

VITRIFIED BRICK GOOD PAVEMENT

Portland Authorities Making Experiments to Test Paving Material.

SATISFACTORY IN MANY OTHER CITIES

Seattle Has Brick Paved Streets Still in Excellent Condition After Being Used for Fifteen Years—Tacoma Also Uses Brick.

The municipal authorities of Portland are making another experiment in a small way with vitrified bricks as paving material. This time they are using them to lay the gutters in Oak street, between Second and Third streets. The same bricks were used last fall by the United Railways company in paving between the rails in front of the City library on its Stark street line, and for the same purpose in Flanders street, between Third and fourth streets.

Vitrified bricks are coming into more general use throughout the country as paving material. The first experiments of the kind made 20 to 25 years ago were almost all failures.

The experience of these cities with this character of pavement makes it a fair question as to whether vitrified brick has ever had a fair test as a pavement on the streets of Portland.

It is interesting to know that in other Pacific coast cities vitrified brick pavement has been thoroughly tested and pronounced a complete success. Take for instance, Seattle, with the same climatic conditions that prevail here, vitrified brick pavement has been given a thorough test and is said to have met the requirements of the city engineer's department.

First and Second avenues in Seattle both carry heavier traffic than any street in any city in the state of Washington, and very much like the traffic and teaming seen on Front and First streets in the city of Portland.

Among the valuable pieces of residence property that changed hands in the last day or two, is the 75 by 100 feet at the northeast corner of Twenty-third and Northrup streets, which was purchased by Joseph Glickman from Patrick Gallagher for \$8,000.

E. A. Messerly has closed a deal with R. B. Rice for a house and lot in Holladay Park addition, consideration \$6,250.

Another good-sized sale recently reported is the modern dwelling at the southeast corner of East Thirty-fourth and East Main streets, which was purchased by Conrad Green from Norman D. Root for \$6,000.

The city of Portland has purchased from Edward H. Cahall a 50-foot lot on Fourteenth street, between Hall and Montgomery streets for \$4,750.

George Behnke and Charles Schmitt are building a livery and auto garage, 30x50 feet in dimension. A blacksmith shop will be built by the same men. The investment company is building a frame office structure for the sale of its Tualatin valley lands, and several dwellings are in prospect and under construction.

Four trains each way daily comprise the present schedule of the Oregon electric. It is announced that early in the spring this number of trains will be largely augmented, when the trip to the Tualatin river will become one of the popular outing resources of Portland.

Seven miles from the Portland post-office the new line of the Southern Pacific parallels the Oregon election. Where the Taylors Ferry road crosses these lines a new town is building, which will be known as North Tigardville. A. Schmitt is building a hotel, which will be 60x30 feet on the ground. The building will also contain a hall and general store. Contract has



W. L. Morgan's New Apartment House, Madison and Park Streets.



New Danmore Hotel, Fourteenth and Washington Streets.

of which is paved with brick is another evidence of the adaptability of a real vitrified brick as a paving material for a much-traveled street. Cleveland, Ohio, with its extremes of heat and cold, has laid 62 miles of vitrified brick pavement in the past three years. St. Louis, during the same period laid 44 miles of brick pavement, and Columbus, Ohio, has laid nearly 2,000,000 square yards of this pavement.

Successful Elsewhere. It is interesting to know that in other Pacific coast cities vitrified brick pavement has been thoroughly tested and pronounced a complete success. Take for instance, Seattle, with the same climatic conditions that prevail here, vitrified brick pavement has been given a thorough test and is said to have met the requirements of the city engineer's department.

Among the valuable pieces of residence property that changed hands in the last day or two, is the 75 by 100 feet at the northeast corner of Twenty-third and Northrup streets, which was purchased by Joseph Glickman from Patrick Gallagher for \$8,000.

E. A. Messerly has closed a deal with R. B. Rice for a house and lot in Holladay Park addition, consideration \$6,250.

Another good-sized sale recently reported is the modern dwelling at the southeast corner of East Thirty-fourth and East Main streets, which was purchased by Conrad Green from Norman D. Root for \$6,000.

The city of Portland has purchased from Edward H. Cahall a 50-foot lot on Fourteenth street, between Hall and Montgomery streets for \$4,750.

DAILY AVERAGE REMAINS HIGH OF DOOMAKER FOR ELECTION

Individual Realty Sales Are Small but Total over \$50,000 per Day.

HEALTHY INCREASE OVER PRECEDING WEEK

Deals Nearly All Under \$10,000 Except One Unconfirmed Sale of Acreage Tract—Residence and Dwelling Property in Demand.

Real estate sales of the past week, while more numerous and involving a much larger sum of money than those of the week before, were chiefly confined to small transactions, no deal being reported where the consideration exceeded \$10,000 except the acreage tract said to have been taken over by the Swift people, which lacks confirmation.

Transfers filed for record during the week averaged daily between \$50,000 and \$60,000, bringing the total for the week to nearly \$400,000.

But one transaction in the high-priced business district was reported during the week, although a well-posted Stark street broker is responsible for the statement that he had concluded the sale of three sites in the business district which would be announced in a few days.

Some months ago Crown Princess Cecilia told her husband that their boot-maker was about to celebrate his silver wedding. "Let us send him a gift," said the crown princess, "and you and I will attend in our plainest dress."

And they did. After pronouncing the toast, the future Emperor said: "My friends, the day will come when the Socialists will dine at my table just as I now dine with you, Socialists."

Frederick William resembles his grandfather, William I, rather than the present Kaiser. Napoleon is his favorite hero of history, and portraits, busts and battle pictures of the great captain adorn the walls of his palace.

Prince Augustus Wilhelm never tires of telling his friends that he "stole his wife from a king." This little princess is a niece of Empress Augusta Victoria, and was a young girl when she was married to King Alfonso of Spain.

Prince Augustus no longer heard of Alfonso's coronation with the exception of his studies in Bonn and went home.

He burst into the room where his parents and brothers sat at dinner and his first words were: "Mother, I have come to claim your son for the King of Spain can make her an offer."

Though poor, the young couple led an ideal married life, like the rest of the Kaiser's sons and daughters-in-law.

Sharkey Co. sold about 40 lots in Waverleigh during February in addition to yesterday's big deal, and report great activity in their addition. Eleven houses are now in course of erection and some 50 more will be started early this spring or as soon as the weather clears up.

Mr. Sharkey is optimistic about the real estate situation and looks for much activity in realty movements all over the city.

Wednesday Heavy Day. Wednesday's transfers showed 75 sales of residence property, 18 of which were for dwellings and building lots valued at from \$1,000 to \$3,500 each.

FINE RESIDENCE SITE NOW IN NEW HANDS

Among the valuable pieces of residence property that changed hands in the last day or two, is the 75 by 100 feet at the northeast corner of Twenty-third and Northrup streets, which was purchased by Joseph Glickman from Patrick Gallagher for \$8,000.

E. A. Messerly has closed a deal with R. B. Rice for a house and lot in Holladay Park addition, consideration \$6,250.

Another good-sized sale recently reported is the modern dwelling at the southeast corner of East Thirty-fourth and East Main streets, which was purchased by Conrad Green from Norman D. Root for \$6,000.

The city of Portland has purchased from Edward H. Cahall a 50-foot lot on Fourteenth street, between Hall and Montgomery streets for \$4,750.



New Danmore Hotel, Fourteenth and Washington Streets.

George Behnke and Charles Schmitt are building a livery and auto garage, 30x50 feet in dimension. A blacksmith shop will be built by the same men. The investment company is building a frame office structure for the sale of its Tualatin valley lands, and several dwellings are in prospect and under construction.

Four trains each way daily comprise the present schedule of the Oregon electric. It is announced that early in the spring this number of trains will be largely augmented, when the trip to the Tualatin river will become one of the popular outing resources of Portland.

Seven miles from the Portland post-office the new line of the Southern Pacific parallels the Oregon election. Where the Taylors Ferry road crosses these lines a new town is building, which will be known as North Tigardville.

A. Schmitt is building a hotel, which will be 60x30 feet on the ground. The building will also contain a hall and general store. Contract has

been let for this building and brick and lumber are on the ground, 85,000 feet of lumber being required for its construction.

The building committee of the Y. M. C. A. will meet Tuesday afternoon for the purpose of opening and considering the bids of contractors for the construction of the association's new home at Sixth and Taylor streets.

Contracts were let Friday for the different kinds of construction on the Y. M. C. A. building to be erected at the northeast corner of Seventh and Taylor streets.

PURCHASE 40 LOTS IN WAVERLEIGH ADDITION

An important sale was consummated yesterday by John P. Sharkey & Co., of a double block of Waverleigh property consisting of 40 lots on which is the old Captain Kern mansion which becomes the property of Dr. W. T. Williamson and associates who will, it is said, spend \$15,000 on improvements to the house and grounds. The price paid was \$25,000.

Sharkey Co. sold about 40 lots in Waverleigh during February in addition to yesterday's big deal, and report great activity in their addition. Eleven houses are now in course of erection and some 50 more will be started early this spring or as soon as the weather clears up.

Mr. Sharkey is optimistic about the real estate situation and looks for much activity in realty movements all over the city.

Wednesday Heavy Day. Wednesday's transfers showed 75 sales of residence property, 18 of which were for dwellings and building lots valued at from \$1,000 to \$3,500 each.

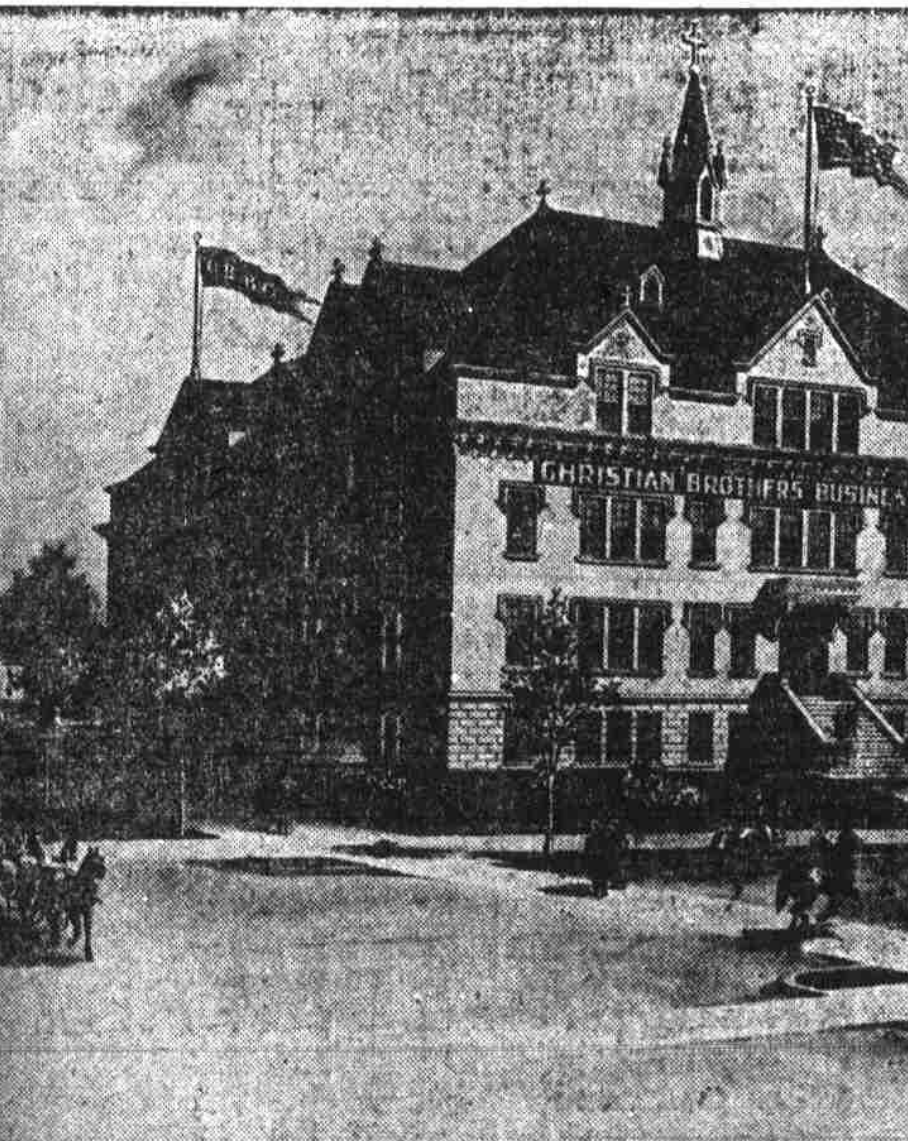
The fractional lot at the southeast corner of Front and Mead streets, occupied by a dwelling, has been purchased by Max H. Berg from J. P. Coffey for \$3,200.

A. E. Davis has recently purchased an unimproved quarter block at the southeast corner of East Sixteenth and Taggart streets. The property formerly belonged to George Mazze and was sold for \$2,700.

E. E. Ferris has sold L. M. Hickok a house and lot in Smith's addition, Portland Heights, consideration \$2,700.



Morrison Court, East Morrison Street, Between East Fifteenth and East Sixteenth Streets.



Proposed Building for Christian Brothers College, Holladay Park.

NEW TOWN SPRINGS UP ON OREGON ELECTRIC

Seven miles from the Portland post-office the new line of the Southern Pacific parallels the Oregon election. Where the Taylors Ferry road crosses these lines a new town is building, which will be known as North Tigardville.

A. Schmitt is building a hotel, which will be 60x30 feet on the ground. The building will also contain a hall and general store. Contract has

been let for this building and brick and lumber are on the ground, 85,000 feet of lumber being required for its construction.

The building committee of the Y. M. C. A. will meet Tuesday afternoon for the purpose of opening and considering the bids of contractors for the construction of the association's new home at Sixth and Taylor streets.

Contracts were let Friday for the different kinds of construction on the Y. M. C. A. building to be erected at the northeast corner of Seventh and Taylor streets.

Mrs. Louise Osburn has purchased from S. L. Bryant a house and lot at Sellwood, consideration \$2,500.

COMMITTEE MEETS TUESDAY AFTERNOON TO CONSIDER OFFERS OF CONTRACTORS.

The building committee of the Y. M. C. A. will meet Tuesday afternoon for the purpose of opening and considering the bids of contractors for the construction of the association's new home at Sixth and Taylor streets.

Contracts were let Friday for the different kinds of construction on the Y. M. C. A. building to be erected at the northeast corner of Seventh and Taylor streets.

Mrs. Louise Osburn has purchased from S. L. Bryant a house and lot at Sellwood, consideration \$2,500.

Philip Young has sold to C. A. Christensen a home and lot at the corner of East Gilsan and East Twenty-ninth streets for \$3,800.

Eller E. Thomas has purchased a new Vernon residence. The property formerly belonged to Joseph T. Ennis and was sold for \$3,500.

O. W. Taylor, with Hartman & Thompson, has closed a deal with W. E. Riley

HEALTHY INCREASE OVER PRECEDING WEEK

Deals Nearly All Under \$10,000 Except One Unconfirmed Sale of Acreage Tract—Residence and Dwelling Property in Demand.

Real estate sales of the past week, while more numerous and involving a much larger sum of money than those of the week before, were chiefly confined to small transactions, no deal being reported where the consideration exceeded \$10,000 except the acreage tract said to have been taken over by the Swift people, which lacks confirmation.

Transfers filed for record during the week averaged daily between \$50,000 and \$60,000, bringing the total for the week to nearly \$400,000.

But one transaction in the high-priced business district was reported during the week, although a well-posted Stark street broker is responsible for the statement that he had concluded the sale of three sites in the business district which would be announced in a few days.

Some months ago Crown Princess Cecilia told her husband that their boot-maker was about to celebrate his silver wedding. "Let us send him a gift," said the crown princess, "and you and I will attend in our plainest dress."

And they did. After pronouncing the toast, the future Emperor said: "My friends, the day will come when the Socialists will dine at my table just as I now dine with you, Socialists."

Frederick William resembles his grandfather, William I, rather than the present Kaiser. Napoleon is his favorite hero of history, and portraits, busts and battle pictures of the great captain adorn the walls of his palace.

Prince Augustus Wilhelm never tires of telling his friends that he "stole his wife from a king." This little princess is a niece of Empress Augusta Victoria, and was a young girl when she was married to King Alfonso of Spain.

Prince Augustus no longer heard of Alfonso's coronation with the exception of his studies in Bonn and went home.

He burst into the room where his parents and brothers sat at dinner and his first words were: "Mother, I have come to claim your son for the King of Spain can make her an offer."

Though poor, the young couple led an ideal married life, like the rest of the Kaiser's sons and daughters-in-law.

Sharkey Co. sold about 40 lots in Waverleigh during February in addition to yesterday's big deal, and report great activity in their addition. Eleven houses are now in course of erection and some 50 more will be started early this spring or as soon as the weather clears up.

Mr. Sharkey is optimistic about the real estate situation and looks for much activity in realty movements all over the city.

COMMITTEE MEETS TUESDAY AFTERNOON TO CONSIDER OFFERS OF CONTRACTORS.

The building committee of the Y. M. C. A. will meet Tuesday afternoon for the purpose of opening and considering the bids of contractors for the construction of the association's new home at Sixth and Taylor streets.

Contracts were let Friday for the different kinds of construction on the Y. M. C. A. building to be erected at the northeast corner of Seventh and Taylor streets.

Mrs. Louise Osburn has purchased from S. L. Bryant a house and lot at Sellwood, consideration \$2,500.

Philip Young has sold to C. A. Christensen a home and lot at the corner of East Gilsan and East Twenty-ninth streets for \$3,800.

Eller E. Thomas has purchased a new Vernon residence. The property formerly belonged to Joseph T. Ennis and was sold for \$3,500.

O. W. Taylor, with Hartman & Thompson, has closed a deal with W. E. Riley

for three unimproved lots in North Irvington. The property is on East Twelfth street, between Prescott and Skidmore streets, consideration \$2,000.

J. E. Dugan has sold to L. N. Carter three vacant lots on Williams avenue, between Falline and Beech streets, consideration \$2,000.

W. H. Lesh has purchased from Armanda Dryden a building site at the northwest corner of Laurelwood and Twenty-first streets, Portland Heights, consideration \$2,000.

A house and lot on East Twenty-second street, between Kilkait and Fremont streets, has been purchased by B. O. McCulloch from W. H. Flanagan for \$2,000.

East Side Residence Sold. Mrs. Rose A. Woodward has closed a deal for the purchase of a residence site on East Balsam street, between East Tenth and East Fourteenth streets. The property formerly belonged to Joseph Day and was sold for \$1,900.

A much larger number of lots than usual, valued at about \$1,000 each, changed hands during the week just closed, while the number of transactions in suburban property was greater than for any similar period during the past year.

Judge William H. Wallace of Kansas City, who recently has been making a vigorous campaign for Sunday observance, has announced his candidacy for the Democratic nomination for governor of Missouri.

London, Feb. 29.—A grandmother as defendant in a breach of promise case is the latest novelty in litigation in England.

An elderly Jewish lady of means, the grandmother of 10 devoted grandchildren, modestly mentioned to one of her friends that if she could find a man of her own age, 50, who was respectable and of a religious turn of mind, she would be glad to take him for her husband or for worse. Before long one of the discreet friends told her that he had discovered a suitable match for her in the person of one Lazarus Phillips, and Lazarus was brought to the grandmother's house to be looked upon with a view of matrimony.

It is a story of a heavy, did Lazarus, and after a few more meetings the good lady, with a directness which does her credit in this artificial age, took his hand, saying: "I know what you have come for." Then, resolved to go the whole length, she kissed him, murmuring: "Now we are engaged."

Lazarus seems to have been a bit bowled over by this, but braced up upon hearing that his generous betrothed had decided to deed her house to him and to settle \$2,500 a year upon him for the day after their marriage.

Now indeed did Lazarus see ahead of him an easy and comfortable old age. Presents were exchanged. She gave him a matchbox with the inscription, "In me a (then there was a representation of a match) you always find." And he gave her some sweetbread, calves' tails and a log of nutmeg.

For several months all went well. Lazarus bought a wedding ring and the old lady busied herself with the trousseau.

Grandchildren Busy In. But the 10 grandchildren, seeing their grandmother's money being turned into other channels, put their heads together. How they managed to get into the good state, but Lazarus began to notice that his Florrie was drawing away from him. She pledged illness and could not see him except on the most urgent occasions, and told him that she had learned that his true age was only 47, and that, of course, she could not marry a man so much younger than herself. She succeeded in proving that he had reached the requisite 60 she said a physician had told her that her health was in a precarious condition and that she must abjure marriage.

Then as a final blow she offered to draw him a check for \$175 if he would release her from their engagement. Then did Lazarus rise in his wrath and berate her in words of flame. He did more, he sued her for breach of promise and demanded \$1,500 for damages done his wounded affections.

The lady appeared at the trial supported by the 10 triumphant conspirators, and when the judge stated his case with much emotion.

Now the result of breach of promise cases in England in which a woman sues a man for breach of promise is a conclusion. The wounded heart of the lady is always appeased by a monetary settlement. Men seldom sue, and perhaps that is the reason why the judge and jury turned to Lazarus in his affliction. He did not, of course, get all he demanded, for besides the \$2,500 he had already lost in the purchase of a ring and an account of what he had paid for a trousseau which he would never have purchased had he not supposed he had married a woman of his own age. No, he didn't get all he demanded; in fact, he got only \$250.

Court Sees Joke. The court was convulsed with mirth over the love of a Florrie and Lazarus, and the proceedings were farcical. Only Florrie and Lazarus themselves saw no humor in the situation. They cited their manifold history, and with gloomy wrath and she with coy emotion, and ever the 10 watchful ones rallied around their flirtatious grandmother, lest her heart should soften.

"Did you love him?" the lawyer gravely asked the old lady.

"Ladies always do love truly," replied the grandmother, with downcast eyes and a slight emphasis on the ladies. The watchful 10 moved uneasily.

When the discreet friend gave evidence and admitted that he was never an eligible husband, but that it never materialized, the grandmother did not change color and bore undiminished the look of reproach Lazarus cast upon her for this perjury to his friend as well as to herself.

The testimony of Lazarus caused bursts of merriment. In cross-examination the counsel asked him, "Were you in love with her, or was it a matter of money?"

"I was going to marry her," said Lazarus, with dignity, "because I knew I should be comfortable for the rest of my life and have a good wife."

The only love letter in the case was read by the lawyer for the plaintiff to show what anxiety of mind Lazarus had endured. It ran as follows:

"My Darling Florrie: I have been very miserable not seeing you. My darling, do not make any 'schmacks' with me. With my fondest love, your ever affectionate and faithful LAZARUS."

The court charged that a man had as good a right to sue a woman for breach of promise as a woman had to sue a man. It was merely a question of breach of contract.

"If these accusations are to continue," said his lordship, "there must be fair play."

The jury immediately returned a verdict for the plaintiff, and Florrie left the court the poorer by a couple of hundred dollars and with only the triumph of having won a case about which, while Lazarus stalked away from the place with but a paltry \$250 as balm to his wounded pride and outraged affections.

ARTIST VEDDER HAS TURNED POET AT 72

At Work on Two Volumes Which Will Also Contain Reminiscences of His Life.

Rome, Feb. 25.—Elihu Vedder, the venerable artist, mural painter, and modeler, who is possibly best known for his illustrations of the Rubaiyat of Omar Khayyam, and who for years has occupied an apartment at 45 Capo le Case, is about to give another proof of his versatility, for he has already completed the greater part of two volumes containing prose, verses, and illustrations, together with recollections of his artistic life in America, Spain, Germany and Italy.

Vedder, who will be 72 years of age on February 26, is perhaps the most typical American artist transplanted to the Eternal City. While remaining thoroughly American in manner of speech and feeling, he has adopted certain Roman ideas and habits which complete his fascinating personality.

Vedder finds over the most expensive Havanna cigars detestable and puts away at those malodorous Toscano cigars, which even many seasoned and strong stomachs cannot tolerate, and in spite of the ancient Italian proverb, "Andare in Toscana fumare un sigaro Toscano, a morir," "Go to Toscana, smoke a Tuscan cigar, and die of it," Vedder interprets in a manner all his own.

Vedder's son, Knook B., who was brought up in Rome and studied architecture there and in Paris, is now in New York. His wife is well known for her carving and molding of Roman jewelry.