

NEWS



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THE CITY OF THE ANGELS

BY FREDERIC J. HASKIN.
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Los Angeles, Cal., May 25.—The Los Angeles Country club is getting ready to move. It is the only country club in America which is migratory by habit. It has moved before and it will move again, because it has to move to keep in the country. Years ago when the club was first organized it went away out into the rural districts and established itself. By and by the city of Los Angeles followed it, streets and city homes grew up all around it, and it was a country club in name only. So the club cut up its grounds into city lots, sold them for a fortune, and went miles away out into the country. But the city of Los Angeles pursued it. The country club is surrounded by paved streets and houses regularly planted on 100-foot lots. It is no more in the country than the Madison Square of Manhattan. It is preparing to sell out again, for a greater fortune this time, and it will pitch its tent somewhere five or six miles away from the city.

But the club is hopeless. It has abandoned all idea of a permanent home. It knows it can find no rest from its wandering. Said the club, speaking through one of its members: "We will find a place next time where we can stay for eight or ten years. We can't hope for more, because if we went beyond the city limits of Los Angeles of 1920 we would have to get so far away that it would take nearly all day to go and come from the club." The country club will live a precarious life in this part of the world. There is no objection to clubs, but the descriptive "country" is like a red rag to a bull when waved in the face of a city that doubles its population every five or six years. Another country club in Los Angeles whose members actually want to play polo and golf, has undertaken the city from swallowing it whole. It has established itself in a deep ravine which is protected on the city side by a precipitous cliff.

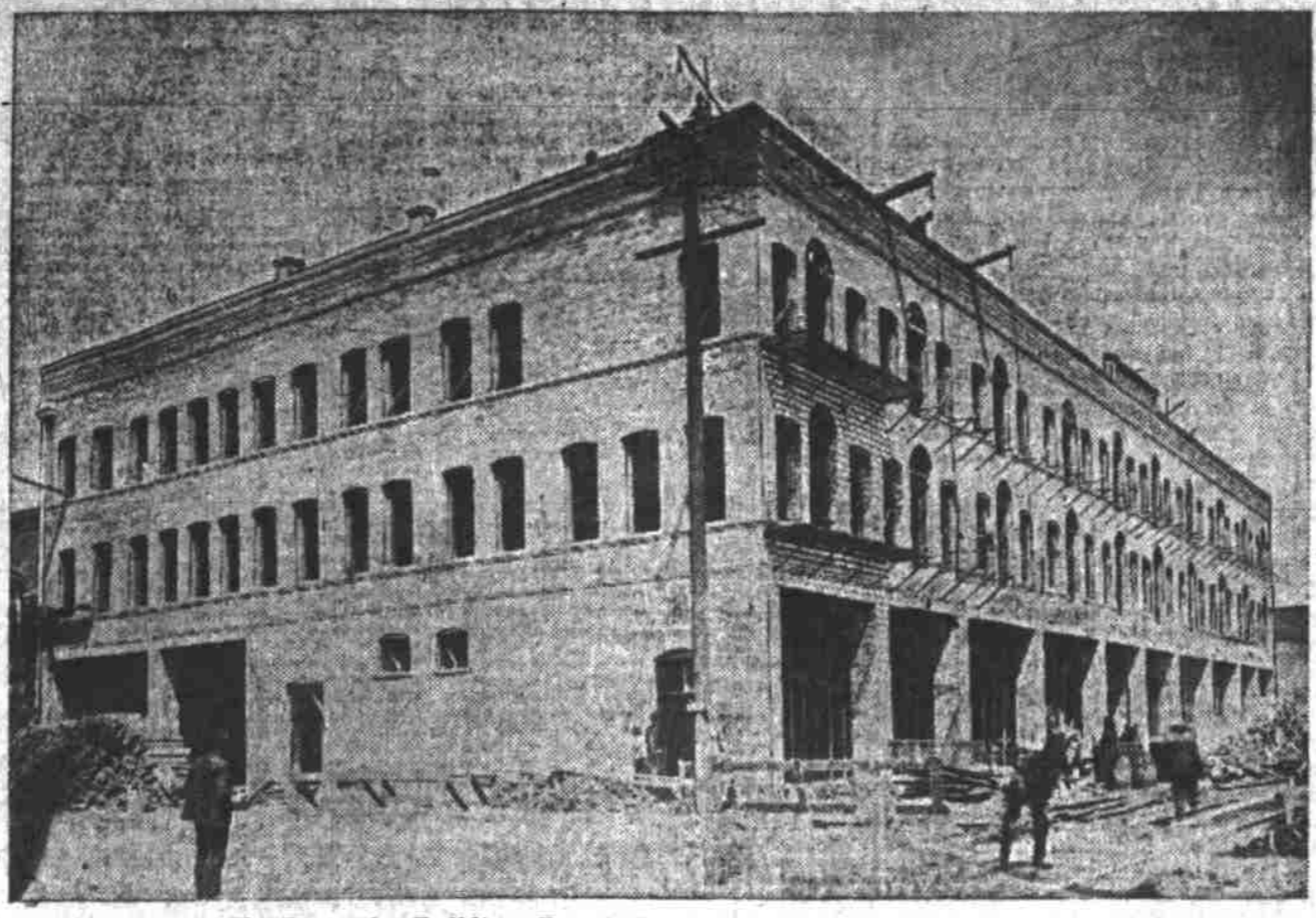
Exclusive Club.
The trolley line will approach it on the outside of the mountain wall. But no city-building, country-destroying trolley line is permitted to invade the sacred precincts. By no means. The members of the club will fight from the top of the mountain, and will not descend until they have reached a forbidding cliff. They will glance furtively about to see if Frank Higgins or any other anti-city-building member of the chamber of commerce is about. If the coast is clear the club member will dart quickly into a half century old tunnel through the mountain which leads to the country club. It is a private tunnel to be used by members only. Even the most robust and all-devouring city as Los Angeles will have to look alive if it ever succeeds in capturing this well-fortified country club.

Nuestra Señora in Reina Los Angeles, as this city was called when it was a Spanish pueblo, is not an enemy of the good people who play golf and tennis. But it is the implacable foe of the real estate agent who transforms rural farms and orchards and transforms them into city wards. In carrying on its real estate business, the city is surrounded by Los Angeles has grown more rapidly than any other American city of its importance. It is surrounded by Los Angeles and it intends to keep it going.

Los Angeles was a hundred years old in 1849. It then boasted a population of 11,000 people. Five years later came the new railroad which gave it transportation facilities. And this apparently the first thing the railroad brought was a regiment of real estate agents and a boom. Like the other boom towns of the west, it grew too fast and too high. There was a great inflation and then the bubble burst. But even at the time of the collapse, Los Angeles still had 50,000 people, which means that its population was multiplied by five in five years. The real estate agent has been busy when the bottom fell out of the boom. It was revealed that the good work that had been done should not be forgotten.

Exercises Great Influence.
So it came about that on the ruins of the boom was born the chamber of commerce. The men who went into that organization proclaimed the doctrine of Boost. They furthermore declared that he who does not boost is an enemy of the city. That was 15 years ago. The chamber of commerce has influence greater than any other single organization of its kind in any American city. It is a fact that a resident of Los Angeles who begins to "knock" on the town is so completely ostracized that he must choose between exile and becoming a pariah among his own people. The second of men who have been "knocked" is the real estate agent. The conservative estimates of the property-holder talking business with the assessor.

Growth of City.
There may be those who will say that the school census is not good authority. Even if the enumerators have ever stepped the bounds a little bit, the United States census office has declared that the growth of Los Angeles has been so much greater in proportion than for the preceding decades that it was forced to omit the city from the list of mid-century population estimates. The most conservative estimates made in 1900 show a population of 235,000, which is but little below the 3,000,000 mark. Of course, none of these statistics take into account the many beautiful suburban towns which are a part of the metropolitan clientele of Los Angeles. When the last census was taken,



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HOMES GOING UP ALL OVER CITY

Handsome Residences Contracted for on Both East and West Sides.

No perceptible falling off is to be seen in the volume of new construction for the week ending last night. Work was begun on a large number of moderate cost dwellings, largely on the east side, and in addition there were several handsomely furnished residences started on both sides of the river. Ground was broken during the week for the elegant new home of Lizette C. Wells at East Twenty-third and Fillmore streets. The plans for the building were prepared by Architect C. C. Robbins. When completed it will represent an expenditure of something like \$12,000. The great majority of the visitors take furnished rooms. The chamber of commerce helps the visitor to find a place to stay and it has on its list a long list of places where visitors take furnished rooms. The city in the country of the sea has anything like this number, and not even in the city of Los Angeles. A directory which contains so many addresses of the kind. The Angeleno is always willing to help a stranger. Any policeman can direct one who is asked for an address in the city by street car, something that can be done in very Los Angeles sees that he has the book.

Persistent Agents.
The Los Angeles real estate agent is in a bad way. He is being driven within the gates cannot escape him. He calls at the hotels. Let the stranger take a room in the city, that he doesn't want to buy a property, that he has a prejudice against real estate, that nothing on earth could induce him to buy a property, the real estate agent will follow him until he has a property. The real estate agent smiles and replies: "Certainly, certainly, but I came around just to take you for a drive over the city, just to show you the town." From his tone one would think that selling his house was the last thing on earth he would care to talk about.

Contractor W. D. Hayes has secured the contract for the erection of a modern home in Irvington for J. H. Greenough. The approximate cost of the dwelling is \$3,500. Jacob Hahn and J. W. Frates are erecting in the city a two-story house at the corner of Clifton and Seventh streets, and the latter at Sunny-side.

CONCRETE MONUMENTS NEW DEVELOPMENT

Any Design May Be Carried Out in Plastic Material.

The very latest application of cement—concrete monuments—has reached Portland, and here as elsewhere, promises to become a well defined and profitable industry. While the use of concrete in the manufacture of monuments seems rather a gruesome one, still the ancients associated the tomb with the highest artistic impulse. In the eastern states the manufacture of concrete monuments has already assumed the proportions of an important industry. It is the economy of concrete. With concrete there is no limit to the opportunity of the artist. Whether the concrete monument is to be a simple, unadorned structure, or whether it is to be enriched with terra cotta in subdued tones, the artist has a wide field for his activity. The best artistic talent, designs formerly made in marble or granite can be readily reproduced in concrete and at considerably smaller cost.

HAWTHORNE ESTATE DEMANDS ITS MONEY

The Hawthorne estate has begun suit in the circuit court against the Merchants National bank to recover \$19,502.99 alleged to be due on a running account for 10 years at the bank. The complaint says that between March 30, 1898, and February 10, 1908, the estate deposited \$118,666.11 with the bank and that \$99,163.21 was checked out between those dates, the suit being for the balance. The defense of the bank is that the money was paid out on checks drawn by R. C. Cate, who was employed to look after certain interests belonging to the estate. It appears that the heirs now deny that Cate was authorized to draw the money. The transactions involved nearly all date many years back.

COMMISSION TO DRAW LAWS ON CONCRETE

Milwaukee Will Have Construction Standardized for Public Safety.

It is announced that in view of the conflicting building laws which recently interfered with building construction in Milwaukee, Professor F. E. Turneure, dean of the college of engineering of the University of Wisconsin, recommends the appointment of an expert commission composed of architects, engineers and builders, one of the engineers to be an expert in concrete construction. The commission is to comprise five members representing all sides of the problem. The necessity for standard laws governing concrete construction has been fully recognized. As Professor Turneure's recommendations, if followed, would result in systematic effort in that direction, the commission is to be organized. Professor Turneure is right in describing the necessity for a code as imperative. Very frequently absurd laws are enacted to the disadvantage of a community as well as cement interests. For example, even in the city of Chicago, where praiseworthy and intelligent effort has been made to do justice to the problem, an ordinance was recently introduced, which, if adopted, would have made it practically impossible for any citizen not a licensed contractor to lay a cement walk on his own property or to put a concrete floor in his own basement. It would have hurt small contractors engaged in concrete work and might have ruined their business. The measure specified that each person, firm or corporation applying for a permit under its first section should pay \$50 to the city as license fee, should give a bond of \$15,000 to indemnify the city against damages, should deposit with the city comptroller \$200 a year for four years as guarantee to replace defective work and should deposit \$100 with the commissioner of public works to take payment for a foot water. While this was not intended to affect reinforced concrete construction, it corresponds with some of the efforts made by the dealers before the city. The prompt action advised by Professor Turneure.

UNITED PRESBYTERIANS PLAN AN ADDITION

Present Structure Will Be Raised Above Its Level.

The First church, United Presbyterians, has begun the erection of a 50x60-foot addition to the present church edifice, at the southeast corner of Sixth and Montgomery streets. The new structure is to be of frame construction and will rest on a full concrete basement. About \$12,500 will be the cost of the addition when completed. The old building is to be raised five feet and a new foundation put under it. When the addition is finished the church will present a very attractive appearance and will be one of the most churches in that part of the city.

CHECK TO BE PUT ON PAWNBROKERS

Councilman Willis introduced an ordinance into the city council yesterday regulating junk dealers, second-hand dealers and pawnbrokers similar to the one vetoed by Mayor Lane at Wednesday's meeting of the council. The measure introduced this morning reduces the amount of the bond required for each dealer to \$1,000. They are permitted to transact business in the city. Like the vetoed measure, the one introduced by Willis today requires the pawnbrokers and second-hand dealers to keep a registry of all goods purchased and on which money is loaned, as well as the name and description of the person with whom the business is transacted. The dealers will also be required to furnish such a list of sales and loans to the chief of police every day and to keep the registry in English language and easy of access to the police at all times.

BEGIN CONSTRUCTION NEXT SEPTEMBER

It is understood that construction work on the proposed new hotel at the northwest corner of Fourth and Alder streets will not begin until September 1. There has been some delay in getting the plans ready and in assembling the material for the building, rendering it impossible to start work on the structure as early as was originally intended. If the present plans of the lessees of the ground are carried out, the old frame buildings on the site will be vacated by the tenants August 1, and soon thereafter the old structures will be razed and the ground cleared preparatory to beginning the excavation September 1.

ASK PLANS FOR SCHOOLHOUSE

Directors' Conditions to Architects Who Wish to Submit Designs.

Included in the rules and regulations of the school board as announced for the government of architects submitting plans for the Albina high school building the following general description of the structure is found—the building is to have solid brick walls with pressed brick or stone veneering. The height of the building has not been determined although it is understood that no plans will be submitted calling for a structure of greater height than three stories with full basement. The arrangement of the basement is required to be as follows: Furnace and fuel room, a room suitable for a physical laboratory, or the manual training school, three rooms as follows: A room for carpentry, a room for wood turning, a room for wood lathe, a room for wood lathes together with a teacher's desk; a large room large enough to contain 24 individual forges; a machine room to contain 24 metal lathes; a lunch room and a kitchen. On the first floor to be located the principal's office, and not less than 15 class rooms, 24x28 feet. On the second floor is to be an assembly hall, a chemical laboratory, a physiological laboratory, quarters for a student kitchen, rooms for literary societies, an assembly hall to seat not less than 1,200 persons, an indoor gymnasium and toilets for pupils and teachers. In the event that the board selects a plan providing for three stories above the basement, the first and second floors will be entirely devoted to class rooms. The building is not to cost more than \$250,000 including cost of furniture and architect's fees. Architects submitting plans are required to furnish the following drawing: Four floor plans, an elevation of the front, of one side and of the rear; a section of the building taken through the assembly room, a perspective drawing showing front and side. A jury of three competent architects will examine the designs offered and will recommend the one best suited to the school board and the board will select the plan in accordance with the selection of the jury. The author of the design will be paid 5 per cent of the actual cost of the building, and for this commission he shall be responsible for the services of an architect preparing all drawings and superintending the construction. In case the erection of the building is prevented for any reason the board is to pay the architect \$1,000. To those architects who are selected to prepare the second, third and fourth plans, the board will pay \$500, \$200 and \$200 respectively.

DEPARTMENT STORE TEN STORIES HIGH

Meier & Frank Annex Will Be of Most Modern Construction.

Unless delayed by some unforeseen accident actual construction will begin on the 10-story annex to the Meier & Frank store not later than July. The building will cover the quarter-block at the southeast corner of Sixth and Alder streets and when completed will be, it is said, the most up-to-date and best equipped department store building on the Pacific coast. Doyle and Patterson have been commissioned to prepare the plans and specifications for the proposed structure. A. E. Doyle, of the firm of architects, expects to leave for New York in a short time where he will make a study of department store construction for the purpose of employing the best and most modern methods of construction and interior arrangement. The building will be of steel frame, 10 stories high, with double exterior walls to be made to conform exteriorly to the present structure, that is, the walls are to be of yellow brick and stucco with terra cotta trimmings of the same shade. It is the intention of the owners to possess all of the improvements and conveniences to be found in the large department store buildings in the big eastern cities. The foundation plans have been finished and in a few days the old buildings now on the site will be torn out and the excavating for the foundation and basement will begin. It is to be ready for occupancy by September 1, next year. Vote "Yes" on the U. of O. Bill. The University of Oregon is a part of the public school system of the state and should be properly supported. Vote "yes" on the late appropriation bill on election day.

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