\$50,000 GLUB IS PLANNED BY UNION

Women's Organization Decides Upon Erection of Handsome Home.

HOSPITAL PERMIT ISSUED

Or. Noble Wiley Jones Financine New \$24,000 Institution-A. S. Ellis Putting Up 3-Story Apartment - House on Glisan,

Decision on the part of the Portland Momen's Union to erect the proposed \$50,600 club building on Tenth and Montgomery streets, the issuance of a \$24,000 permit for the erection of a two-story brick hospital building at 616 Marshall street for Dr. Noble Wiley Jones, and the announcement that A. S. Ellis contemplates the construction of

hospital building on Marshall street upon a permit issued last week to Dr Noble Wiley Jones. The plans were drawn by J. D. Dautoff and the pro-

#ble cost is given as \$24,000.

Plans have been prepared by A. S.
Ellis for the erection of a three-story brick apartment building at Twenty-first and Glisan streets at a probable cost of \$20,000. The site is 40 by 190 feet in dimension. The plans call for 20 apartments of two and three rooms

Wemme Building Being Planned.

The trustees of the E. Henry Wemme endowment fund have opened offices and ordered preliminary plans for the proposed building to be erected under the terms of Mr. Wemme's will. About \$40,000 is available for expenditure on the building and \$15,000 on the site. No architect has as yet been named by the trustees, J. J. Cole, H. A. Weis and Miss J. Carson.

Contract Is Let for the colour of the country of the proposed building and \$15,000 on the site. No architect has as yet been named by the trustees, J. J. Cole, H. A. Weis and Miss J. Carson.

Contract Is Let for the country of the name given to one of Oregon's most beautiful Summer homes—the country estate of R. H. Jenkins, II miles southeast of Portland, in Washington County. The name is taken from Sioux Indian lore, meaning "a place for an ideal existence," and a better word could not have been chosen, as the home is a most inspiring one.

Mr. Jenkins, who is a brother.

an architect of The Dalles, has been directed to draw plans for the structure. The voters of Springfield, Lane County, rejected the proposal to bend that district for \$20,000 to erect a school building for which Iding, for which plans were drawn Tourtellotte & Hummel, of Port-

Church and Brick Store Planned. The architectural firm of Stokes & Zellar has prepared plans for the \$10.000 church building that is to be erected for the Hope Presbyterian congregation on East Seventy-eighth street butween Everett and Davis streets. The same firm is also drawing sketches for a one-story brick store building that is to be erected on the East Side for clients whose identity is not made public. The cost is given as \$5500.

Best Will be the store building that is ever changing in color and grandeur. Conveniences Are Modern.

The cost is given as 1500.

Th

other floor into banquet-room, kitchen and supplementary quarters.

Home Is to Cost \$7500. Bids are being received by Architects
Claussen & Claussen for various alterations and extensions to be made in the
country-residence of Dr. W. L. Woods

\$10.000 BUILDING.

Work to Start on Big Apartment. F. E. Bowman announced last week that work would begin probably tomorrow on the construction of the \$35,000 apartment building which he has planned for erection at Nineteenth and Elm atreets, opposite Bishopcroft. Portland Heights. The structure is to ex-

100 feet square. Rose City Park Homes Planned.

\$3000 Laurelhurst Home Started.

R. Dolph has commissioned George E. Mangas to erect a story-and-a-half residence at 1340 Hassalo street, in Laurelhurst. The building permit, issued last week, cites the probable cost as \$3000. F. B. Turner is building a \$3500 bungalow for J. W. Green at 601 Mulberry street, in Ladd's Addition.

Two \$5000 Homes Started.

Fellowing plans drawn by Lewis Irvine Thompson, J. L. Karnopp is now erecting a story-and-a-half residence at 263 Kingston avenue, Arlington Heights, for George M. Vinton. Ground has been broken along Willsmette boulevard. in St. Johns, by Kerr & Son for the erection of a two-story frame residence that has been ordered by T. Autzen. Each of these residences is to gest approximately \$5900.

COUNTRY ESTATE, 11 MILES SOUTHEAST OF PORTLAND, IS IMPROVED EXTENSIVELY BY PORTLAND MAN.



HOME IS BEAUTIFUL

R. H. Jenkins' Country Estate Is Known as "Lolomi."

'Cooper Mountain' Affords Entrance to Estate That When Completed Will Be Maze of Lakes and Fine Driveways.

Architecture Suits Environment.

The style of architecture is well suited to its Oregou environment. The main lines of the house are all horizontal, which causes the building to into zontal, which causes the building to appear nestled down upon a mountain side, all of which is pleasing and home-like. From the broad veranda one commands a view of deep interest, one both

NEW CLUBHOUSE UNIQUE

\$10,000 BUILDING.

Provision Is Made for Every Comfor of Players and Some Even Are to Spend Summer on Course.

Heights. The structure is to extwo stories above a foundation feet square.

See City Park Homes Planned.

rsuant to plans drawn by P. A. chell, Ford M. Converse is building story frame residence at 655 East of the street North, in Rose City Park. It is the facilities, story-and-a-half residence for P. owers. The former residence for P. owers.

through a porte cochere on the west side of the building into a hallway from which access will be had to the controoms, the living-room, the ladies' locker-room and stairways to the second floor and the basement. The basement, which really becomes the first floor on the east, will be devoted exclusively to the use of men. Here are the men's showers and lockers, and

French windows open on the porch from both the living-room and the dining-room so that in pleasant weather practically the whole main floor can be used as a porch. Special attention has been given to the location and arrangement of the kichen. It is expected that during the Summer the members will find that the new clubhouse is an attractive place for dinner after an automobile drive out over Council Crest. place for dinner after an automobile drive out over Council Crest.

The quarters for the club employes are on the second floor, which is also to be made into a dormitory for men who may desire to live at the club during the Summer. Several members have already made applications for guarters.

The needs of women golfers have received much attention. Their locker-room will be light and airy and will have a separate entrance, so that they will not have to go through the club-house to reach the links.

ROSE FESTIVAL LAUDED

INFLUENCE ON HOME BUILDING IN PORTLAND PELT.

the building and \$15,000 on the site. No architect has as yet been named by the trustees, J. J. Cole, H. A. Weis and Miss J. Carson.

Contract Is Let for Garage.

N. C. Paulson has been awarded the contract for the erection of a one-story brick and concrete garage on land 100 feet square located on Weidler street and Union avenue at a cost of about \$7000. The building is to be erected for H. O. Triplett, who recently sold the Balboa apartment building on a North Portland site. The location of the great potential for the foot of Cooper Mountain and passes along a beautiful driveway winding up the mountain side through a four-story brick apartment building on a North Portland site. The location and the further details of the plan are not yet available for publication.

School Bond Issues Acted On.

At the recent bond election the voters in the Hood Direc district.

A weight the home is a most inspiring on a borther-in-law of J. Co. Ainsworth, is one of the few men who has expressed substantial approached the feed by Oregon's climate and topogrably. The natural beauty of Oregon's hills, its valleys, its rivers and streams, hills, its valleys, its rive flowers means a part of our daily lives and that the pictures of happy children and proud parents indicate in no uncer-

> "People with means are the class at-tracted by these messages. They come at first to enjoy with us this and other to call Portland home. Once settled in Oregon their means will enable our existing industries to enlist the additional capital to put them in a world competing market with their products. This increased production means more workmen, more homes, more schools, and it means that Portland is destined to become the leading city of the Pacific Coast.

on the north, east and west. It is pro-posed to glass in the north end of the porch and use it for part of the dining-room.

Burnside-Street Sale of \$55,-000 Best of Week.

SEVERAL RANCHES TRADED

Farm of 1250 Acres at Lowell Exchanged for 640 Acres and Bustness Property in British Columbia-Lane Ranch Sold.

The outstanding realty transactions in the Portland market last week in-volved the transfer of the Otis Ele-vator building that covers more than a lot of ground on the southwest cor-ner of Thirteenth and Stark streets, at a point where the latter thoroughfare a point where the latter thoroughlare connects with Burnside street. This property has been deeded by Powers & Estes to the Alaska Pacific Fisheries Company at a reported valuation of \$55,000. The building is a one-story modern brick structure, erected about a year ago. The Alaska Fisheries Company also owns the corner directly Company also owns the corner directly east of the building, where a gasoline filling station now is located.

G. C. Ruff has exchanged his five-flat building, located on Hall street between Thirteenth and Fourteenth streets, 10,000 square feet of land on Council Crest, several unimproved Laurelhurst lots and about an acre of land near Riverview station for an 80-acre ranch at Hood River, one-half of which is planted to apple trees. The trade was made on a valuation basis of \$15,000.

\$7500 Residence Deal Reported. At a stipulated consideration of \$7500 L. B. Wickersham has deeded his residence property on the north-west corner of Nineteenth and Thomp-son streets to the Friede Investment Company, of which Leo Friede is sec-retary. The sale includes two cor-ner lots and a large residence.

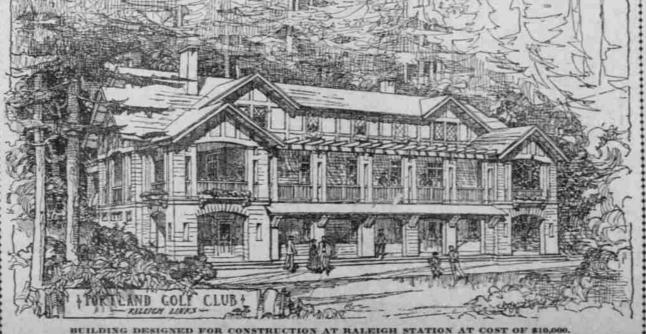
made up mostly of men who served last year and who deserve credit for building the exchange up to its present high standard.

President Seed, Manager O. G. Hughson and the various other officers of the exchange read their annual reports for a consideration of \$14,000. He extal tast week's meeting which is said to have been the largest and most enthusiastic ever held. Missouri. The farm is on Stuart Creek and is part of the old Jones estate.

qual value come together, for exam-de, where the unit foot values are pie, where the unit foot values are \$1000 on each street, the increase for the corner as a whole is 51 per cent. Where a street with a \$500 unit comes into a street with a \$1000 unit the increase for the corner is 22 per cent. Students of corner values insist that the extent of corner influence and the ratio of increase due to the interest.

determining the value of real estate. Singly or collectively they have certain worth, but no one is conclusive, except that perhaps two minds have agreed on a given point. They are like conflicting testimony in a trial, from which the large growth of the fact of the fac

PLANS ARE COMPLETED FOR NEW HOME OF PORTLAND GOLF CLUB.



ASSESSOR WEIGHS VALUE OF CORNERS

Elements Considered in Making Assessments Are Described by H. E. Reed.

Records of All Kinds of Transa tions Used to Determine Worth of Realty, Even Action of

BY HENRY E. REED. or of Multnomah County Assessor of Multnomah County.

Corner values make the biggest problem in the assessment of city real estate. Where land is met by the intersection of two streets it is said to come to a corner and the additional value it receives in termed corner influence. It presents three elements of value over an inside lot. These are, in the words of the author of the Lindsey-Bernard rule:

First—Light and ventilation, in that, it has the elements of its size, plus the width of the side street as side lot. Therefore, from the viewpoint of light and ventilation, the corner is the equivalent of itself plus the width of the side street.

System, Not Guess Work, Is Aim, System, Not Guess Work, is Aim.

As in the case of the curve for interest of the Friede in secretary. The sale includes two corner lots and a large residence.

Courtey Home Sold.

Through the agency of the Fried A. Jacobs Company, H. Gordon Beckwith has passed G. Evert Baker title to a seven-room bungalow and about an acre of land situated at Courtney States.

System, Not Guess Work, is Aim.

As in the case of the curve for interestic to the Friede in section of the case of the curve for interest to the Friede in section.

As in the case of the curve for interestic to the Friede in section of both and the property has water frontage.

Whether or not the property has water frontage.

Whether or not the property has water frontage.

Whether or not the property has water frontage.

Coat of construction of buildings according to figures furnished by owners, archively and regard to call of the departments of assessment, is to eliminate guess work in computing to the department of the property has water frontage.

Whether or not the property has value frontage.

The position to obtain rallroad trackage.

Whether or not the property has value frontage.

Whether or not the property has value in the position of buildings as quarter for any position to obtain rallroad trackage.

The property has value frontage.

caten a red herring.
Senator Depew, in comparing these individuals and the causes of lengthened years, said he preferred the American plan. That the sailor undoubtedly ate in the company of others, and that there must have come with the herrings a thirst which had to be quenched, among convivial companions.

Protessions Are Compared.

it has the elements of street as side lot. Therefore, from the viewpoint of light and entitlation, the corner is the culvalent of itself plus the width of the side street.

Second—Access in that it is contiguated and the side street, and from the viewpoint of access is the culvalent of an inside lot on the main street plus an inside lot on the side street.

Availability Raises Value.

Third—Availability or site location, in that it is may be improved in such a way as to preserve the individuality of the side street.

Availability Raises Value.

Third—Availability or site location, in that it may be improved in such a way as to preserve the individuality of the side street.

Availability Raises Value.

There are a number of authorities on corner induence, each of whom maintains his position as if the whole scheme of assessment and taxation desheme of necessary to be such a corner, even shough that structure erected on the corner, even shough that structure be only 25 feet wide.

Now lacreases of Fer Cent.

It goes without saying that the greatest increase due to corner frances in outlying suburband districts.

Some lacrease due to corner frances of equal value. From this bish point if grades down until one of the intertage of the value of an easement of light and also.

Now a property is put being highest in first-class retail districts to the corner france of such as the interaction of streets of equal value. From this bish point if grades down until one of the interaction of streets of equal value. From this bish point if grades down until one of the interaction of streets of equal value of an easement of could value of an easement of could value of the value of an easement of could value of an easement of could value one together, for example, where the unit foot values are related to the property is put to the interaction of streets of could value of an easement of could

Amount and charactes of traffic in front of or in the neighborhood of the property. Nearness of the property to the various lines of transportation.

Character of the neighborhood in which the property is situated.

Recent or contemplated improvements in the neighborhood.

Whether or not undesirable elements or nulsances are present in the neighborhood.

Sun's Action Is Considered. Grade of the land and how it fits into the

ity plan. Location, size, shape and utility, including

Value of adjacent property. Recent sales in the neighborhood. Value of properties of substantially same character situated to practically same type of neighborhood elsewhere in the

Three \$1500 Homes Started. John Kampf last week obtained building permits for the erection of three one-story frame residences at 645, 649 and 651 East Sixteenth street, in Smith's Addition. Each of the dwellings is to cost \$1500, according to drawn by the architect. \$4500 Home Begun in Laurelhurst.

At the direction of A. C. Ruby, J. A. Hubbell has commenced the erection of a \$4500 residence at 1214 East Burnside street, in Laurelhurst. Stokes & Zeliar are building a story-and-a-half frame revidence for Miss B. Bohiman at \$6 East Fifty-fourth street that will cost about \$1850. Steel Company Orders Addition

The officials of the Northwest Steel Company have ordered working plans for the erection of a frame addition to

he company's present plant. The pro-osed addition is to cover land 80x206 set in area and will cost approximately 7500. The work is to be done by day Portland Firm Gets Roseburg Work. Stebinger Bros. on their low bid of \$83,745, last week were awarded the contract for the erection of the pro-posed Federal building at Roseburg-Sandstone material will be employed in the exterior construction. Sub-con-

the exterior construction. tracts will be invited soon. East Side Bungalow to Cost \$1400. Ground has been broken at 6224
Fifty-eighth street Southeast, in Tremont Place, for the erection of a onestory frame bungalow to cost about
\$11400. The plans were drawn for G.
Mitkovitsch by T. J. Pritz.

Roseburg Property Sold. ROSEBURG, Or., May 5 .- (Special.)-

INSURANCE OFT PROVES "COMFORT MISSIONARY"

Dr. Henry Waldo Coe Explains Vast Benefits to Be Derived by Investments, Even at Cost of Luxuries or at Hardship.

forts be directed toward closing the application—getting the risk aignature

Ellis contemplates the construction of a three-story apartment building at Twenty-first and Glisan were the features last week of a rather listless period in Portiand building circles. The members of the Portiand Women's Union are determined to go ahead with their building plans, but the details of the proposed structure have not been completed. Many suggestions were made at the annual meeting last week, and the order was given to rush the preliminaries as rapidly as possible. The plan is to build a structure three and the order was given to rush the preliminaries as rapidly as possible The plan is to build a structure three stories above a 50x160-foot foundation

at an approximate cost of \$50,000. at an approximate cost of \$39,000, the original plans were prepared by White-house & Foulthoux. Mrs. J. B. Comstock is president of the union.

Husby & Tollison have commenced the erection of the new two-story brick

ARCHITECTURE SUITS SITE

At the recent bond election the voters all sides by beautiful trees and shrubs, in the Hood River district decided in The main building, a large residence with log columns in front and rustic finance the erection of a new school siding, is situated on the south side building, and as a result C. J. Crandall,

larden Home. It is estimated the work will cost about \$7500.

Pursuant to plans drawn by P. A. witchell, Ford M. Converse is building one-story frame residence at 655 East ktieth street North, in Rose City Park. At 515 East Forty-sixth street, in the same addition, George Bauman is building a story-and-a-half residence for P. B. Powers. The former residence will cost about \$2000 and the latter about

SOURCES GLEANED

Sun Being Studied.

ratio of increase due to the intersec-tion of streets should be determined in view of the conditions existing in a particular city, from the best evidence

(Address on "The Missionary of a successful life underwriter pays for success. In season and out of season—principally out of season—must his efforts be directed to the price of the Life Underwriters Association of Oregon.)

O had lived to be 111 years old, and narrates the story of a man who NE of the old classical writers who gave as the reason for his long life, that he had never eaten at a banquet, or at a late supper with a crowd of many persons. A New England sea-faring man, who was living at 104, gave as his reason for longevity the fact that he had at his dinner daily eaten a red herring.

Senator Depew, in comparing these individuals and the causes of lengthened years, said he preferred the American plan. That the sailor undoubtedly ate in the company of others, and that there must have come letter trade, nor sale of cherished property, nor invested funds in the orders, and that there must have come

doubtedly ate in the company of others, and that there must have come with the herrings a thirst which had to be quenched, among convivial companions.

If there is any class of people who ought to dine in a happy state of mind, it should be those of the profession which makes living comfortable and dying contented. Those who make possible for the man who is financially harassed, to have a sense of comfort in knowing that in time a responsible corporation will return a comfortable competency to him in real comfortable competency to him in comfort when due. But I have always noticed that the order to property, nor invested function in the order to the departed.

It is quite true that a man may strain and save and be competency to him in real comfortable competency as a sense of comfort in knowing that in time a responsible competency to him the comfort wants of those of the estate. In case of th is not taking out insurance is spending

Life Insurance Agencies Members of Life Underwriters' Association of Oregon

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Horace Mecklem, Manager, NEW ENGLAND MUTUAL LIFE, Northwestern Bank Bldg. RELIANCE LIFE INS. CO., Pittsburg, Pa., 206 Morgan Bidg., Portland, Or, S. P Lockwood, Vice-Pres. and Gen. Mgr., COLUMBIA LIFE & TRUST CO., 202 Stevens Bidg.

Pettis-Grossmayer Co., General Aganta, THE TRAVELERS INS. CO., 203-210 Wilcox Bldg. AMERICAN CENTRAL LIFE INS, CO., 719 Dekum Bidg.

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184 SECOND STREET.

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