

ALBINA INDUSTRIAL CENTER HAS BOOM

Concrete Pipe Company to Build \$90,000 Plant.

OTHER SITES ARE SOLD

Rapid Development of Area Now Predicted as Result of New Improvements.

The rapid development of the Albina industrial tract on the east side, consisting of 25 acres of land, with paved streets and sewer improvements, which are just being completed at a cost of \$90,000, has been predicted as a result of the building activities and factory site purchases which have recently been made. The most notable of these is the construction of the first unit of the Concrete Pipe company's new plant at a cost of approximately \$25,000.

The plant of the company will be enlarged in the future, however. For the concern has purchased three acres of the tract surrounding the new location between Page and Thompson streets. This is the only operation which is now going on, although several contemplated structures have been announced recently. Of these two firms which are planning to begin construction on new plants in the near future are the Multnomah Trunk & Bag company at 84 East Water street and the City Iron works.

Other Sites Purchased.

Other building sites in the industrial area which have recently been purchased include those for the following: Otto Schultz, plumber; Parker & Schram, contractors; Oliver E. Lutz, marble contractor, and Ross & Co.

The Portland Realty & Trust company, 214 Railway Exchange building, owners of the tract, have announced, through G. C. Purdin, that several other deals are pending. The owners declare that there are \$90,000 worth of lots now under option upon which they expect deals to be closed this summer, and on many of which building operations probably will begin before the winter sets in.

The estimated value of the lots in the tract is about \$125,000. The recent laying of pavement on Tillamook, Kirby and Thompson streets and the 3500 feet of switching track which connects with the O. W. R. & N. railroad tracks were said to have made the tract able to offer the best industrial plant locations on the east side.

Trunk Sewer Laid.

A 27-inch trunk sewer with eight-inch water pipes and fire hydrants have been recently installed throughout the area. The pavement is of eight-inch concrete, nearly twice as heavy as the ordinary pavement, and will insure ample support for years for the heavy trucking and hauling which it will be subjected to in the future. The center has been contemplated by the owners and developers of the property. Provisions for a 43-foot water pipe for the sewer, and on which have been made, which will allow ample room for laying three parallel tracks.

REBUILDING IS PLANNED

Disposition of Elton Court to Be Decided Soon.

The Elton court apartment building at the northeast corner of Eleventh and Yamhill streets, destroyed by a fire which cost four lives on August 7, 1920, will be either rebuilt for use as an apartment house or leased for improvement for business purposes.

Announcement of this was made yesterday by B. H. Moore, the owner, who said that the rebuilding of the structure had been held up by litigation. Persons holding an option on the structure at the time of the fire tried to hold title to the property, but were denied by the court, Mr. Moore said.

He said he expected to be able to announce in the next 20 days the exact disposition which would be made of the site. The brick walls of the building are still standing.

NEW FACTORY IS WANTED

Air Valve Company to Expand Line of Manufacturing.

Recommendations that larger quarters be obtained and a factory built were made at the first annual meeting of the stockholders of the Graf-Inberger Air Valve company, Inc., of 265 First street, held at the Social Turn Verein hall Monday.

The report of the officers of the company showed an excellent growth of business. It was also announced that the company plans to install complete air trimmer equipments in saw mills in the future, in addition to manufacturing air, steam and water valves.

Gust Graf-Inberger, M. G. Riebling and Bert W. Henry were re-elected members of the board of directors.

ELECTRIC PLANT TO BE BUILT

Announcement was made by the General Electric company last week of plans for the immediate erection of a second plant at Oakland, Cal., part of which will be devoted to increased facilities for the manufacture of switches and the remainder occupied by meter and instrument laboratories, service shops and offices, according to news received here. The new building will be of steel, brick and concrete and the project will represent an investment of \$200,000.

SCHOOL PAPER HAS CASH

Salem Publication Finishes Year With Cash Surplus.

SALEM, Or., July 22.—(Special.)—For the first time in history, the Clatsop, official publication of the Salem high school, recently closed its fiscal year with a cash surplus and all obligations paid. This remarkable showing was made by Arthur I. Montgomery, who managed the publication during the past year. Besides defraying the cost of publishing and circulating the Clatsop, the receipts went a long way toward financing a number of school debates, track meets and other activities.

Mr. Montgomery is popular in high school circles here, and only recently took the leading part in a play staged by the student body. He also captained the senior class debating team.

CONSTRUCTION ACTIVITY IN CITY CONTINUES, WITH ALL RECORDS BROKEN FOR APARTMENT HOUSE AND RESIDENCE ERECTION.



LOTS IN BIG DEMAND

ROSE CITY PARK PROPERTY IS BEING SOLD.

Intention to Include Parcels of Land in Hyde Park in Sale Announced.

A heavy demand for lots in the Rose City Park and Beaumont additions has developed during the sale of the holdings of the Rose City Park association in those districts, according to A. H. Hickman, head of the lot sales department of J. L. Hartman company, which is handling the sale. Mr. Hickman said yesterday that already 75 lots had been disposed of and parties were negotiating for many others.

He predicted that the next few weeks would see the disposal of all the lots left in the hands of the original owners of those two districts.

Besides the two additions already included in the present sale, Mr. Hickman said that it was his intention to include this week lots in what is known as Hyde Park, located between Sixty-sixth and Seventy-second streets and north of Sandy boulevard. There are some choice lots in that district and all have sidewalks and sewer.

The Rose City Park association, which is disposing of its holdings in the present sale, built the street-car line from East Twenty-eighth street and Sandy boulevard to East Sixty-sixth street in 1907 with a view to improving the property. They also constructed the Beaumont line from Sandy boulevard to Forty-second street. Both these lines were constructed at the expense of the association and turned over to the Portland Railway, Light & Power company for operation.

At that time the buildings in the district included Janzen's brick yard at Sandy boulevard and East Thirty-eighth street, a farm house at East Forty-sixth street, Judge Brannan's country home at East Fifty-second street, the Metcalf home at East Fifty-sixth street.

Up to 1909 there were about 35 homes built and these pioneers organized the Rose City Park Improvement club and through their efforts the electric street lights and gas were procured for the district. The first meeting of the association was held in a little school house which was located on the Alameda drive near Fifty-first street. Many of the members carried lanterns, as there were no electric lights in this vicinity. From this club the organization of the Rose City Park club and the Rose City Park Community church were emerged.

Since that time this district has been one of the most active and popular in the city, and from that time four houses in 1907 it has grown to be a district of several thousand homes, and Sandy boulevard, from a muddy country road, to the main thoroughfare of the city. Now there are a number of good business houses along Sandy boulevard from Thirty-seventh to Seventy-second streets.

BUILDING TO BE ALTERED

Northwest Fence & Wire Works to Make Improvements.

Remodeling and improvement work on the building recently acquired by the Northwest Fence & Wire Works, at East Eleventh and East Flinders streets, will begin immediately, according to the announcement of the owners. The building was formerly occupied by the Fashions and was partially destroyed by a fire a short time ago. The plans for remodeling call for an expenditure of more than \$10,000. The structure will furnish 20,000 feet of floor space on the two stories and full basement, which will greatly increase the capacity of concern. Modern weaving machinery will be installed as soon as the work is completed and it is planned to move the factory to the new location about January 1. The present location of the firm is at East Oak street and Union avenue. The substantial construction of the building into which the factory will be moved is said to be of sufficient strength to allow the addition of at least two more stories, and it is planned by the owners to increase the capacity by this addition.

WHITMAN STANDARD SET

ELIMINATION OF SUBNORMAL STUDENTS IS SUGGESTED.

President Penrose Recommends Numerous Reforms to Raise Values of College.

WALLA WALLA, Wash., July 22.—Elimination of subnormal students, extra attention for supernormal students, additional scholarship prizes, limitation of the number of students to be admitted from Walla Walla, dormitories for boys and girls, a new library building, higher tuition fees are some of the recommendations of President Penrose of Whitman college in his annual report submitted to the board of trustees of the college.

Dr. Penrose also recommends the raising of a fund to continue relief to underpaid members of the faculty during the raising of \$15,000 to secure a gift from the general education board. Reference is made in the report to the seventy-fifth anniversary of the college, which will be celebrated on November 29 and 30. A historical pageant portraying the several stages of the development of the island Empire will be given. The exercises will be held on the Whitman campus.

Dr. Penrose urges that subnormal students under which classification he includes all those who by the end of the first term prove themselves incapable, mentally or morally, of carrying the work of their class efficiently, should be

dropped as "from a business point of view a college burdens itself unnecessarily with an expensive load when it admits students who are inefficient and undertakes to provide teachers and living accommodations for them."

On the other hand, he declares the supernormal students deserve more consideration. They have greater capacity to learn than has the normal student, he says, and should have greater facilities for learning. These supernormal students will be pushed ahead under personal direction of members of the faculty and may be given a chance to finish in less than four years.

Dr. Penrose recommends that the registration from Walla Walla county during the coming year be limited to 75 girls and 100 boys, and that as soon as proper accommodations for non-resident students are provided, local attendance be limited to one-fourth the total registration.

VERNONIA BUSY TOWN

ENTRANCE OF RAILWAY WILL BE CELEBRATED.

Large Sawmill to Be Built Soon. Many Newcomers Arrive and Houses in Demand.

VERNONIA, Or., July 22.—(Special.)—Vernonia, at present, is the most active town in Oregon. It is situated in the center of Columbia county on a good road, some 60 miles from Portland, on the Nehalem river and on Rock creek, where the fishing is fine. An old town now new.

New buildings are being rushed to completion. There is an additional Vernonia for new lines of business. The inhabitants are asking for a bakery, laundry, jewelry store and such houses.

The Portland, Astoria & Pacific has just entered Vernonia with its steel rails and the Nehalem valley town expects to stage a jubilee about September 1 to celebrate the new railroad and to run several excursion trains from Portland. Arrangements will be planned for 10,000 visitors.

A large sawmill will be erected at Vernonia, work to start immediately. The mills and camps will employ 1000 men.

A new printing plant has been moved in by Paul Robinson, who will get out the first issue of the Vernonia Eagle August 1. Newcomers are arriving every day. Houses are several hundred short of the demand.

A new railroad now puts the people of the valley within two hours of Portland.

Summer Resort Is Plan.

SPOKANE, Wash., July 22.—A recent pilgrimage to the summit of Mount Spokane, about 30 miles northeast of here, is the latest step in a campaign to develop the treeless area at the peak and make it a summer resort.

E. T. Mische of Portland, Or., a landscape architect, was a member of the party making the trip, the purpose of which was to give him a close-up view of the summit and show him possible locations for a resort.

County Commissioner George L. Reid, who was a member of the party, announced that next year the county commissioners hope to build a shelter of some sort at the summit for the convenience of tourists. This plan is independent of anything that Mr. Mische may recommend, but it is likely that it will be co-ordinated with his suggestions for permanent development.

READY DEMAND REPORTED FOR HIGH-CLASS HOUSES IN VARIOUS SECTIONS OF CITY.

AN active building campaign in various sections of the city, which has already resulted in the erection this year of 40 residences of an aggregate value of \$200,000, is being conducted by the Penner Manufacturing company, according to announcement yesterday of J. W. Duncan, sales manager of that concern. Mr. Duncan said that the company was now finishing the additional business amounting to about \$100,000, including a number of large residences costing above the \$10,000 mark.

The business of the company has grown to such proportions as a result of the demand for houses in Portland that six draughtsmen are now being employed to draw up plans for houses upon which contracts have been signed and the plant at the foot of McKenna street is kept busy turning out materials cut and ready to put into the houses.

One of the most beautiful residences which have been erected by that company is a beautiful home for J. S. O'Gorman of the Wisconsin Logging & Lumber company. This residence, which cost in the neighborhood of \$20,000, is located on Park avenue about a block from the entrance to Washington park. It is now practically completed.

Other residences nearing completion include a \$10,000 home for A. M. Sherwood now under way in Dunthorpe, a Dutch colonial home costing \$9000 for Reade M. Ireland, near the Waverley golf course, and a residence at 1172 Hasall street in Laurelhurst for L. G. Weber.

Plans have been prepared for the erection of a beautiful residence for W. C. McCulloch on East Oak street, between East Thirty-ninth and East Forty-first street. The work on this house will be started immediately.

Mr. Duncan said that the company is now figuring on two residences to be erected in the Green Hill district, which together would cost close to \$30,000.

The company is also putting up a house for Multnomah county at the country poor farm for the use of the nurses in the tuberculosis hospital. This residence cost \$3500 and will be completed in 30 days.

The construction department of the company is in charge of Wm. H. Brashear, J. H. Penner is president of the concern, which is purely a local industry.

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Building of Concrete, One Story High, Will House Industry of Reorganized Company.

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The building will be located on an irregular shaped block bounded by Sandy boulevard and East Twenty-second and East Eleventh streets, the site having been purchased from the Darach estate.

The manufacturing company succeeds the Stenno Manufacturing company, which has been manufacturing carbon paper in the city for the last 11 years. F. E. Thompson, owner and proprietor of the old concern, is vice-president and manager of the reorganized concern, which is capitalized at \$100,000.

The factory will be one story in height and will be of reinforced concrete with metal sash. The building will have about 6000 square feet of space.

INHAIBITANTS OF PEKIN 915,000.

PEKIN.—According to the latest census taken by the metropolitan police authorities, the inhabitants of Pekin number 915,000, of whom 40 per cent are from the various provinces, 30 per cent Manchus and Mongolians and 30 per cent natives of Pekin.

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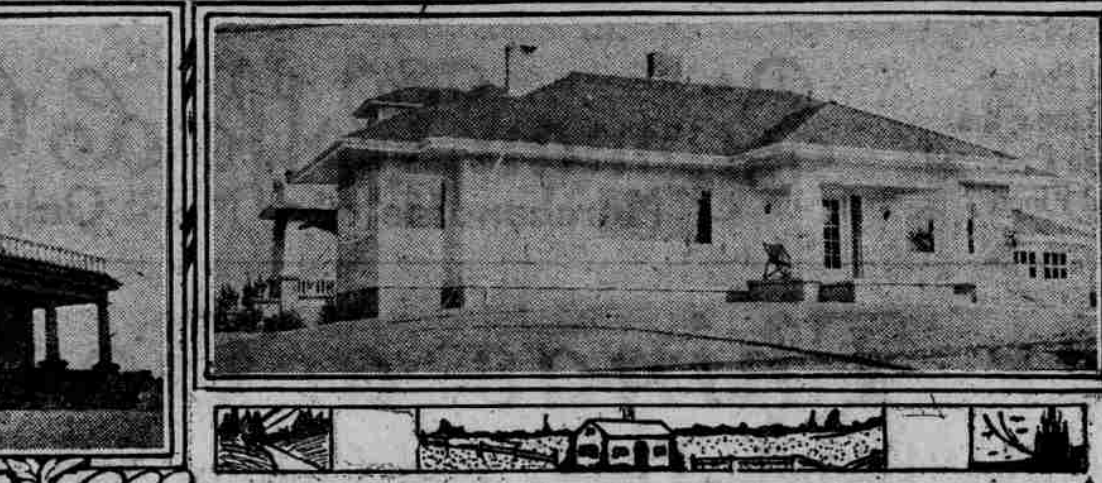
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Woman Painting High Bridge.

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Above at left—Beautiful Laurelhurst residence overlooking the Laurelhurst park at East Thirty-fifth and East Oak streets, just completed for Dr. N. J. Zimmerman and designed by Charles E. Martin. Above at right—New \$12,500 home at 1008 Hasall street, just completed for Emma H. Hildebrandt. Below—\$100,000 apartment house to be erected at northwest corner of Thirteenth and Market streets by George C. Ulrich investment company on plans prepared by Houghtaling & Dougan.

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INDOLENCE AT MINIMUM

ACTUAL LABOR SHORTAGE ON PACIFIC COAST NOTED.

Federal Employment Service Report Shows Improvement in Three States.

SAN FRANCISCO, July 22.—Seasonal demand for workers in the farming, mining, fishing and building industries on the Pacific coast during June has not only reduced to a minimum the number of unemployed, but in some lines has caused an actual shortage of skilled labor. This is the monthly report of J. A. Kelly, San Francisco, district director of the employment service, United States department of labor, made public here today.

Lumber throughout the district is booming, the report says, while state and municipal improvement projects, together with Alaska railroad and mining, is giving employment to thousands of men in addition to the usual enterprises.

An abstract of Mr. Kelly's report is set forth in the monthly report of the district director as follows:

"California—Surplus of workers in all industries gradually disappearing. "Oregon—Fishing season now on. Fruit and berry picking and canning season now open. Lumber activity normal. Some unemployment, caused chiefly by labor controversies. Conditions in all lines improved over last month. "Washington—Lumber mills, especially near front, operating double shift. All plants busy."

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APARTMENT HOUSE WILL BE ERECTED

\$100,000 Building Planned at 13th and Market.

WORK TO BEGIN SOON

George Ulrich Investment Company Announces Intent to Build Structure.

A four-story apartment house costing in the neighborhood of \$100,000 is to be erected at the northwest corner of Thirteenth and Market streets by the George C. Ulrich investment company, according to announcement made yesterday by Mr. Ulrich. It is the intention to have the new building completed and ready for opening by December 1, Mr. Ulrich said.

The new building is to go up on a 60 by 100 foot site now occupied by two frame buildings leased as lodging houses. It is the intention to start the work on these two buildings next month so that the construction of the new building can be started.

37 Apartments Planned.

The apartment house will contain 37 apartments of two and three rooms. All will be outside rooms and with plenty of air and light. The structure will be of reinforced concrete and brick and will have hardwood floors and tile baths. All apartments will be equipped with electric ranges of a type now becoming popular with apartment house builders and operators. This will be one of a large number of apartment houses to be built this year to adopt the electric range. The George C. Ulrich company.

SKILLED WORKERS NEEDED

Plans Afoot for Organization of Guild of Handicrafts.

Plans looking to the organization of what is to be known as the Guild of Handicrafts, the principal object of which will be the training of apprentices in the various building crafts, will be taken up for consideration at the next meeting of the Association of Building and Construction to be held at the Chamber of Commerce Wednesday night.

Under the present system in the building industry it has been found impossible to train men to be proficient in the various building crafts. The result is a shortage of skilled men.

A committee representing the Association of Building and Construction has been working on a plan for remedying this condition for some time and is ready to report at the next meeting of the association, it was announced. This committee includes Charles D. James, A. E. Doyle and J. L. Higgins.

E. D. Thomas, western manager for the Pittsburgh Plate Glass company, is scheduled to address the meeting on "The Building of the Future." The dinner will start at 6:30 P. M. and will be followed by the business meeting an hour later.

Westerlook Farm

Home of the Late Charles E. Ladd, Carlton, Washington County, Oregon

A very complete gentleman's estate and farm of 150 acres of fertile soil, 96 acres now in crop. The farm land is now rented from year to year.

Location is ideal, adjoining corporate limits of Carlton. From house the land slopes to the Yamhill river, which forms the west boundary, commanding a magnificent view of the Coast Range.

Many varieties of fruit, including small orchards of prunes and peaches. Profusion of berries and grapes.

The house is strikingly attractive, well planned and of highest type of construction, built by day labor, double construction, selected lumber. Contains entrance hall, large, cheerful living room with fireplace, dining room, butler's pantry, commodious kitchen with all built-ins. Maids' room and maids' dining room adjoining. There is also a gun room or den with lavatory and separate entrance.

On second floor is large main bedroom with distinctive art fireplace and number of guest bedrooms, also small study and maids' rooms. Floored attic for storage. Every feature of the finest modern home will be found. View porches on both floors. Large cement basement, heating plant, fruit closets, etc.

Gardens and shrubbery are extensive and laid out in effective manner; walks and borders of brick; inviting summer house. There is a garden house with living rooms and garage in connection. Barns, chicken houses, etc.

Water from Carlton mains with complete system, including fire hydrants and hose. Electricity for lighting and utility purposes. All wires in conduits—no unsightly poles. Ample wood lot insuring fuel supply for years.

This property offered at a big sacrifice. For particulars apply to

FRED C. PRATT

534 Chamber of Commerce Building

THE modern builder, looking to cleanliness, durability, and conservative outlay, covers his floors with

Armstrong's Linoleum

A linoleum-covered floor is a cool, dustless floor in summer—a warm, colorful one in winter. You will find the cost surprisingly moderate.

Armstrong's Linoleum "Makes Life's Walk Easy"

Cork Floor Products Co.

Broadway at Taylor Largest Stock on the Coast

Columbia Digger Co.