

DEATHS SUFFERED BY LARGE CONTRACTS

Auditorium and Sugar Plant Involve \$1,200,000 and Other Work Contemplated.

\$425,000 THEATER LIKELY

Supreme Court Decision Faves Way for E. Henry Home Home for Women and Much Repair Work Is Being Done.

The fact that ground will actually be broken tomorrow for the construction of the long-delayed \$425,000 Portland Auditorium building, news that definite contracts have been let for the erection of the \$425,000 sugar plant near Grants Pass, the prospect that Portland may soon have a new \$425,000 Orpheum Theater building, the decision of the Supreme Court that the E. Henry Home... work is being done.

Break in Weather Endless. Because of the break in the weather, work on the new projects that have been awaiting favorable conditions will be launched in earnest.

The official ground breaking for the Auditorium building will be held on the East Side at the Citizens Bank and the East Side Holding Company, lent considerable encouragement last week to contractors and builders who had been kept idle during the winter.

The site is understood to be in South Grant. East of the Oregon Utah Sugar Company recently purchased 20 acres of land. The main building is to be four stories above basement, with power-house, best sheds, stock shed and other buildings, sidetracks and spurs. It is said the plant will have a capacity of 700 tons of beets daily. The same company is now building a new mill near Medford.

It is said the Empress building, which is leased to the Ackerman & Harris circuit, and as a result the Orpheum Theater is being erected. Mr. Mayorfield is now in the East conferring with Mr. Beck with a view to the central Oregon theatrical organization.

The decision of the Supreme Court on the provisions in the will of E. Henry Home for a temporary home set aside by Mr. Wempe for the purchase of land and the erection of a home for unfortunate women may be spent at a definite plan will be formulated soon for the establishment of the "White Shield."

From recent drawings by Architects Houghtaling and Douglas, new bids are now being taken for the proposed bank and office building that is to be located on the corner of Broadway and the Citizens Bank and the East Side Holding Company. The probable cost is given as \$40,000.

J. W. McFadden Is Kept Busy. The handsome two-story business residence recently completed by J. W. McFadden, prominent contractor and builder, on the southeast corner of East Forty-second and Broadway, was sold last week by Mr. McFadden to Irving S. Helton for \$3900.

At the present time Mr. McFadden has two houses under construction on the southwest corner of East Forty-ninth street and Sandy boulevard. He is also erecting a \$1200 residence at East Forty-second and Sandy boulevard.

\$600,000 Contract Is Let. The contract for the construction of the \$600,000 Little Lake irrigation project was awarded to J. H. Grandview, Or., to Henry J. Kalser Company, of Vancouver, B. C. The award of bonds to finance the work was made at an early date. The plans for the project were drawn by O. Laurgaard, a Portland engineer. The winning bidder will probably establish an office in Portland to handle the contract expeditiously.

Project May Go Ahead Near Pano. E. J. Hodson, consulting engineer, has completed plans for the proposed Five-Mile Rapids irrigation project and submitted them to the Chamber of Commerce at Pano, Wash. If the preliminary steps now being taken are carried out, about \$1,000,000 will be spent to reclaim 70,000 acres. A district will probably be formed, and bonds sold to cover the cost of the work.

Fredrick Lodges to Build. It is understood on good authority that the officers of the Knights of Pythias and Oddfellows at Fredrick are considering the feasibility of erecting a three-story building to house both of the orders. Building committees have been appointed, and it is said the tentative plans have been approved.

\$12,000 Theater Planned. Plans have been prepared by W. W. Lupton and George Langford for the construction of a moving-picture theater in the vicinity of the new bridge. Excavation will be started this week. The site for the new building is about to be re-located. The theater is to have a seating capacity of 350 persons. A. H. Fischman will operate the theater to cost between \$10,000 and \$12,000.

Church to Have New Rectory. Jacobberger & Smith have completed plans for a two-story brick rectory that is to be erected for the Church of St. Philip Neri in Laad's Addition at a cost of about \$9000. The bids are being received from selected contractors. The rectory is to contain 14 rooms. The same firm of architects is preparing estimates for the proposed \$2000 St. Joseph's church to be completed at Roseburg.

WASHINGTON STREET FRONT INTO STORE BUILDINGS. THE WORK WILL COST ABOUT \$14,000.

Portland Low Bidder at College. H. Tillman, a Portland contractor, submitted the lowest bid, \$13,740, for the construction of the two-story-and-a-half-story frame building that is to be erected on the Oregon Agricultural College campus at Corvallis. The plans for the building were drawn by John V. Bunes, a Portland architect. The structure is to cover 80 by 140 feet of ground, and will be of brick and mill construction.

Two \$1500 Residences Started. For the Brong Company, F. C. Barnehoff has commenced the erection of a one-story frame residence at 1541 Williams avenue, in Lovelick Addition. E. H. Miller has received a contract from E. Spangels for a one-story bungalow to be erected at 464 East Twenty-third street North. Each of these homes will cost \$1500.

Garage to Cost \$4000. Pursuant to plans drawn by Charles W. Ertz, a one-story brick garage is being erected at 74 Sandy boulevard. C. H. Fox is the owner and A. C. Meyer the builder. The permit, issued last week, costs \$4000 as the probable cost.

Three Homes Under Way. W. L. Vaughn has commenced the erection of a 1 1/2-story frame residence at 1141 Mallory avenue, Walnut Park, that will cost \$2400. Hugh Wynn is building a \$1000 bungalow at 4211 Street, west side avenue southeast, in Dover addition.

Steel Factory Doubles Capacity. A building permit was issued yesterday for the construction of a new building to double the capacity of the steel factory near Grants Pass.

Because of the break in the weather, work on the new projects that have been awaiting favorable conditions will be launched in earnest. Although the concrete damage resulting from the winter storms were small, it has been necessary to make many minor repairs.

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BIG TIMBER DEAL STRS REALTY SALES

Sale of 55,000,000 Feet of Lumber in Benton County Overshadows All Else.

\$5000 RESIDENCE IS SOLD

George A. Walker, Former Prominent Hopman, Disposes of Property to Frank A. Steinbarth for Cash Consideration.

Aside from the sale of 55,000,000 feet of lumber in Benton County there was no significant realty transfer reported in the state last week to overshadow

McGuire, for a consideration of \$1000. The Wellesley Land Company transferred lots 31 and 32, in block 11, Montclair Addition, to O. E. Williams, the consideration being \$750. This company transferred to Techa Pearson lots 7 and 8 in block 21, in Wellesley Addition, for \$800.

Sale Made at Hills Station. The Mount Hood Railroad Development Company sold lots 11 and 12 in block 8, Hills, on the Mount Hood Railroad, to Marie Q. Van Lone, the consideration being \$1000. Charles A. Ellis transferred title to a lot in Westmoreland to Elmer Ellsworth, the price being \$500. William Nelson Lyon purchased lot 6 in block 19, Love's Addition on the Peninsula, for \$500.

Lot Is Sold for \$1000. George F. Johnson has taken title to lot 10 in block 3, P. J. Martin's Addition, from Neal Brown, the consideration being \$1000. Achilles Barboris transferred title to lot 3 in block 1, Collinge Addition, to Neal Brown. The price of the property was \$1000. The Mount Hood Railroad Development Company transferred lot 8 in block 11, Hills, on the Mount Hood Railroad, to Cecilia Berstrand, the consideration being \$550.

F. Balgemma Buys Lot. F. Balgemma purchased lot 3 in block 192, Laurelhurst, from the Laurelhurst Company, for \$125. Lots 6 and 7 in block 4, Walnut Park, were purchased by W. D. Combs from H. Michenerberg. A nominal consideration is named, but the value of the

property is about \$1500. This property is located on Emerson and Moore streets. Wheatland Addition Lots Sold. James Sargent transferred lot 2 in block 4, Portland Homestead, and lots 5 and 9 in block 12, Wheatland Addition, to Nicholas Sargent, the consideration being \$1000.

Overlook Land Deeded. In Overlook Sheriff Hurlbut transferred lots 12 and 13 in block 22, to the Overlook Land Company, the consideration being \$577. The University Land Company transferred to William J. Towey lot 17 in block 45, the consideration being \$100. Clayton H. Curtis transferred lot 3 and west 5 feet of lot 5 in block 1, Williams. In this same addition this property was transferred to L. A. Grimm for same consideration.

Great View Villas Lot Sold. N. C. Gregory sold to Emma A. Dobson lot 1 in block "A" in Great View Villas, the consideration being \$1575. William Alfred Marshall transferred to Lulu M. Pratt lot 14 in block 15, Belle Crest, in Rose City Park district, for \$850. Three lots, 28, 29 and 30 in block 17, in Kenton were purchased by the Title & Trust Company from C. F. Nabola, the consideration being about \$1400.

In City View Park, M. Moran took title to lot 8 in block 7, from Fannie M. Le Compe, the consideration being \$500. This property is located near East Eleventh and Flavel streets.

East side residence property. Apparently those realty brokers who are working on big deals in Portland property did not find sufficient time to receive the bargains that had grown cold temporarily during the recent storm period.

The timber sale was made by the Marys River Timber Company to the Charles K. Spaulding, interests, who maintain offices in Portland, Salem and Newberg. The land transferred is situated about 15 miles southwest of Corvallis. A logging railroad leading to the land was included in the purchase. One of the most notable residence sales reported in Portland recently was consummated by the Krebs-Logis Company on the very day that it opened for business. The owner, George A. Walker, Mr. Krebs, who was formerly a prominent hotelier, sold the residence located at 1177 East Burnside street, Laurelhurst, to Frank A. Steinbarth, a newcomer from Southern Alberta, for \$5000 cash. The purchaser has sold out his hotel and farm lands in the Alberta country and has moved with his family to Portland.

Williamette Heights Lot Sold. Harry Potter took title to lot 5 in block 4, Williamette Heights from T. M. Hurdman, Sheriff, the price named in deed being \$1917. In Smith's Addition to East Portland, lot 7 in block 12 was purchased by Annie P. Keamey from James William Driscoll for \$150. The University Land Company transferred lot 10 in block 145, in University Park, near Lombard street, to Gertrude

REAL MEN PLAN TO UTILIZE LAND

Board Indorses Report Made by Committee on Farming Methods of Europe.

ENTHUSIASM IS AROUSED

Division of Big Tracts Into Parts Suitable for Use and Ultimate Ownership by Common People Is Advocated.

Few committee reports ever read before the Portland Realty Board created more interest and prompted more discussion than the one read at Friday's meeting by H. G. Beckwith, chairman of the land committee, following the address of the day on the same subject by George W. Stapleton.

After weeks of study and deliberation, the report was filed as the concrete findings and recommendations of the committee members, Mr. Beckwith, Mr. Stapleton, L. E. Cronin, John Manly, Clayton Decker, W. W. Lottion, F. H. Gernan, William McMaster, Herbert Gordon, John F. Carroll and George P. Henry.

The committee report follows: Your committee on "Back to the Land" has finally completed its investigation of the "Back to the Land" movement and submits its findings herewith. The "Back to the Land" movement has many interesting phases and possibilities that it is difficult to keep entirely to the subject. For example, the "Back to the Land" movement is not a new movement, but a re-statement of the old one. It is a movement that has been going on since the beginning of time. It is a movement that is based on the principle of the "Back to the Land" movement.

Foreign Methods Considered. In New Zealand and Australia, for instance, the state has taken an active interest in large estates for the purposes of subdividing into small farms. They place good farmers on these areas, advancing them money to pay for the land, install improvements, build houses, furnish, purchase tools, provide water facilities and other items of like nature. They allow all the money from the sale of the land to go to the farmer, which runs at an interest rate of 4% per cent, but not to 2% per cent. The money is paid off each year, and the farmer is left with a greater saving in interest is made to the borrower, and the debt eventually is wiped out. This is a very different method from the one in this country. Planning is all done through state agricultural banks.

Denmark Revolution Cited. In Denmark the revolution accomplished by credit societies and co-operative land banks is almost unbelievable. For today nine-tenths of the agricultural population possess the land on which they live and work. But in Denmark, as in France, the principle has worked still further down, and the laboring classes, by the assistance of the state, have become proprietors. The farmer, laboring man, properly commencing, guaranteed by his fellow-laborers, may borrow nine-tenths of the purchase money, and the balance is paid off each year. This was started as an experiment in 1890, the government placing \$500,000 at the disposal of the people. The plan was so successful that they have since increased this to \$1,000,000 yearly. Since the law went into effect 6000 small farms have been established, and out of nearly 60,000 only \$2000 has been lost.

Canada Has "Ready-Made Farm." Socialism, means state ownership, but by the above plan the individual pays for all he gets, but the people are helped to ownership by the use of the people's money. The plan is a ready-made farm, and compares particularly among the better cities of America with the "Half-acre purchase plan" appropriated more than \$500,000,000, and has given to an average business man character and sense of responsibility in the people, while aspiration and ambition have been added.

Darkest Russia, in 1895, granted special capital to the Peasants' Land Mortgage

HOME BUILDERS ACTIVE

Oregon Association Reports Increased Interest. Many Residences Are Being Completed and Sales Force Is Enlarged to Take Care of Inquiries.

With the clearing away of the snow, the Oregon Home Builders report increased activity and interest in home building.

Among the unfinished contracts this company has are: Three five-room bungalows for E. J. Joffrey on his East Twentieth street property, between East Twentieth and East Twenty-first streets, and a half bungalow of six rooms and sleeping porch in the Alameda tract, the four-room bungalow for E. J. Joffrey in Smith's Sub-Addition, Portland, at East Twentieth and Carl streets, and a seven-room house in Olmsted Park, next the corner of East Twentieth and Dunkley.

Increased inquiries have called on the completion of two seven-room houses for Thomas Prince, in the Helen Stratton Addition, on East Twenty-fourth street, and the new house, now reported in two homes in Alameda and Olmsted Park districts, three more houses for E. J. Joffrey on his East Twentieth street property, between East Twentieth and East Twenty-first streets, and a half bungalow of six rooms and sleeping porch in the Alameda tract, the four-room bungalow for E. J. Joffrey in Smith's Sub-Addition, Portland, at East Twentieth and Carl streets, and a seven-room house in Olmsted Park, next the corner of East Twentieth and Dunkley.

Through the Home Builders' rental department, announcement is made that the Emerson Hardwood Company is erecting a storage shed at 486 Sherlock street, the cost to be \$2200. This company will erect a loading shed at 488 Sherlock street at a cost of \$600.

Company to Repair Warehouse. Paulin & Orndorff, implement manufacturers, have taken out a permit for the repair of their four-story warehouse at Belmont and East Water streets. The cost of the work is estimated at \$1200. The repairs will be made from the plans as prepared by Architect Lewis.

Hotel Repairs Progress. The work of remodeling the four-story Edwards Hotel building at the northwest corner of Grand avenue and Belmont street is progressing rapidly, and will soon be completed. These changes will make the upper three stories a complete modern apartment structure, with built-in conveniences. The lower business rooms will not be changed. Cost of these improvements will be about \$2000.

GEARHART HOMES UNDER WAY Max Hirsch Lets Contract for \$4200 Residence. The following are the latest data on cottages constructed, now building and under contract at Gearhart: H. E. Balley, chief draughtsman of the United States Navy-cadet at Bremerton, Wash., has just completed a \$1200 cottage in Redondo Addition to Gearhart Park, north of the Necanicum and the second block back from the ocean.

Mrs. George H. George, of Astoria, occupied at Christmas time a \$4000 house on the ocean front north of the hotel, completed at that time.

W. L. Silson, of the Sibson Rose Nursery, Portland, is building a \$2000 cottage adjoining the vineyard home north of the hotel at Gearhart, to be completed within a short time.

Max Hirsch, of Portland, has just let the contract for a 10-room \$4200 house, designed by Architect W. MacNaughton, Francis B. Allen, of Walla Walla, has let the contract for an \$1800 beach home facing Marion avenue, north of the hotel site.

Friedlander has let the contract for the construction of a house and garage on the site of the one burned last Fall. The cost is understood to be about \$4000.

W. D. Walker, of Gearhart, is the architect and builder of all except the Hirsch house, which is to be built under the direction of Mr. MacNaughton.

Mrs. Frances Warren is completing plans for a \$4500 house on the ocean front north of the W. J. Burns location.

EAST SIDE BECKONS

Wholesale and Commission-Houses Are Invited.

IDEAL LOCATIONS CITED

Business Men's Club Renews Campaign to Build Up District Between Union Avenue and Willamette River-Front.

The East Side Business Men's Club has renewed its campaign to locate more commission merchants, jobbers and wholesalers in the district between the Willamette River and Union Avenue. In a communication to commission men this week, the club announces that sites may be secured and modern plans erected in this district, where there will be absolute safety from high water, where there are ample railway and river transportation facilities and where the fine Municipal Dock No. 2 is situated. Jobbers and wholesalers can have their carload shipments placed right at their warehouses for unloading, or at any of the freight depots of the Spokane, Portland & Seattle and Southern Pacific and O-W-R & N. companies. It is pointed out, it is safe for the largest of the largest jobbing and machinery and implement, commission and wholesale produce houses are located in this district in Central East Portland, because the companies have found it a decided economy in handling and delivering goods both to the wholesaler and jobber, and that the business in this district are much less in this district. Attention is called to the fact that 80 per cent of the population, 450 grocers are located on the East Side and that more than 90 per cent of commission freight is unloaded at the depots in Central East Portland.

Avenue Extension Planned. A number of property owners along Williams avenue and in Upper Albany are urging that Williams avenue, which now ends at Cherry street, be extended southward to a connection with Adams and with the railroad bridge, the object being to divert travel to Williams avenue, which now takes other routes. This extension will touch on and run directly through blocks 18, 23 and 24, and run directly through block 23, take part of block 15 and 24, affecting about 12 lots altogether. The value of these lots is about \$2000 each. Not all of block 23 will be required, although the extension will run diagonally through this block.

It is thought that the extension can be made at a cost of about \$40,000 or \$45,000. It is planned to secure the co-operation of the Third-street property owners, and the business community, grounds that the opening of Williams avenue to a connection with the railroad bridge would divert much travel to Third street.

Three-Story Building Proposed. Tentative plans are being considered for a three-story brick building to be put up on the lot at the southeast corner of East Thirteenth street and Spokane avenue, in Belmont district, owned by George T. Wilber, owner of the lot. The general plan provides for storerooms on the ground floor, the second for apartments and the third floor for material organizations. Cost has not been estimated.

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Emerson Hardwood Company is erecting a storage shed at 486 Sherlock street, the cost to be \$2200. This company will erect a loading shed at 488 Sherlock street at a cost of \$600.

Director of Prominent Life Insurance Agencies, Members of Life Underwriters' Association of Oregon

Wm. Goldman, Manager, NATIONAL LIFE, Oregonian Bldg. H. G. Colton, Manager, MARRIOTT LIFE INS. CO., LIFE, Chamber of Commerce Bldg. E. J. Harmon, Manager, PEENY MUTUAL LIFE, Northwestern Bank Bldg. Horace Mecklen, Manager, NEW YORK LIFE INS. CO., LIFE, Northwestern Bank Bldg. Alma D. Kist, Manager, MUTUAL LIFE INS. CO. OF N. Y., Corbin Bldg. G. M. Stegert, Manager, HELLING LIFE INS. CO., Eastburg, Pa. 2nd Bldg. B. F. Luskwood, Vice-Pres. and Gen. Mgr., COLUMBIA LIFE & TRUST CO., 202 Oregon Bldg. Pacific Guaranty Co., General Agents, THE TRAVELERS' INS. CO., 202 Oregon Bldg. E. W. Amesbury, Manager, NORTHWESTERN MUTUAL LIFE INS. CO., Northwestern Bank Bldg. The Oregon Agency, COLUMBIA LIFE & TRUST CO., 202 Oregon Bldg. Sills & Bliss, Gen. Agts., 204 Stevens Bldg.

BUILDERS' SUPPLIES and HOME SUGGESTIONS

J. C. ENGLISH CO. LIGHTING FIXTURES E. Irving and Union Avenue. Factory to Consumer. Phones—E. 1245, C. 1208. Phone Main 1005. THE Morgan Wallpaper Co. WALLPAPER 220 Second Street, Near Salmon Street. There Is a Good Paint House in Portland TIMMS, CRESS & CO. 154 SECOND STREET.



BIDS OPENED FOR ADDITIONAL STRUCTURE AT OREGON AGRICULTURAL COLLEGE. DRAWING OF FORESTRY BUILDING. Scaled bids for construction of the forestry building at the Oregon Agricultural College were opened this week by the building committee and the five lowest bidders are under consideration. Twenty bids in all were received, the five lowest bidders are as follows: J. H. Tillman, Portland; J. A. Erickson, Salem; Horn & Hedrick, Salem, and Knook & Traver, Portland.

Bids on heating and lighting were received from Theodore M. Barr, of Salem, and A. C. Freeman, of Corvallis. Indications are that the entire cost of construction, lighting, heating, ventilation, inside finish, which will nearly double the size of the building, will not exceed \$25,000, which is fully \$2000 inside the sum authorized. The building is to be of brick, three stories high and 80 by 110 feet in dimension. It will occupy the site west of the new gymnasium facing Jefferson street, and will complete the plans for the south quadrangle on the campus.

The first floor will be used for a large logging engineering laboratory and several smaller laboratories for wood manufacture work and preservative experiments on Oregon timbers. The second floor will contain classrooms and administrative offices. Drafting and reading-rooms will be located on the third floor.

terday to the Electric Steel Foundry Company to make alterations and improvements in the plant at Twenty-fourth and York streets, which was recently damaged by fire. Approximately \$7000 will be spent on the new work, which will nearly double the size of the plant. For the next six weeks, while the work is in progress, the plant will be closed.

Rose City Park Gets House. Ground has been broken for the eight-story, four-story, brick building for the erection of a one-story frame residence that will cost the owner, E. E. Estinger, approximately \$2500. M. E. Estinger has ordered the residence at 267 Fargo street that will cost about \$1800.

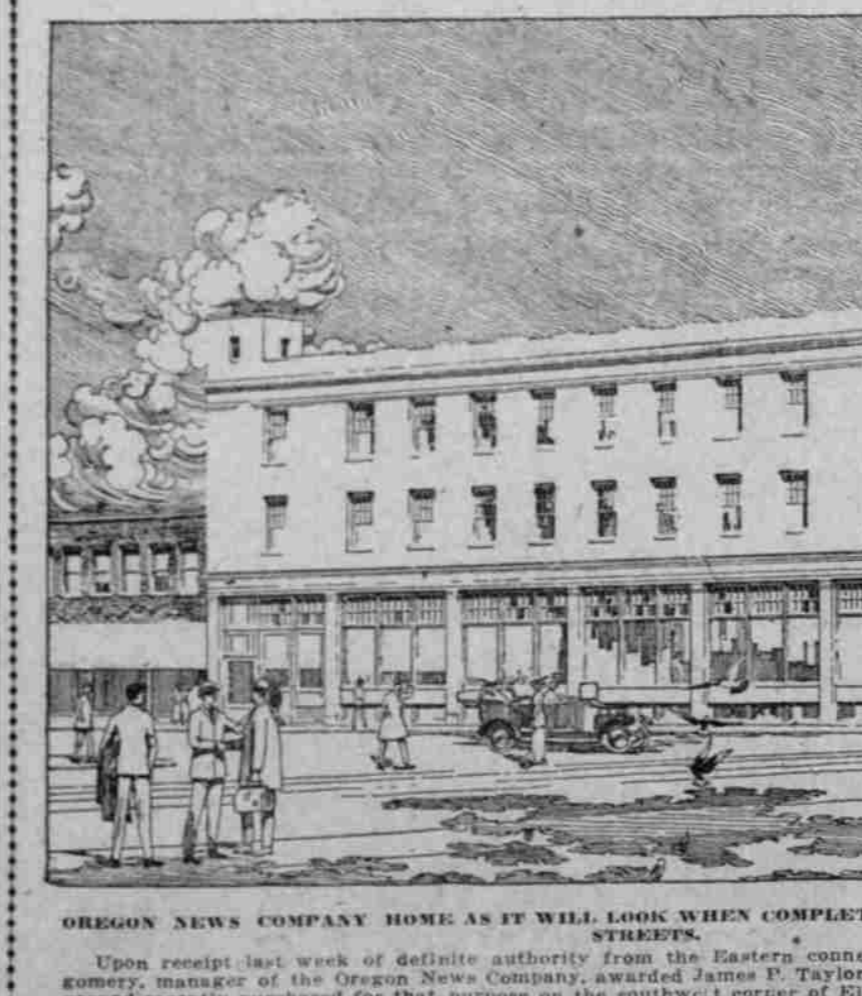
HOLLANDERS BUY LAND DAIRY COLONY AT WEST STAYTON TO BE ENLARGED. Nine Farmers to Move With Cows, Teams, Furniture and Implements to Land of Cheap Hay.

Several more land sales to Holland dairymen were made last week, according to John H. Hartog, of Hartman & Thompson, manager of the Willamette Valley Irrigated Land Company, and the buyers are now packing up, ready to come to Oregon and locate at West Stayton. There will be nine in all in the party and they will bring along with them about 20 milk cows, as well as their teams, household furniture and implements. This will make quite an addition to the Holland community recently started at West Stayton and within a short time four new houses will be built by the newcomers.

George Boerboom took 22 acres, Ed Boerboom, 22 acres, and their father, Kuisel Boerboom, bought the adjoining 12 acres, while Aris Pennings bought 20 acres, located between Johan van Joolker and Wolter van Dam. As soon as green feed is available these new families will have between 10 and 20 additional cows. Small things are fully appreciated, the value of irrigation in a dry summer, even though some Summers may not be sufficiently dry to make artificial irrigation an absolute necessity, says Mr. Hartog. They come from a part of the Pacific Coast where they do not have any irrigation. A year ago last summer, when the drought was at its height, what amounted to a drought, with the result that no wheat to 12th a ton. It was at this time that these men had come to the West, and today is 127.

"If they had had water to prevent this scarcity of feed stuff they would be well off today, but not having water, bankruptcy stared them in the face while they remained where they were."

CONSTRUCTION WILL BE STARTED AT ONCE ON \$20,000 BUILDING.



OREGON NEWS COMPANY HOME AS IT WILL LOOK WHEN COMPLETED AT ELEVENTH AND GLISAN STREETS. Upon receipt last week of definite authority from the Eastern connection of his firm, Harry S. Montgomery, manager of the Oregon News Company, awarded James P. Taylor the contract for the building on the southwest corner of Eleventh and Glisan streets. The ground recently purchased for that purpose on the southwest corner of Eleventh and Glisan streets, and the deal was arranged by J. Fred Staver, a Portland realty man.

Completes with fixtures, the building will cost about \$20,000. It will be fireproof throughout and modern in every particular. The contract specifies that the construction is to be completed within 50 working days. Excavation will be started this week. The site for the new building was chosen by Mr. Montgomery because of its proximity to the proposed new postoffice and the two railroad depots.