

# CONSTRUCTION COST TO REACH \$700,000

## Buildings Under Way or Proposed for East Side Are Many and Substantial.

### BLAKE-M'FALL PLANTS BIG

Designs for New Home Entail Expense of \$90,000, While Alder-Street Syndicate Structure May Run Close to \$100,000.

Buildings in Central East Portland and Albina aggregating more than \$700,000 in cost, are prospective and under way at the present time.

The principal structures are: Blake-M'Fall Company building, \$90,000; plans now being drawn; Pacific Iron Works, factory buildings, Sullivan's Gulch, \$50,000; Doernbecher Furniture factory, Sullivan's gulch, \$50,000; grading having been started last week; E. M. Rasmussen, apartment-house, East Twenty-third street, \$25,000; Frank Klerman, Oregon street, garage, \$20,000; Hibernian Hall, Russell street, \$12,000; North Bank Railway, freight-house, \$6,000; Robert O'Neil, East Irvington, \$15,000; Catholic school, Rose City Park, \$20,000; Christian Science Church, Holladay avenue, \$20,000; Log Cabin Bakery, buildings, \$25,000; Gibbels & Joplin, concrete building, Sandy boulevard, \$15,000; Hope Church, Montavilla, \$10,000; Daniel Kern, home, Holladay Addition, \$20,000; M. J. Delmont, apartment, \$15,000; Methodist Church, Rose City Park, \$10,000; Laurelhurst Club, clubhouse, \$15,000; city, comfort station, Laurelhurst Park, \$10,000; Townsend Creamery Company, building, \$18,000; syndicate building, East Alder street and Grand avenue, prospective, \$100,000.

Church and Killingsworth avenue; builder, C. A. Payne, \$1500.  
C. A. Neal, make one-story concrete addition to restaurant, Fourth street, between Taylor and Yamhill streets; builder, Charles E. Liska Company, \$1000.  
A. L. Sherman, erect one-story frame residence on East Seventh street, between Holladay and Magnolia; builder, F. W. Carroll, \$1300.  
C. B. Edwards, erect one-story frame residence on First avenue, between Law and Main streets; builder, same, \$1000.  
M. Schell, erect one-story frame residence at 535 East Eighth street, North, Irvington; builder, C. Lechner, \$1800.  
Miss Woodruff, erect one-story frame dwelling, Clinton, between Forty-second and Forty-third; builder, same, \$1800.  
C. Hermer, erect one-story frame dwelling, Forty-first avenue, between Fifty-seventh and Fifty-eighth streets; builder, same, \$1200.  
Everett Carroll, erect one-story frame dwelling, Thirtieth, between Skidmore and Prescott; builder, day work, \$1700.  
W. B. Barkdale, erect one-story frame dwelling, between Williams and Rodney; builder, S. C. Alexander, \$1300.  
Log Cabin Bakery Company, repair two-story bakery building, between Fremont and Ivy; builder, William Vaeter, \$1000.  
United Amusement Company, alter one-story frame pavilion at the foot of Rex avenue; builder, same, \$1000.

### ARCHITECTS ELECT OFFICERS

Club Has Annual Meeting and Hears Reports of Work Done.  
At its recent annual banquet meeting in the Multnomah Hotel the Portland Architectural Club elected the following officers to serve for the ensuing year: President, Frank Logan; vice-president, W. I. Katter; secretary, Russell E. Collins, and treasurer, H. G. Beckwith. All except Mr. Katter were re-elected.  
These committee chairmen were also chosen: Educational, William G. Holford; entertainment, Lloyd Dittrich, and house, Tim Turner.  
The annual reports of the officers and committee chairmen show the club to be in satisfactory condition.

### ACRE HOMES ARE DEAL

O. L. FERRIS PROPOUNDS QUERY OF "WHO CAN PROVIDE THEM?"  
Strong Demand Develops on East Side, He Says, Contiguous to Railways and Platted Into Improved Streets.

"There is a growing tendency in the realty market toward suburban acreage," said O. L. Ferris, of the Columbia Trust Company, yesterday. "Many city residents are tiring of the burdens of city taxation and the high cost of street improvements, and the freedom of the suburbs appeals to them. The simple life and the big reduction in the cost of living on a piece of acreage has many allurements for the man of family.  
"There is a distinct demand for one or two acres, particularly on the East Side, centrally located, close to city paving and carlines. The element of speculation plays a large part in the feelings of these people. They figure they can make their home on such acreage close to the city limits for several years while the natural growth of the city comes their way and then they can cut their acreage into lots and realize nearly as much per lot as they originally paid for the acreage.  
"Too many of such acreage offerings in the past have not been protected by building restrictions. There is just as much need for a restriction in such a platting as there is in a city lot plat. An aristocratic, high-class district, with every home occupying approximately two acres of ground, is a large area for garden, fruit, chickens, cow etc., with shaded, winding drives, well macadamized, Bull Run water, lots of view, sunshine and air; that's what they are looking for.  
"Who is going to supply the demand? The owners are the missing quantity in this equation. They want the lot prices and are not content to let the other fellow make a little."

### DOWNTOWN LEASES CLOSED

W. H. Webb Negotiates Rentals and New Building Is Planned.  
The following leases were closed by W. H. Webb during the week ended May 9:  
For Carlton Hotel Company, the store corner of Burnside and Fourteenth streets, to George A. Steele for a term at a rental of \$750 per annum, and the store room, 504 Burnside street, to E. H. Whiteside for one year at \$420.  
For A. L. Saville, the one-story and basement building at 25 North Fort-tenth street, to the Blue Taxi Cab Company for a term at a rental of \$900 per annum.  
For Baltimore Dairy Luncheon, Incorporated, to G. Petropoulos, the basement under 302 Burnside street.  
For Dahl & Penne, the upstairs suite in two-story building, 142 Second street, to Kolb & Goltz for light manufacturing.  
For Central building, to Miss S. Newberry, suite of rooms for dressmaking.  
For Espey Estate and Gila Investment Company, the rear part of lot fronting on Burnside and Oak streets to the Pacific Mutual Film Corporation, to be improved with one-story building used as inspection room and vault. The building will be of fireproof material.  
For Toy Duck Hing, the store room, 242 Salmon street, to J. H. Cook, to be used as a restaurant.

### OFFICE NO PLACE FOR JOKES

Real Estate Journal Warns Agents to Talk Business First.  
A real estate office, like every other business house, is a place for business and for jokes. The Journal of Real Estate Journal. When a man goes there it is presumed he wants to talk about business. If he were looking for jokes and laughter, he probably would buy a ticket and go to a vaudeville show.  
A good laugh is a good thing, but it has its place. When you go into a business house it is not likely you are making a social call. So with the business buyer—he wants attention—service—to be shown the goods, not entertained.  
So be tactful with your fun, Mr. Sales Manager. When your prospect is anxious to sign a contract, stop to tell a funny story nor to laugh. There is an indefinable faculty that tells us of things—the time, the place, the thing. Certainly laughter and fun have their proper place, but their entire value is in placing them right. Business first.

### REAL ESTATE CHANGES HANDS

Umbdenstock & Larson Co. Has Several Sales in Two Days.  
In two days last week the Umbdenstock & Larson Company made four sales.  
They are: To A. D. Scranton a bungalow located on a lot on East Seventy-first street, near Glisan street, Jonesmore, \$2700; to Glenn A. White a house and lot located in Jonesmore on East Seventy-sixth street, near Halsey street in Jonesmore, \$3200; four garden tracts at Bristol, near Gresham, and five acres at Pleasant Home, for \$1400.  
A Kansas City man has invented a turntable for garages which requires no pit nor excavating, an automobile can be driven on it—no time—the time, the place, the thing. Certainly laughter and fun have their proper place, but their entire value is in placing them right. Business first.

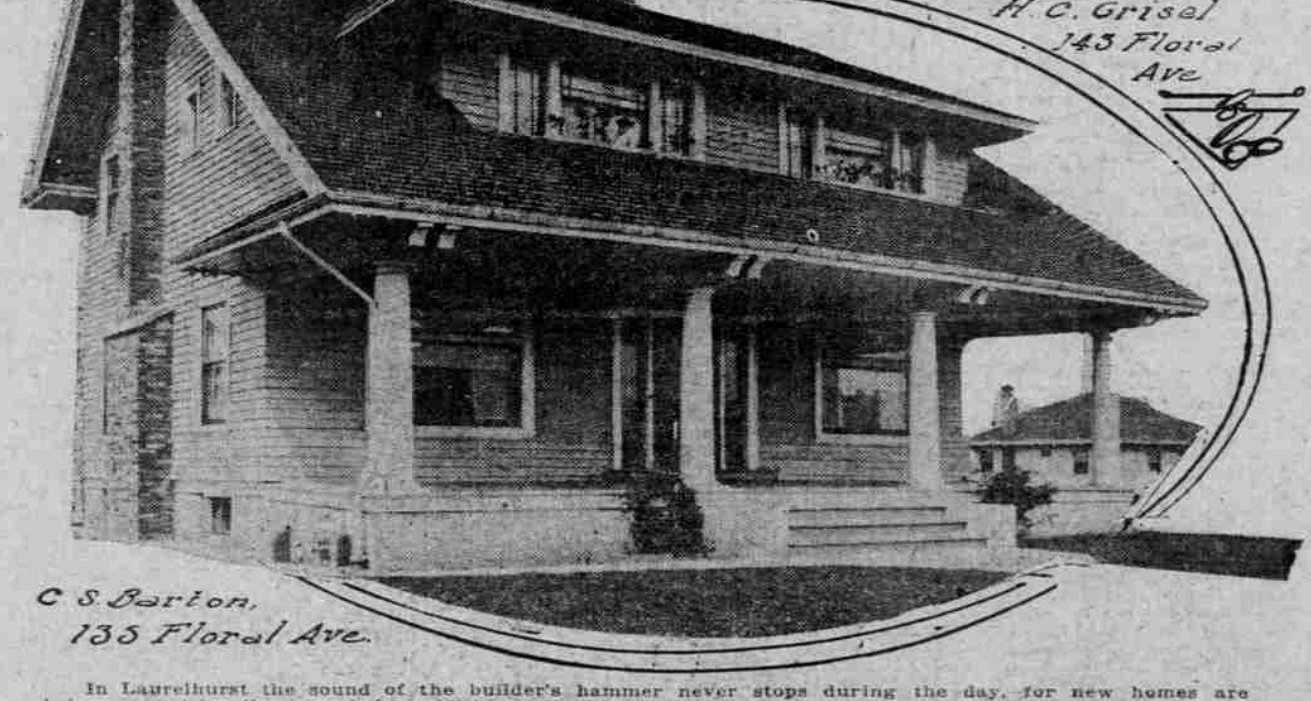
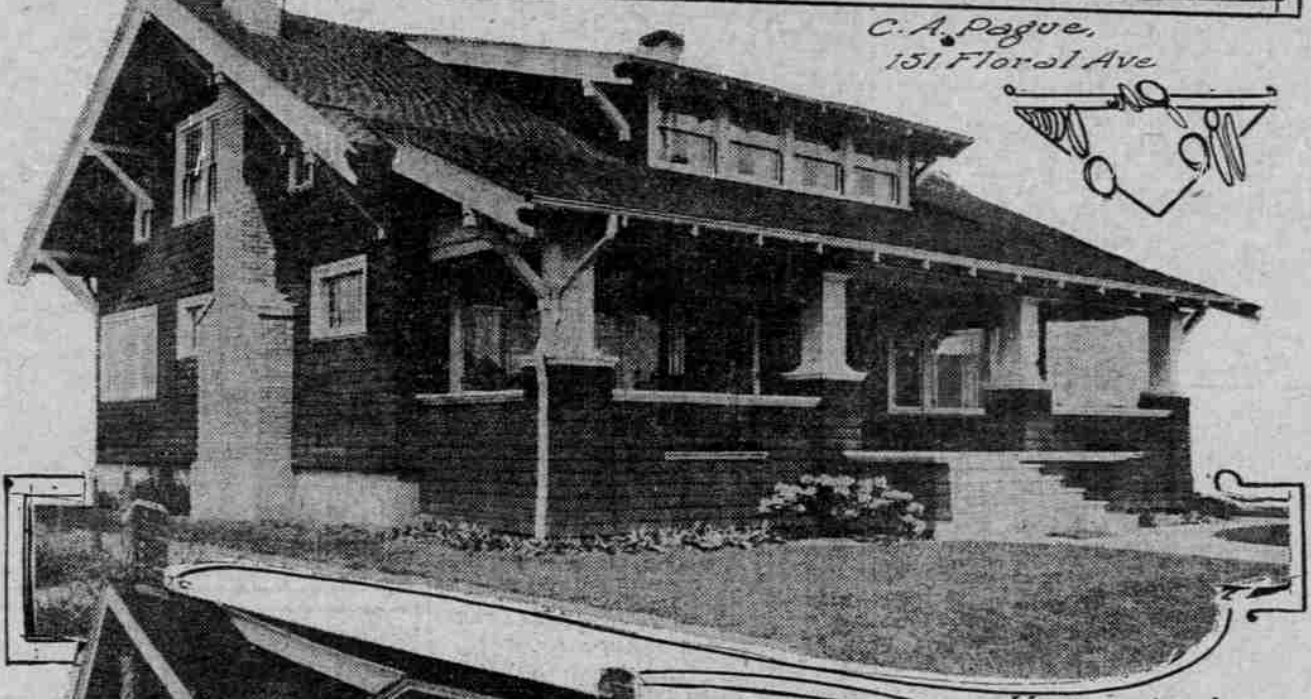
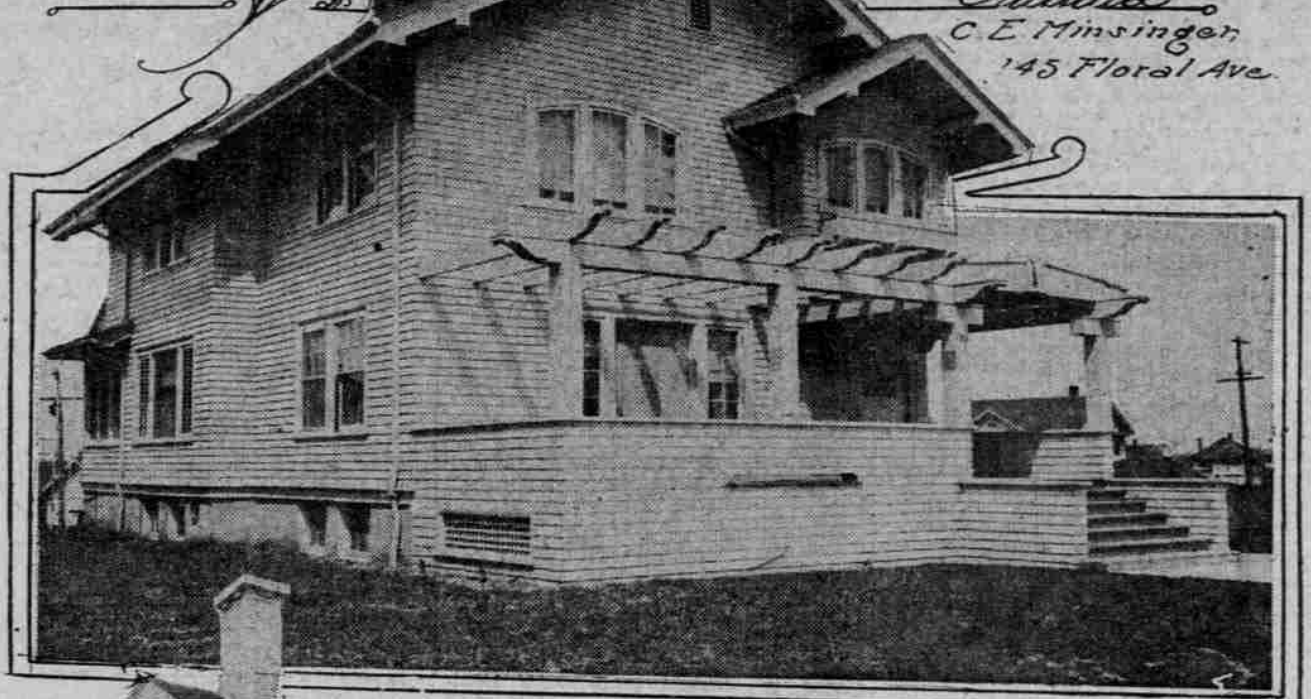
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### TWELVE PERMITS ARE ISSUED

Inspector Authorizes Small Buildings During Week.  
Permits authorizing the construction of buildings costing at least \$2000 and not more than \$2000 were issued by the inspector last week as follows:  
Charles Barton, erect one-story frame residence on Sixth street, between Sixty-second and Sixty-third streets; builder, E. W. Davis, \$1200.  
Mrs. L. W. McCarthy, erect one-story frame residence on Missouri avenue between

# MANY HOMES GROW UNDER HAMMER OF BUILDERS IN LAURELHURST.



In Laurelhurst the sound of the builder's hammer never stops during the day, for new homes are being erected in all parts of this addition. On Floral avenue, just north of East Glisan street, four attractive homes have been built recently.  
These are the residences of C. S. Barton, H. C. Grisal, C. E. Minsinger and C. A. Pogue. They range in cost from \$4000 to about \$9000. They are typical of the many others which have been built north of East Glisan street.  
The ceremonies were held in the big grain warehouse on the company's dock, which was filled to overflowing. Speeches were made, and the music of the band, combined with the enthusiasm of the audience, portrayed the good will of the city toward the young men who are at the head of the milling company.  
Attorney G. C. Fulton, representing the Chamber of Commerce, gave the history of the organization. He paid high tribute to the business men who contributed toward buying the site for the new industry, and lauded the milling firm for the remarkable manner in which it proceeded with the installation and operation of the plant.  
1000 Sacks Sold First Day.  
Charles B. Stout, manager of the milling company, responded and expressed his delight in the confidence displayed by the people. He explained how the modern machinery meant much for the quality of Astoria flour, and thanked the merchants and customers for their loyal support. He announced more than 1000 sacks of flour had been sold on the opening day.  
Wallace B. Struble, secretary of the Port of Columbia Commercial Club, assured the audience that the enterprise would be a success and showed what it meant to Astoria by aiding in opening up active water transportation on the Columbia River.  
President Edgar W. Smith, of the flouring mills company, spoke of the confidence displayed by the people and thanked them for their support, which he declared to be the greatest ever given to a new enterprise in the North-

# MANY BOND SALES PROVE FOR PROGRESS

## School, Water, Paving, Building and Railroad Issues Voted by Oregon Cities.

### NEW RAILWAY IS ASSURED

Ashland, Richland, Baker and Turner Have Water Projects on Hand; Armory Planned at Eugene; School at Newport.  
The numerous school, water, paving, railroad, building and general municipal improvement bonds that have been authorized and issued in the cities and towns of Oregon and in the neighboring municipalities of Washington, is significant evidence of the substantial progress that is being made throughout this section of the Northwest.  
During the last week the following information was received by The Oregonian on questions pertaining to bonds in Oregon and tributary territory:

### Railroad Bonds Assured.

Roseburg—J. W. Perkins, chairman of the Roseburg railroad committee, has received assurance that the Coos Bay cities would back up the proposed project to construct a railroad from Roseburg to Tidewater on Coos Bay. Coos County promises that if Roseburg will raise \$200,000, that the three Coos County towns will raise \$400,000. This will make a total of \$600,000 and the remainder of the money needed will be sought by sale of bonds in the East. A resolution was adopted by 500 citizens sanctioning the authorization of \$300,000 city bonds to build the road.

### Improvement Bonds Assured.

Portland—Bids will be received by the Commissioner of Finance, C. A. Bigelow, until May 19, for the purchase of \$2,148,822 worth of improvement bonds to be issued in denominations not to exceed \$500, bearing 6 per cent interest. Bonds are payable 10 years after date, and redeemable after one year.

### Ashland Bonds Issue Up.

Ashland will vote bonds for \$175,000 to put the medicinal waters in the park. Of this amount \$110,500 will bring the water to the points of distribution. The \$65,000 will be spent in fountains, etc.

### Water Bonds Are Authorized.

Richland—The citizens of Richland adopted a new charter, which gives them the right to bond the city for the construction of a water system. A gravity system from Eagle Creek is proposed.

### Bids Made on Bonds at Corvallis.

Corvallis—Bids will be received by Municipal Judge George W. Denman until May 18, for the purchase of \$694 worth of improvement bonds. Bond No. 8, for the purchase of \$25,000, and in the sum of \$500. Bonds will bear 6 per cent interest.

### Armory Bonds on Sale at Eugene.

Eugene—Bids will be received by the City Recorder, E. S. Bryson, until June 8, for the purchase of \$25,000 worth of armory bonds, to be issued in denominations of \$500 or \$1000 each, and bearing 6 per cent interest.

### Street Bonds on Sale in Portland.

Portland—Bids will be received by the Commissioner of Finance, C. A. Bigelow, until May 19, for the sale of \$596,750 worth of street extension bonds, to be issued in denominations of \$1000 to the purchaser. The bonds are payable in 10 years and bear 6 per cent interest.

### School Bonds Voted in Newport.

Newport—At the recent school election \$10,000 bonds were voted for the construction of a new high school building.

### Water Bonds Voted at Baker.

Baker—At the election held here the bond issue of \$50,000 carried. The proceeds of the issue will be used for the construction of a gravity water system. It is proposed to put in a pipe line from Eagle Creek, five miles above Richland, and to furnish water to the town of Newbridge, two miles away.

### \$10,000 Bonds for Sale at Turner.

Turner—Bids will be received by City Treasurer G. A. G. Moore, of Turner, until May 21 for the purchase of \$10,000 city bonds, 6 per cent gold bonds in denominations of \$100 to \$1000 to suit the purchaser. The bonds are optional after 20 years.

### School Bonds Defeated.

Walla Walla, Wash.—Bonds in the sum of \$175,000 for the construction of a high school were defeated at the recent election.  
Springfield—The \$21,000 paving bonds were awarded to the Clark & Henry Construction Company at par and accrued interest.  
Elks' Home Bond Sale Planned.  
Portland, Wash.—The construction of the new Elks' home will begin immediately. It will be financed by a \$40,000 bond sale, which will be handled by E. H. Grady, a bond buyer of Portland. A call for bids will be made at once.

### Bellingham to Vote on Bonds.

Bellingham, Wash.—A special election will be held June 8 to vote on the proposition to issue school bonds. The school district No. 301, Whatcom County, for \$100,000. The bonds would be payable in 20 years and redeemable in 10 years with interest not to exceed 6 per cent. The purpose is the construction of school buildings.

### TRUST COMPANY IS RENAMED

Columbia Realty Investment Company Title Selected, Due to Law.

The recently enacted trust company law, which requires all companies using the name "trust" to comply with the banking act or drop the word from their corporate names is bringing about many changes in the nomenclature of real estate firms that have been doing business for many years under some trust company name. Prominent among these is the Columbia Trust Company, which has been an extensive operator in subdivisions in and about Portland for the past several years.

Supplementary articles of incorporation have been filed, changing the name to the Columbia Realty Investment Company. The officers of the company are O. L. Ferris, president; L. L. Saunders, vice-president; I. M. Griffin, secretary; W. B. Reese, manager; insurance department, W. C. Becktell, manager exchange department.

The company finds more inquiry and a better tone in the business circles than for some time and will remain active in general real estate, rentals, fire insurance and loans.

### EIGHT SALES ARE MADE

Scott-Beeley-Deane Company Transfers Houses and Lots.

The following sales have been made by Scott-Beeley-Deane Company during the past month:

To J. J. Starkey, from D. J. Mahors, five-room modern home, located at East Fifty-fourth and Tillamook streets; consideration \$2300.

Lot 5, block 7, Rose City Park, to W. C. Ronald; consideration \$300.

Chas. H. Adams has already commenced a modern bungalow to cost about \$2500.

Three lots in Erro, near J. C. Adams; consideration \$1000.

Five-room house at East Sixty-fourth street, to Harry L. Pickle; consideration \$3000.

Mr. Scott purchased lot 7, block 42, Rose City Park, from D. A. Cuttle; consideration \$900. He will build a modern home costing about \$2000.

Rooming-house on Washington street, to Mrs. E. Rundlett from Mrs. J. G. Adams; consideration \$2700.

Lot 11, block 5, Rose City Park, to Andrew Parisich; consideration \$450.

Lot 6, block 5, Rose City Park, to Henry N. Bresaw; consideration \$400.

# INSURANCE COMPANIES PAY OUT \$1,300,000 A DAY

## Walk Through Cemetery Discloses Death Is Inevitable and Obtaining Policy Is Safeguard to Family for Contingencies.

BY INSURANCE EDITOR.  
TAKE a walk through the cemetery and you will pass the resting place of a man who blew into the muzzle of a gun to see if it was loaded.

A little farther down the slope you will see the grave of a man who tried to show how close he could stand to a moving train while it passed. In strolling about you will see the monument of the hired girl who tried to start the fire with kerosene, and the grave of a man who was crushed by the mule's tail. That tall shaft over a man who blew out the gas casts a shadow over the boy who tried to get on a moving train. Side by side the pretty creature who always had her corset laced on the last hole and the intelligent idiot who rode a bicycle nine miles in 10 minutes sleep unmolested.

At repose is a doctor who took a dose of his own medicine. There with a top of a shoe box driven over his head is a rich old man who married a young wife. Away over there repose the man who died of strychnine and the woman who kept strychnine powder in the cupboard. The man who stood in front of the moving train and the man who was crushed by the mule's tail. That tall shaft over a man who blew out the gas casts a shadow over the boy who tried to get on a moving train. Side by side the pretty creature who always had her corset laced on the last hole and the intelligent idiot who rode a bicycle nine miles in 10 minutes sleep unmolested.

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