

SMALL FARM BEST FOR HOME-MAKING Intensive Agriculture and Country Life Make Highest Citizenship.

"LEADER SYSTEM" URGED

C. L. Smith, Railroad Expert, in Address Before Irrigation Congress, Advocates Adoption of Modern Farming Methods.

In an address given before the Oregon Irrigation Congress last week, C. L. Smith, agriculturist for the O. W. R. & N., declared that the proper settlement and development of agricultural lands would prove the chief factor in the solution of the social and economic problems before the American people.

"For many years the men and women who have given thought to social and economic questions have recognized the fact of growing tendency among farmers' sons and daughters to leave the farms and gather in the cities," said Mr. Smith.

"The tendency of our writers and speakers to hold up as models to be imitated, the successful few, in politics or business, along with the bad habit of measuring everything in dollars and cents, has, in the opinion of the writer, done much to fill them with ambition. Every one of them has been taught to walk along that imaginary road which leads on from log cabins to White House and they all want to walk, at least a little along the way.

"The children were taught at home and in school to 'weigh every problem by its final effect upon the sum total of human happiness, instead of the number of dollars, such teaching would go a long way toward solving many of the social and economic problems that vex our people today.

"If more people were interested in home-making instead of money-getting, we would have smaller farms, better farm houses, better conditions of living and less of unrest and dissatisfaction. Social conditions would be improved and fewer people would leave the farm for the city.

"Small Farms Are Urged. "The problem of improving country life is not a new one with me. I have studied it for more than 40 years. During this period both experience and observation justify the conviction that the owner of a small farm who places home-making before money-getting is nearly always successful; also that the best home-making is done on a small farm than on a large one.

"The individual who desires to make for himself and family a home with some comforts, better than the things by the labor of hand and head can secure a larger measure of the necessities and comforts of life from the acre and cultivated garden, than he can from a like amount of thought and labor will secure anywhere else.

"Compared with the life of a wage-earner in the city, the opportunity and advantages of the small farmer are every way preferable. The same amount of labor will furnish so much better home, better food, and more agreeable surroundings. He does not have to obey the orders of the boss, nor the rules of the union, and he is not crowded by the competition of his neighbors. His crops are fresh, milk unskimmed, vegetables and fruit fresh from the tree or vine. If he is not ambitious for wealth, does not desire to be on some scheme to get rich quickly, and can be independent of business conditions, financial crisis or other factors that vex the average wage-earner, he will find the small farm a better place to live in than any other.

"The multiplication of such homes, the improvements in conditions of living and the better citizenship found among home-owners are worthy the attention and fostering care of the state. The boys and girls growing up on these small farms, educated in the rural schools, are the best bulwark of the state against the crime and degeneracy bred in the slums of the cities.

"Leader System" Advocated. "The system of farming to be followed must depend upon a great variety of factors, and the measure of success achieved would always be modified by the adaptation of the various factors to the individual. As a rule, the largest measure of success will be secured where there is some one individual who is in charge of such a diversity along other lines as to provide fairly continuous labor with corresponding continuity of income.

"With a five-acre tract one man can make a leader of onions; growing two acres each year. This is his main crop, producing from \$500 to \$1500 per year. He has fruit and vegetables for his own use and some to sell. Keeps a cow, a horse and 50 hens. These very nearly furnish living expenses for the family, leaving the money from the onion crop as net income. Another makes a specialty of celery, growing only enough of other vegetables for family use.

the area of apple orchard that he can of strawberries. Poultry-Raising Profitable. "Poultry pays handsome profits for the labor and capital invested, when the care is just right. Few people are thorough enough to be successful with poultry on a large scale, as a little negligence will often wipe out the profits of the season. Every small farmer should keep from 50 to 100 hens as a side line. They should not go above this number unless they are prepared to specialize on poultry and give the necessary care and attention down to the smallest detail.

"With 20 or more acres of land dairying is a profitable line for a leader. One that yields a continuous and certain income. It gives constant and profitable employment for labor, provides for maintaining or increasing the fertility of the soil and, perhaps the most reliable line to depend upon under all conditions.

"The country tributary to the Oregon-Washington Railroad and Navigation Company lines is very diversified in character and offers exceptional opportunities and advantages for the home-maker who has the taste or means may be. There are few localities where the combination of fertile soil, mild climate, good markets, transportation facilities, pure water, sunshine and rainfall are so favorable as in the Willamina valley.

Few people in Portland realize that there is such a picturesque spot in Oregon as the Willamina Valley. The valley proper is about 10 miles long and

DISTRICT IS ACTIVE

Big Development Made in Willamina Valley.

SOIL IS VERY PRODUCTIVE

Town of Willamina Making Rapid Growth—Payroll Is Big—Many Homeowners Purchase Diversified Farming Tracts.

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different colors comes from the same pit. New Line Is Projected. At present the Southern Pacific is the only means of rail transportation that serves the town, but it is about a certainty that before the year will be under way, active construction will begin on a new line from McMinville to the Coast. It is not yet known just who are backing this new road. They own the right of way for almost the entire distance, and have obtained franchises from various towns along the line.

Heretofore, the small farmer has had no chance to own a farm in this fertile valley until one of the live real estate firms of Portland purchased several of the large farms near the town and subdivided them into tracts of five to ten acres each.

DOUGLAS FIR IS IN FAVOR

Species Making Rapid Inroad on Yellow Pine.

Douglas fir, the variety of timber that has made the town and Washington famous in the lumber markets of the world, was the species next to yellow pine drawn upon most heavily as lumber material in 1910, according to a statement of the output of lumber,



That Look of Worry and Discontent

Will disappear when you will have established your home in

PARKROSE

You will be more prosperous; you will be able to raise your own fresh fruit, vegetables and provisions. You will be located far enough away from the dust and dirt and noise of the city. You will be close enough in to be convenient to and to have the conveniences of the city. You will

Solve the High Cost of Living

Many desirable acres are at your disposal now. Take a ride out Sunday on the new car line. Look at this beautiful productive property. See where others have determined to locate and where you yet have the opportunity of buying a whole acre for as low as \$1200 on easy terms. Don't put it off another week. Now is the time to buy.

HARTMAN & THOMPSON

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EAST SIDE VICTOR

Big Freight Depot to Rise in Warehouse District.

SHIPPERS TO BENEFIT

Fireproof Structure to Cost Approximately \$100,000 Will Be Completed This Year by Southern Pacific.

Definite promises by E. E. Calvin, general manager, that the Southern Pacific Company will erect a freight depot, costing \$100,000, on the south side of East Pine street, between East First and East Second streets, is considered a great gain by the East Side Business Men's Club and the implement of the proposed freight house is not on as large a scale as at first proposed by General Manager J. P. O'Brien last year during his conference with the East Side Business Men's Club, when it was proposed that certain streets should be vacated between East Pine and Oregon streets, and that the streets and blocks intervening should constitute switching grounds and lead to tracks extending through that district.

Big District To Be Helped. The freight-house as then proposed would have covered two blocks, but opposition to the vacation of streets from the East Side Business Men's Club delayed the matter up to the present. The Zeigler ordinance also prevents vacation of streets, but it is declared that under the Zeigler ordinance the railroad company can have the use of the streets under a franchise, or lease. However, the erection of this freight-house on the East Side, it is contended, will open that district south of Hawthorne avenue to warehouse concerns. At present the tracks on East Third and East Second are used for switching purposes.

"I regard this freight depot as a victory for its own interests and for the district," said I. M. Lepper yesterday, "but this freight-house will not stop the movement for a common-user freight-house for years, and now the Southern Pacific has had its ears to the ground and heard something. We will insist on common-user on all the railroads for protection of the public."

Project Long Needed. H. W. Mitchell, chairman of the franchise committee from the East Side Business Men's Club, and member of the firm of Mitchell, Lewis & Staver, one of the large concerns in the East Side warehouse district, is greatly pleased over the prospect for the early construction of the freight-house on the East Side. Mr. Mitchell, in speaking of the proposed freight-house, yesterday said: "The erection of this freight depot is long due, for the East Side, and the O. W. R. & N. would have worked for its own interests and had it erected this proposed freight-house years ago. It will not only afford freight facilities, but it will relieve the freight congestion in this district. Great quantities of freight must now be transported across the bridges to the freight depot on the West Side. Also,

a freight depot will tend to encourage other concerns to come in here."

Depot Will Help Factories. That the erection of the freight-house will help the entire East Side and promote the factory interests, is the opinion of William H. Hall, a prominent real estate dealer.

"The benefits of this freight depot," said Mr. Hall yesterday, "will extend back as far as East Twenty-Eighth street. A large number of factory sites have been sold on the East Side in the last year, and several factories have been established in the district, which have no trucking facilities, but this freight depot will put them on the map. The freight house will encourage other similar concerns to come to the East Side which could not come before for want of freight facilities.

"This freight depot is the best thing that could have come to the East Side, and will do more to develop that part of the city than anything that could come there at this time. It means that the sanitary condition of the East Side will be improved. The ground now filled with mud and water will be filled with material taken from the bed of the Willamette River. Now, if the railroad and owners of the waterfront property will build a concrete seawall and fill in behind, it will make the East Side an ideal wholesale and manufacturing district.

"The proposed freight depot will help the East Side in every direction," said Edward Newberry, manager for R. M. Wade & Company, and in 19 years nothing has come to the East Side which will develop it faster than a freight house."

O. E. Heintz, manager of the Pacific Iron Works, said: "This freight depot will help all classes, the wholesale and manufacturing concerns. In fact, I think that the whole of the East Side will get a large benefit from this depot. Want of freight facilities has held back the East Side."

"It will help the East Side in every way," said Charles E. Archer, general manager of the John Deere Plow Company, "and especially the wholesale and manufacturing concerns. In fact, I think that the whole of the East Side will get a large benefit from this depot. Want of freight facilities has held back the East Side."

CLUSTER LIGHTS URGED

ILLUMINATION PROGRAMME IS UNDER WAY ON EAST SIDE.

District Near Two New Bridges to Be Made Brilliant—Streets to Be Improved.

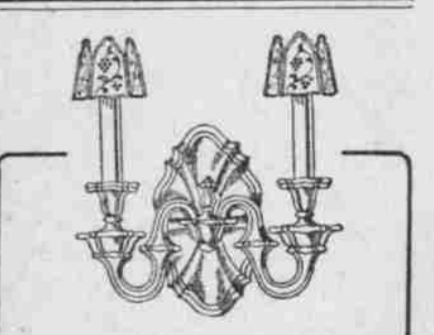
An extensive illumination programme is proposed for Oregon and Broadway, the new bridge streets, and Union and Williams avenues by the North East Side Improvement Association. Williams avenue will probably be the first street illuminated. I. E. Saville announces that Williams avenue property owners have already taken steps to light that street between Holladay and Killingsworth avenues, a distance of two miles, with clusters of electric lights. Williams avenue is the main thoroughfare for

Upper Albina, connecting with the two bridges, the railroad and Broadway. Union avenue is longer. It is proposed to illuminate Union avenue northward from East Morrison to Woodlawn, if it can be done. Broadway street will be lighted from the Broadway approach to East Twenty-fourth street if the plans proposed are carried out. This illumination programme will make these the best-lighted of any East Side streets.

Williams and Union avenues are both becoming business streets. It is intended to get the illumination programme under way so the streets may be illuminated on completion of the Broadway bridge. Williams avenue will be lighted as soon as the contract for the lights can be made. Fills are to be made on Welder and Broadway streets between Williams avenue and Wheeler street this year preparatory to the opening of the Broadway bridge. So far Oregon street, which connects with the railroad bridge, has not been improved, and none of the streets running to this bridge is improved.

Woodland Ships Potatoes.

WOODLAND, Wash., Feb. 24.—(Special.)—A shipment of 750 sacks of potatoes was made to Portland yesterday via steamer Modoc, the shipment being made by E. C. Swart a local buyer. The price was \$1 per 100 f. o. b. the dock at Woodland. It would seem that growers are going to be disappointed in the expected high price.



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MOUNT TABOR SCHOOL BUILDING COMPLETED.



NEWEST PART OF STRUCTURE IS OF REINFORCED CONCRETE. The Mount Tabor Schoolhouse, erected at the corner of East Sixth and East Ash streets, has been completed and is now occupied. Four rooms of this building are of frame construction, but the remaining portion is of reinforced concrete, so that the building is partly fireproof. It was over this building that the first campaign for fireproof schoolhouses in Portland was started by the Mount Tabor Improvement Club.

SAFER METHODS URGED

SPOKANE BANKS ADVOCATE USE OF GUARANTEED TITLES.

Resolutions Favoring Stronger Protective Loan Policy Recently Adopted.

In passing resolutions advocating the use of guaranteed certificates of title in all real estate transfers, the Spokane Clearing House Association has adopted radical changes in the manner of handling real estate deals. This action was taken to provide better protection of the public against loss and of the banks in making loans. All members of the association will be urged to use the guaranteed certificates of title.

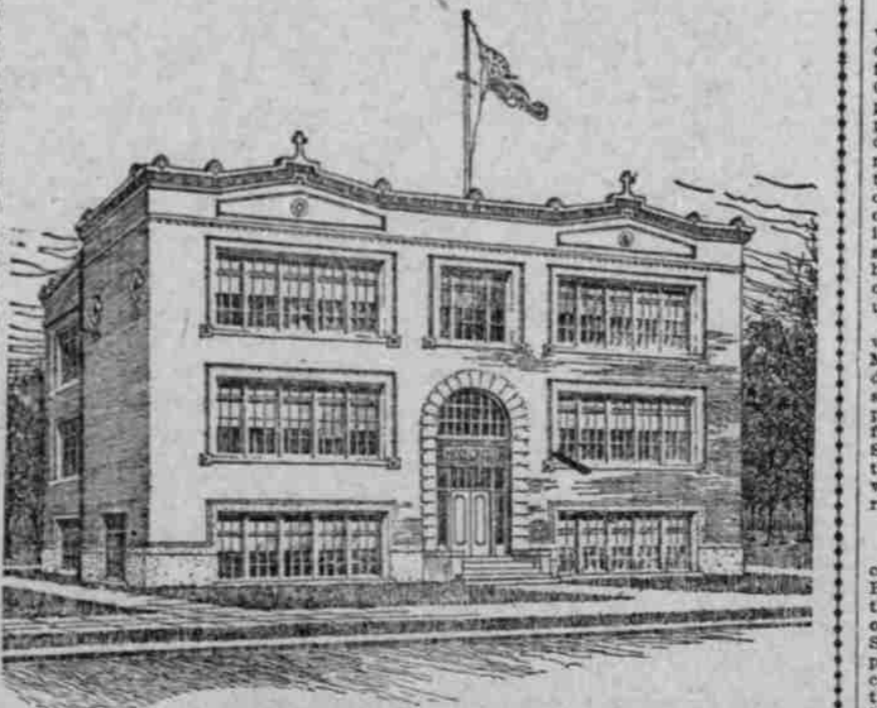
Trust companies have lost much money by loaning on real estate where the abstract has been made by an old company, or some firm out of business, at the time of the loan. In case of error the bank cannot recover, but must stand the loss.

If the old abstract is taken to a title company and a deposit equal to the cost of bringing the abstract up to date made, a guaranteed certificate of title can be secured. This protects the parties against any loss by reason of defective transfer of record, and for this reason the new method of abstracting is being taken up by the banks.

The resolution passed by the Spokane Clearing House Association on February 1 is as follows: "Whereas, Real estate titles are of the utmost importance to every member of this association and to the customers of every member; and Whereas, it appears upon investigation that many abstracts, prepared by various abstract companies that have long since ceased to exist, are passing current in Spokane, and losses have occurred by reason of abstracts compiled by careless and irresponsible abstractors, and for the reason that the law imposes practically no liability either on the abstractor or the person who examines the abstract, and that the cost of abstracting and opinion thereon is often expensive and out of proportion to the benefits; that a guaranteed certificate of title is an absolute contract, and that the method of abstracting described is as stated therein; and that the last Legislature of this state passed a law authorizing companies to be organized for that purpose to issue guaranteed certificates of title on depositing \$75,000 of approved securities with the State Treasurer to guarantee the certificates issued by the depositing company; and

"Whereas, in many of the larger cities of the United States guaranteed certificates of title have almost entirely taken the place of the old method of abstracting; and Now, Therefore, Be It Resolved, That the Spokane Clearing House Association, as a body, and each of the members thereof recommend to the patrons and depositors of the banks which are members of this association, the use of the guaranteed certificate of title in all real estate transactions."

CATHOLIC PARISH TO BUILD TWO-STORY BRICK STRUCTURE FOR ITS PUPILS.



Plans have been drawn for a two-story brick schoolhouse to be built in the Holy Cross Catholic parish in University Park. Work will be started on the structure within a month. The building will be completed and ready for the opening of school next September. Four classrooms on the first floor will be finished this year. The structure will stand in the same block with the Holy Cross Church, near Portsmouth Station. Rev. Father Finer is the pastor. He estimates that 100 pupils will enter the school next fall. Jacobberger & Smith prepared the plans.