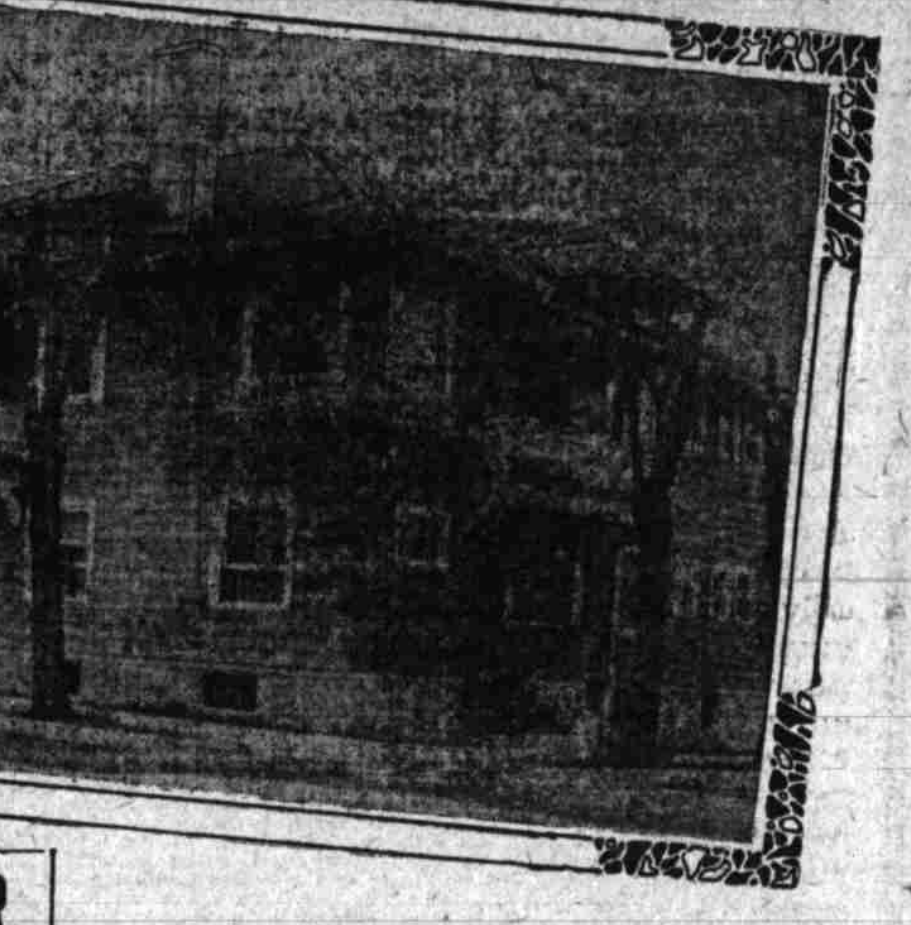
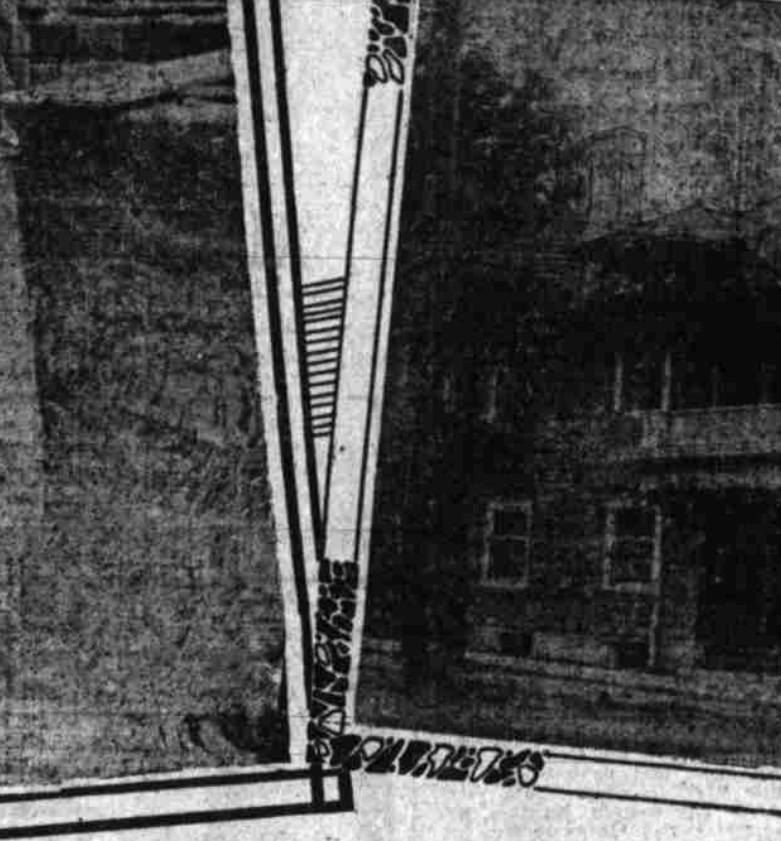
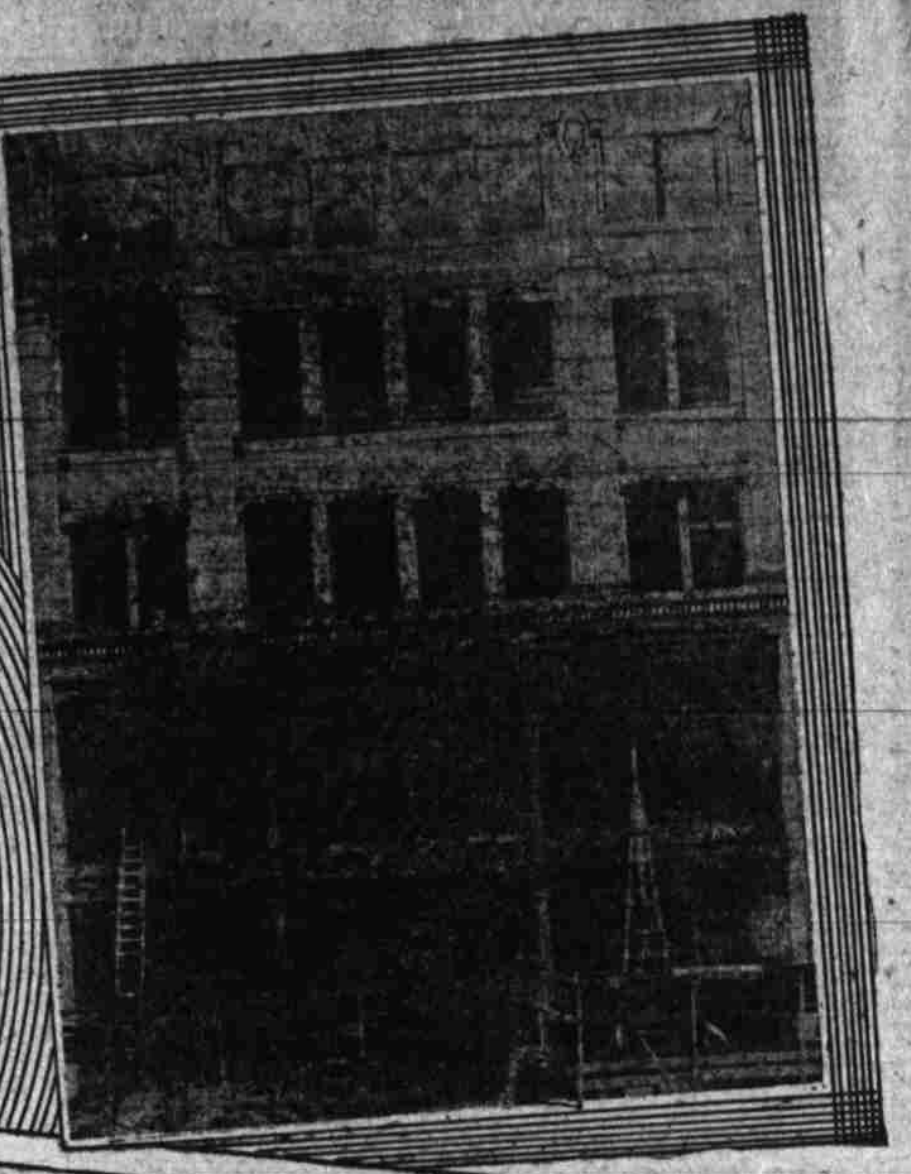
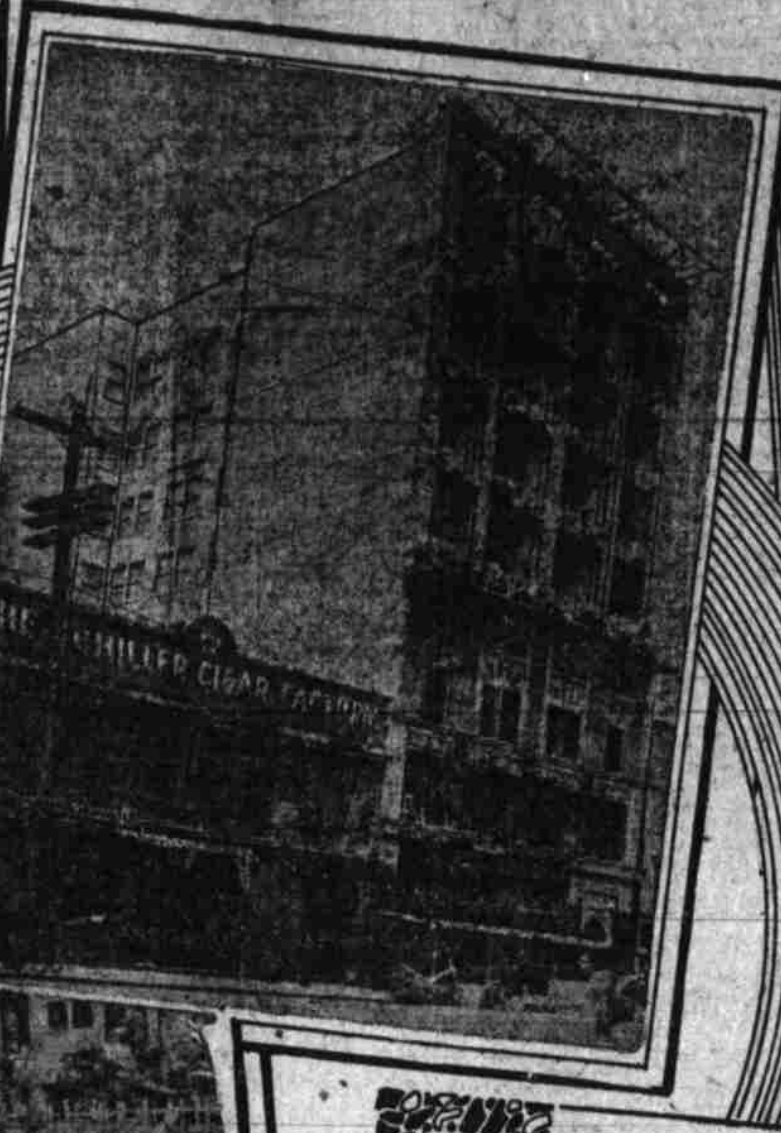


# WAGE-EARNERS SHOW DESIRE TO BUY LOTS FOR HOMES



## FAST SALES IN NEW SUBURBS

Home-Site Lots in Recently-Opened Districts Are Selling Rapidly.

### INSTALLMENT PLAN PROVES POPULAR

Transfers of Inside Realty Well Up to Average Despite Strike—A. C. Dummeler's Purchase the Largest of the Week.

The principal features of the past week's realty transactions were the heavy movement in suburban lots, especially that class of property sold on monthly or quarterly installments. It is no exaggeration to say that hundreds of these lots were sold during the week just closed.

Several additions have been put on the market since the first of the year where the cash payment is reasonable and the monthly installment is within reach of the common laborer. And the 22 a day man is apparently not neglecting the opportunity to acquire a desirable and cheap home site.

In all parts of the west side, except in South Portland, in the vicinity of Fulton, residence property has gone entirely out of reach of the ordinary wage earner, who has stood by and watched the values increase, when as a matter of fact this same wage-earner could have secured a lot in almost any residence district in the city a few years ago for the same amount he now has to pay for a suburban lot three or four miles from the center. But from the reports of the past few days he is now making up for lost time.

**Rose City Park Lots Selling.**

In the Rose City Park addition, northeast of Irvington, the Hartman & Thompson agency has sold nearly 200 lots since putting that property on the market less than 30 days ago. These lots are selling at from \$400 to \$500, with 10 per cent cash and 3 per cent a month.

At East St. Johns, M. L. Holbrook has recently put a 20-acre addition on sale, out of which he has sold about \$25,000 worth of lots. The Holbrook addition is known as East St. Johns.

Waverly, the H. W. Lomax company's country of Waverly, has attracted a good deal of attention from home buyers, with the result that over

## VALLEY FARM LANDS BOUGHT BY EASTERNERS

Twenty-Five Thousand-Dollar Purchase Made by Ernest Ziel-sch in Polk County.

Polk county farm lands are attracting the attention of newcomers from the middle western states, several of whom have recently purchased farms in that and other Willamette valley counties. One of the finest and best improved farms in Polk county was purchased a few days ago by Ernest Ziel-sch from William Fuqua. The place is on the Luckiamute river near Parke, and consists of 640 acres, all of which is in a high state of cultivation except 70 acres of wood land. Some timber is on the place, much of which will make good lumber. The consideration was \$25,000 or about \$40 an acre.

Land deals of this size are of rare occurrence in this section now, as most of the big donation claims are being cut up into smaller farms.

Mr. Ziel-sch came to Oregon from South Dakota last fall and has been quietly looking around to find something that just suited him, and after negotiations that lasted over several weeks closed the deal with Mr. Fuqua. Over \$100,000 of eastern money has been invested in farm lands in different parts of Polk county in the past few months.

The lot at the southeast corner of East Sixth and East Burnside has been purchased by C. B. Cooper for \$15,000. The property belonged to C. D. Divine and was sold by Mall & Von Borstel.

Mrs. Maud G. Hudson has purchased from Mrs. A. Larry the quarter block at the southeast corner of East Third and East Couch streets for \$15,000. The deal was made by E. H. Virgil.

Sanderson Reed has purchased the quarter block at the southeast corner of East Ninth and East Grant streets for \$6,000. Six small cottages occupy the site.

Bassett & Field have purchased 20 acres on the right of way of the proposed Mount Hood railway for \$4,000. E. E. Merges has purchased four lots in Goldsmith addition for \$7,000. The lots are situated on Bayler street, between Twenty-fourth and Twenty-fifth streets, a district that is fast filling up with handsome homes.

## NEW TEMPLE FOR THE OREGON CITY MASONS

Plans for Reinforced Concrete and Brick Structure Being Drawn by Architect.

The Oregon City Masons are preparing to erect a \$35,000 Masonic temple. The building will be 70 by 90 feet, three stories in height and will be constructed of reinforced concrete and brick. C. C. Robbins, the architect, has been commissioned to draw the plans. The temple will be erected by Melton Lodge No. 1, A. F. and A. M.

The first floor has already been leased to a mercantile firm, for a period of 10 years. The second floor will be arranged in office suites. The third floor will be devoted entirely to lodge purposes, and will be divided into a lodge hall 34 by 58 feet, a banquet hall 22 by 50 feet, two reception parlors, kitchen, ante-room, etc.

Residents of Coburg, Marion county, are talking of establishing a glass factory. The promoters are A. A. Stoneburg of Coburg, Gus Mathison, an eastern settler, and John Headburg, also of Coburg. A fine bed of silica sand has been located and the promoters say they have ample capital to establish the enterprise.

There are many standards; Schilling's Best is the standard for tea and coffee in the United States.

## MANY PLANS FOR NEW BUILDINGS

Half-Million Dollars to Be Spent on Penoyer and Pittock Sites.

### SARGENT HOTEL IS TO BE DOUBLED IN SIZE

Notwithstanding the strike of the sawmill-workers and the consequent threatened tieup of the building trades, a large amount of new construction was projected during the past week and a number of extensive building projects that were merely in the embryonic stage have been advanced to the point where work may be expected to begin in a short time.

It is announced that plans for the new \$500,000 buildings to be erected on the Penoyer and Pittock properties by the Western Trustee company are being prepared by Charles R. Aldrich of Seattle, the official architect of the trustee company. J. Whyte Evans, who financed the deal whereby the leases were secured on these sites, was anxious to have a Portland architect do this work, but the official architect of the company was designated instead. A 10-story building erected by this company in Los Angeles has just been completed.

**Contract for Apartments.**

W. I. Morgan, who drew the plans for Dr. F. L. Ball's three-story apartment house to be erected at Twenty-first and Flinders streets, has awarded the contract for the building. The structure will cost about \$25,000, will cover a full 50-foot lot, and will be completed in about four months.

The Portland Rowing club is preparing to replace its club and boat house on Grand avenue and East Morrison street, which was carried away by the high water of two months ago. A portion of the required building fund has already been raised, and a committee is actively engaged in soliciting subscriptions to complete the fund.

A second columbarium is to be erected at the crematorium of the Portland Cremation association, near Sellwood. The improvement will be 24 by 34 feet, in two sections, each 12 by 12 feet. The main walls of the structure will be of reinforced concrete. The interior walls, niches, etc., are to be of white tile set in cement, and the windows will be of art glass. Something like four months will be required in its completion.

## PORTLAND ROWING CLUB IS GATHERING FUNDS TO REPLACE ITS BOATHOUSE DESTROYED IN THE RECENT UNUSUAL RISE IN THE WILLAMETTE RIVER.

Practically all of the niches in the old columbarium are in use, which makes necessary the building of a second one. About \$8,000 will be expended in the improvement.

**New Engine-Houses.**

Two new engine-houses are to be erected by the city during the next few months, one at Grand avenue and Multnomah street and the other on Portland Heights. The plans have been prepared and are to be seen at the city hall. There is some reticence on the part of contractors to bid on this class of work on account of the delay that too often occurs in their getting paid for the work. The annoying amount of red tape that has to be gone through with before the warrants are drawn to pay for city improvements makes this class of work very unpopular with the better class of contractors.

Fire Chief Campbell, however, is confident that the buildings will be ready for the fire equipment by July 1. Architect Ernest Kroner has secured a quarter block on Front street in South Portland, on which he is preparing to put up four modern two-story dwellings to cost about \$3,000 each.

**Acheson Building Missing.**

The Acheson building, going up on Fifth street just south of and adjoining the new six-story Falling building, has reached the fifth floor. The front is of yellow brick and presents a very attractive appearance.

E. A. Baldwin, the owner of the Sargent hotel at Grand and Hawthorne avenues, has under consideration the plan to duplicate the Sargent hotel building on the adjoining lot facing Grand avenue. The proposed structure will cost about \$100,000. The ground floor will be used for business purposes, and the five upper stories will be occupied as an annex to the hotel. Mr. Baldwin is extensively interested in east side central property and is planning other large building improvements there during the coming summer.

**Near to Completion.**

Joseph M. Healy's new four-story business block at Grand avenue and East Morrison street is nearly ready for occupancy. The ground floor is to be occupied by a branch establishment of a St. Paul department store. It is reported that the owners of the northwest, northeast and southeast corners of Grand avenue and East Morrison street are considering improving these properties with substantial three or four-story business houses. If this plan is carried out, it will add greatly both to the appearance and value of the east side business center.

A handsome pattern of tiling has just been laid on the eighth floor of the Chamber of Commerce. The tiling is of the kind known as ceramic mosaic, with a broad Grecian black and white border. The other floors of this building are to be laid with this tiling, at a total cost of about \$10,000.

Metzger fits your eyes for \$1.00. 113 Sixth street, near Washington.

## BIG CAR PLANT IS PROJECTED

Portland Capitalists Interested in Half-Million-Dollar Concern.

### W. H. JUDSON IS HERE TO REPRESENT EAST

Negotiations are in progress for the establishment of a car-building plant in Portland. The site of the proposed plant has not been fully determined, but it is probable that it will be located on the lower peninsula. The projectors of the enterprise have optioned two or three tracts of land varying in area from 25 to 100 acres.

The Lewis and Clark fair grounds was for a while considered as an available place to install the plant, but the price of land in that vicinity rendered the plan not feasible, and recourse was had to the peninsula, which is now thought an even better location.

**Formerly With Pullman.**

Walter H. Judson, formerly connected with the Pullman Car company and now Portland agent for the Evans Railway Equipment company, is at the head of the proposed corporation. A number of Portland capitalists are interested with Mr. Judson, and a \$500,000 fund has been raised to effect the organization.

(Continued on Page Sixty.)

## FOR COMPLETE PLANS, SPECIFICATIONS AND DETAILS OF THIS 7 ROOM COTTAGE, CAN BE BUILT FOR ABOUT \$1500.

Send for plans today for my \$5 sketch proposition.

**V. W. Voorhees, Architect**  
20-22 HOTEL BLDG., SEATTLE, WASH.