland. It is finished above the first floor.

May Hurry Vancouver Line. The rapidity with which the 415-mile gap is to be finished has a direct bearing on construction to Vancouver, as the Grand Trunk Pacific has agreed to finish the main line before construction of its proposed branch line from Fort George to this city. Unless the agreement is modified two years are likely to elapse before the railway company can get around to the last mentioned project.

The railway policy of the Provincial Government, to be made public within a few weeks, is said to embrace provision for assistance for a railway from Vancouver to the Peace River district via Fort George. The decision of the government as to which of the various companies and syndicates submitting offers shall be favored with government aid will be awaited with interest. Should the Grand Trunk Pacific be the favored one, the contingency questioned in well-informed circles—its attitude towards the Fort George Vancouver branch may be changed, for the building of both the main line and the branch line could be carried on simultaneously.

FORT GEORGE is the geographical and strategic commercial center of British Columbia, Canada's large and richest province.

All railroad building through the Peace River district or Central British Columbia must go through FORT GEORGE in order to maintain water grade. Therefore FORT GEORGE must be a great railroad center.

FORT GEORGE is at the junction of the Fraser and Nechaco Rivers, with 1100 miles of navigable waterways.

FORT GEORGE is the supply point for an immense territory, rich in agricultural, timber and mineral resources, and will be able to compete with Edmonton and Eastern cities for the trade of the Peace River country, as well as the whole Central and Northern British Columbia.

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GRAND TRUNK PACIFIC TO...

FORT GEORGE MUST BE COMPLETED EARLY NEXT FALL...

Vancouver Province, Jan. 6.

The management of the Grand Trunk Pacific Railway has issued peremptory instructions to Messrs. Foley, Welch & Stewart, railway contractors, that the main line between Tete Jaune Cache, fifty miles west of Yellowhead Pass and Fort George, must be completed early next Fall. The railway contractors have passed the communication on to the various sub-contractors who were recently awarded work and who are now engaged freight-ing in supplies over a rough road, and establishing camps with a view to making a start at construction work as soon as possible. They are confident of their ability to complete the work within the time specified.

Construction of the western portion of the unfinished gap between Aldermere in Bulkeley Valley and Fort George will also be rushed. Mr. P. Welch, a member of the contracting firm, will leave Vancouver on Monday for Prince Rupert to confer with Mr. B. E. Kellner, chief engineer, in regard to this portion of the contract. On Mr. Welch's return the names of the successful sub-contractors will be announced.

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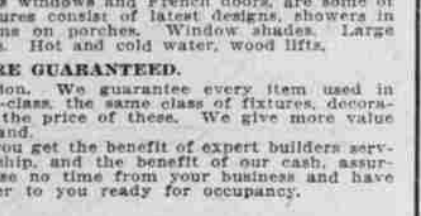
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