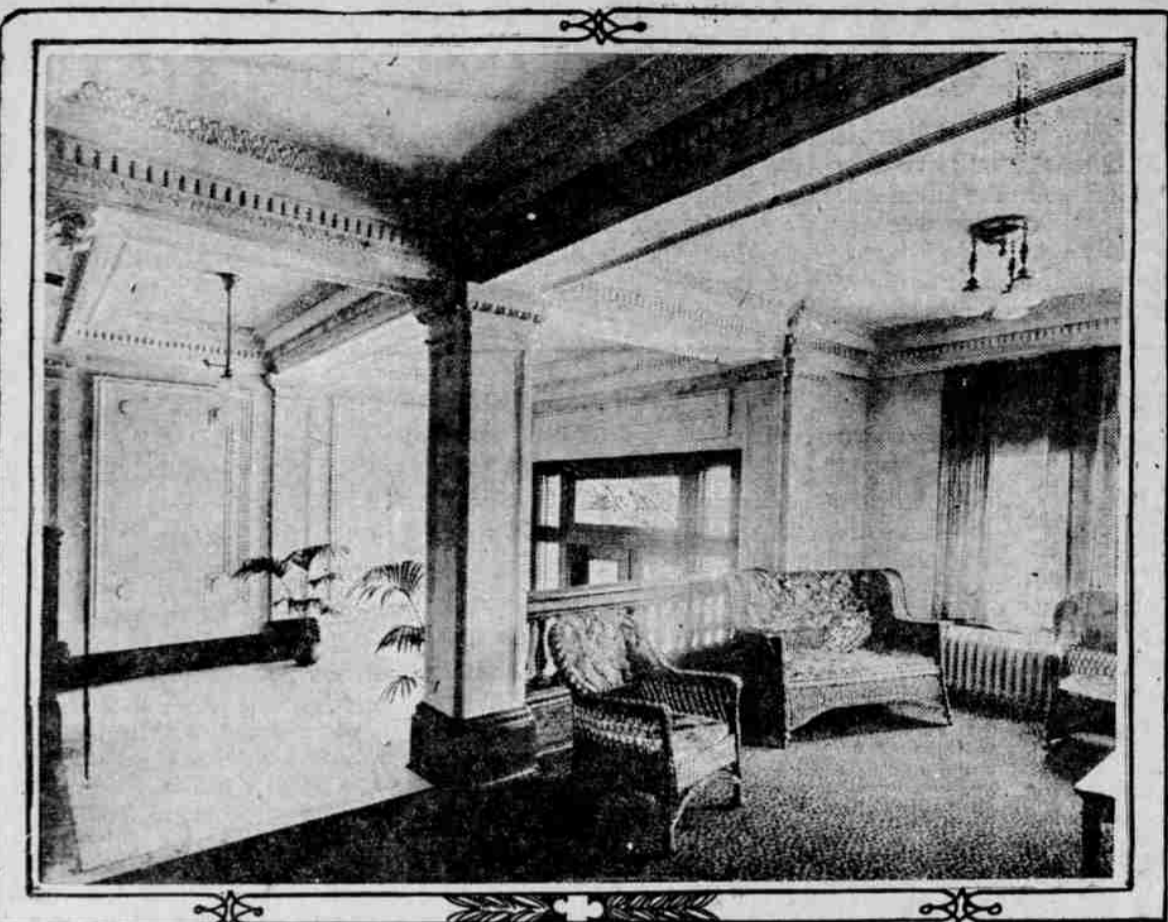


### MODERN HOSTELRY ON ELEVENTH STREET IS READY FOR OCCUPANCY

Four-story Fireproof Structure, Known as Hotel Arthur, Is Completed at Cost of \$50,000—Spacious Lobby Is One of Features.



Interior Lobby

Among the attractive hotels completed recently in Portland is the four-story structure on the east side of Eleventh street, between Morrison and Yamhill streets, known as the Hotel Arthur. The building is of fireproof construction, and is fitted up with all modern conveniences.

There are 48 rooms, 41 of which have private bath connections. Each bathroom is tiled and finished in white enamel, with nicked light and plumbing fixtures. Each room contains a large closet and a mirrored medicine cabinet, besides French plate mirrors on each door leading to the bathroom. A feature of the hotel is the marble entrance and artistic lobby. The interior is finished in selected Oregon fir, while the exterior is of white pressed brick. All the rooms have been furnished in an attractive manner. The hotel represents an investment of \$50,000. The building was designed by Bennet & Hendricks.

#### COAST SUBURBS ARE LAUDED

Western States Lead East in Landscape Treatment.

"There are on the Pacific Coast many examples of suburbs that have been laid out with rare forethought," says Elmer Grey in a recent number of Scribner's Magazine. "The best of these are residence districts of such surpassing beauty as to make it difficult to convey to the unfamiliar mind an idea of their charm. The difficulty lies in that words and photographs do not give an adequate impression. Photographs show partial views of what should be seen in entirety. Words are associated too often with the fiction of the printed page."

"The East has been an experimental station for the West in the matter of suburb planning, and this is fortunate, for it would have been a pity to mar the beauty of some of the most beautiful scenery in the world by the introduction of roads and houses in a haphazard manner. Some of the natural advantages of the West have been desecrated, but enough have been appreciated and so well treated as to shine as glowing examples of what nature when combined with intelligent art can accomplish."

"In the suburb people desire, above all else, beauty of surroundings, and they are willing frequently to put up with considerable inconvenience in order to obtain it. They will leave the apartment-house or small city in the morning and travel an hour or more, morning and evening, in order to live in the suburb. They will climb hills when they get there in order to build their homes where they can see the finest view. They do require comfort, but they must have beauty also, if at all possible. "The Far West has realized this fact and applied it with courage."

#### OREGON ENJOYS PROSPERITY

"This Is State's Biggest Year," Declares A. B. Slauson.

"The year 1912 will be the most prosperous one in Oregon's history," said A. B. Slauson, of the Slauson-Craig Company, yesterday. "All over the United States we have reports of only fair crops, while in Oregon and the Northwest the biggest crops ever grown will be harvested. "With bumper crops and good prices, owing to the demand that will come from other sections, Oregon farmers will be wealthier than ever before. "From a real estate point of view this means an increased growth of the whole state and of every city within the state. The rich reward of agricultural endeavor rapidly attracts the poorly paid population of other states. The overcrowded cities send back their surplus labor to the farming communities and the wealthy farmer removes to the city to educate his children and enjoy the comforts of society. "The political bugaboo will soon disappear, the single tax dragon will be slain and the result will be a new influx of Eastern capital and the releasing from the bank vaults of many millions now hoarded by over-cautious individuals whose fears cloud their judgment."

#### Three Homes Purchased.

A modern two-story residence on East Forty-seventh street, near Tillamook street, has been sold to Daniel Fabey by J. H. Wilson for \$4500. Mr. Fabey has taken possession of his new home. J. J. Berg purchased from T. G. Anderson a modern six-room bungalow in Rose City Park for \$2950. W. H. Emerick bought from T. G. Anderson a two-story dwelling on East Forty-seventh street, near Tillamook street, for \$3500. The sales were negotiated by the National Realty & Trust Company.

#### Plans for Flat Prepared.

Architects Roberts & Roberts have drawn plans for a two-story frame building which will contain eight flats of three rooms each, to be built on Hancock street and Grand avenue, for Mrs. J. Ferguson. It will be 35x12 feet and it will cost \$15,000.



Exterior

### BIG PLANT PLANNED

Model Factory to Be Established Soon.

COST WILL BE \$151,000

Armstrong Manufacturing Company Acquires Site on Oregon Electric. Machinery for Lumber Trade to Be Made.

A modern plant, containing eight buildings, with an aggregate floor space of more than 400,000 square feet, will be established at the new town of Armstrong, 25 miles south of the city on the Oregon Electric by the Armstrong Manufacturing Company. The plant will cost \$151,000. The site, recently acquired of H. H. Hoffman, of Portland, comprises about 10 acres.

"The company will manufacture 46 different types of machines for use in lumbering and various branches of the industry. The special machinery to be turned out will be used in sawmills, box factories, furniture factories, pulp mills, woodenware shops and pattern shops. The company has operated an experimental plant in Portland the past six years and during that time has turned out special types of machinery that are now used in 14 countries of the world. It is planned to begin construction on the plant in about 90 days. When in full operation the plant will give employment to about 300 men."

E. R. Armstrong, president of the company, said yesterday that the project had been amply financed, and that he expected to have the plant completed and ready to operate by the latter part of the year.

#### City Market Plans Ready Soon.

E. A. Miller, a Portland architect, has been commissioned by Building Inspector Plummer to prepare tentative plans for the public city market that has been proposed by the city. Provision will be made for stalls for

farmers' wagons and for booths where groceries, meats and produce may be sold. The City Council recently appropriated \$10,000 for the building. It is expected that the plans for the building will be ready next month.

#### LIBRARY PERMIT IS ISSUED

Structure to Cost \$160,000—Addition to Electric Building Asked.

The Building Inspector's permit to build the proposed new Public Library was issued last week. The building will be erected at Tenth, Eleventh, Yamhill and Taylor streets. The building will be three stories high, of reinforced concrete, with brick and stone facing. It will cost \$160,000.

The Portland Seed Company is to have a five-story mill-constructed warehouse on East Alder street, between First and Second streets. It will cost \$45,000. The question of granting or refusing to the Portland Railway, Light & Power Company a permit to add another story to the Electric building, will come before the Board of Appeal at its next meeting. At the last session the members informed representatives of the company that unless a better showing is made the permit will be denied.

#### Heppeppner to Get High School.

E. E. McClaran, a Portland architect, was awarded the contract to draw the plans and specifications for the new Heppeppner High School building last week. The building will be of mill construction, with brick exterior. It will contain 20 rooms and will be equipped with all appliances used in modern schoolhouse construction. The plans will be ready for figuring by August 10. The building will cost about \$30,000.

#### Portland Heights Lot Sold.

Albert J. Witchell has purchased lot 17, in block K, Greenway, Portland Heights, from Anna Morrison for \$1250. Mr. Witchell will include this and an adjoining lot as a site for a fine home. Dr. W. J. Payne sold to a Portland Heights resident a lot on Greenway which will be held as an investment. The sales were closed through the agency of Mrs. John Brooke.

#### New Home Purchased.

Judge J. W. Bell, of Department No. 1, of Municipal Court, has purchased a 120-foot lot on Hawthorne avenue, between East Forty-fourth and East Forty-fifth streets from Ludwig Kaser for \$4800. The lot is improved with a modern dwelling.

THE MAGNET THAT ATTRACTS THE BEST

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SECOND FLOOR CHAMBER OF COMMERCE  
Let Us Take You There Any Time You Have Half an Hour to Spare

### POULTRY FARMS DRAW

MODERN COLONY ESTABLISHED AT OAKLAND, OR.

Buyers of Tracts Make Preparations to Engage in Poultry Raising on Big Scale.

Since the Oakland Poultry Products Company opened its community farms near Oakland, in Douglas County, 17 tracts have been sold to homeseekers and persons who will engage in the poultry business. W. L. Fulmer, manager of the company, said yesterday that the prospects of establishing a big colony of poultry producers during the coming year were exceedingly encouraging. Many of the prospective settlers are from Eastern states.

#### Exchange Is Negotiated.

The Colonial Apartments on East Twenty-first street, south of Hawthorne avenue, has been sold by R. E. Fleming to E. L. Reed. Mr. Fleming accepted in part payment an improved 15-acre country home place near Beaverton. The total consideration was \$27,700. Neil & Parkhill negotiated this sale.

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Real Estate Man Arrested.—Augustus Walker is again in the toils of the law. Upon a bench warrant issued yesterday over a grand jury indictment he was taken into custody for questionable land trading. Walker is a real estate dealer. The indictment upon which he is now before the court accuses him of representing to Otto Hein, a local butcher, that certain lands in Crook county belonged to himself, free and unincumbered. Hein agreed to trade Forest Grove property for the Crook county land. The trade was made, a few days after which Hein discovered the title transferred by Walker was not as represented.

COUPON

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Address.....

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These close-in hillside additions make it possible to possess a home among the flowers and trees, with magnificent views of the country for miles around, yet but a few steps from the busy streets of the downtown business district.

Sketch showing character of development of King's Heights. Scotch Broom hedge along retaining walls will be feature of landscape treatment.

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is in the direct line of Portland's growth. It is just beyond Rose City Park. Already it has practically every advantage and convenience of right in town. The car service is excellent. A whole acre here costs no more than a good city lot in some other places. Buy that acre today. It should not be long until you can put an acre in lots on the market and make a good profit. More fortunes have been made in that way than in any other way. Don't lose this opportunity to make a profit out of Portland's continual growth. NOW is the time to get information on Parkrose. Call or phone today.

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304 Oak St. Opposite Commercial Club

### At Hood River, Oregon An Ideal Country Home

For Sale. This is one of the prettiest homes in the valley, with all modern conveniences, water, electricity and sewerage system. Everything you would have in a city home. This is high-class income-paying property, with no incumbrance; about 40 acres in trees. Would consider first-class Portland property in part payment. If you would like an ideal country home with unsurpassed view, this is an exceptional opportunity. For interview Address A M 224, Oregonian