

### BUILDERS PUTTING MORE MONEY IN THEIR RESIDENCES

Observed That Material Used More Expensive Than That Heretofore Employed; Many Homes for Irvington.

Permits were issued last week for a large number of expensive homes to be erected in Irvington and adjoining residence sections. An interesting feature of the building going on in what is known as the Irvington section is the fact that home-builders are putting up a higher class of structures now than was the case even as late as a year ago.

It is very rarely a fact that a permit is issued nowadays for a new building in that district of the city to cost less than \$4000, and frequently they call for an expenditure as high as from \$6000 to \$8000.

In the last few days Fred Olson has begun the erection of a two story frame residence on East Fourteenth street, between Tillamook and Hancock, which, when completed, will cost in the neighborhood of \$6000.

On East Twenty-seventh, between Tillamook and Thompson, W. C. Sherrer is building a two story frame cottage at a cost of \$4000.

F. A. Sullivan has taken out a permit for a 1 1/2 story frame cottage to be erected on East Twenty-ninth, between Thompson and Tillamook, at a cost of \$3000.

Mrs. L. Travers is building a 1 1/2 story frame cottage on East Seventy-first street, near Sandy road, which will cost when completed \$4000.

A permit was issued recently by D. H. Jones providing for the building of a one story frame dwelling on East Twenty-ninth, near Skidmore, at a cost of \$3000.

On East Nineteenth street, between Knott and Stanton, W. J. Lyons has let the contract for a two story frame residence to cost \$5000.

A. F. Darling took out a permit last week for a two story frame cottage which he will erect on East Nineteenth street, between Wygant and Alberta, at a cost of \$2800.

A. E. Disman has begun the erection of a 1 1/2 story frame cottage on Main avenue, between Killingsworth and Jessup, which will cost when completed over \$3000.

Five New Cottages. T. G. Anderson has recently begun the erection of five attractive 1 1/2 story frame cottages on East Forty-sixth street, between Tillamook and Hancock, each to cost \$3000. Mr. Anderson is also building a house of the same type on East Forty-fifth street, between Broadway and Hancock.

A permit was issued recently to R. B. Rice providing for the erection of a handsome two story frame residence on Thompson street, between East Twentieth and East Twenty-first, at a cost of \$5000.

On East Eighth, between Thompson and Brzee, George C. Osburn has broken ground for a 1 1/2 story frame cottage to cost \$3000.

Among the expensive dwellings for which permits were taken out last week is that of A. B. Slauson, manager of the realty department of Hartman & Thompson, who is preparing to build a \$5000 home on Portland Heights on the quarter block at the corner of Elm and Chapman streets. Mr. Slauson recently purchased the site, paying \$6000 for it.

\$2500 Dwelling. R. S. Shepard has taken out a permit for a \$2500 dwelling which he will build on East Thirty-fourth street, between Alder and Washington.

The finest dwelling so far provided for in the Alameda Park section is to be erected on the Alameda, between Woodworth and Glenn streets, by O. L. Ferris of the Columbia Trust company. The house will cost between \$8000 and \$9000, and when completed will be one of the handsomest private residences on the east side.

### FRENCH FARMER TO STOP FLOODS

Agriculturist Has Scheme to Hold Water on Land Until It is Absorbed.

By William Philip Simms (Publisher's Free Laid Wire). Paris, April 23.—Louis Dausset of the Paris municipal council has just placed before that body an original plan for getting rid of floods without canals, locks, dams or anything of the kind. The plan is not Dausset's. He is merely its godfather. The scheme's originator is M. de Beauchamps, a big agriculturalist in the Fouton district. Bared of all frills the scheme is this—catch the water and hold it.

Sounds foolish, but it isn't. To get rid of floods one must first secure the passage of a bill by the legislature. This would hold as good in the United States as in France. The idea is so to fashion the landscape that water cannot run off it too quickly. In short, the soil must absorb the most of the rain, or melted snow or whatever else it may be.

Even then the water would ultimately find its way to the rivers, but it would go gradually and cause no trouble. All soil is more or less capable of absorbing moisture. Now, by means of this bill, enacted into law by the legislature, farmers can terrace their land at small expense, arranging the terraces in such a way that the fields will catch and retain most of every rainfall—retain it, at least, for some time.

The more quickly water finds its way from the fields to the rivers, the more surface soil it carries with it, and the more harm is consequently done to the land. By adoption of the Beauchamps plan the rich silt remains where it is put instead of being carried away by the streams.

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It is in this way the great of floods will be greatly reduced. At the same time the matter with the silt, will stay where it belongs, enriching the soil.

Finally, of course, the water will find its way through subterranean channels to the streams, but this is very gradual—a process of weeks or even months. Therefore, during dry seasons, rivers, instead of dwindling away, as they do when rains are carried off immediately, will continue full.

High water marks will be materially lowered and low water marks very much raised, rendering a great service to navigation.

This isn't a hairbrained theory of the perpetual motion sort. Beauchamps has put the thing into operation on his own plantation. It works admirably and from the streams of small size of his farm Beauchamps has made his statistics.

He has been trying for years to solve the problem of harnessing floods. His creeks and brooks vary but little throughout the year, wet weather or dry, so if all landowners should follow his example, inasmuch as creeks and brooks form the rivers, a great good would result.

Experts are to be sent to Beauchamps' land to study his method and a report is to be made to the department.

### TRANSPORTATION

#### OPEN RIVER TRANSPORTATION CO.

Oak St. Dock A. B. Whelan, Agent. Phone—Main 2900. A-3287

#### STEAMER J. N. TEAL

Leaves Portland 7 a. m. Tuesdays, Thursdays and Saturdays for White Salmon, Hood River, Underwood, The Dalles, Astoria, Clatskanie, Astoria, Kennewick and intermediate points. Also makes weekly trips between Kennewick and Priest Rapids.

#### STEAMER INLAND EMPIRE

Connects at Celilo with steamer J. N. Teal for upper Columbia river points, including Arlington, Unstish, Pasco, Kennewick and intermediate points. Also makes weekly trips between Kennewick and Priest Rapids.

#### COOS BAY LINE

The steamer Ramona leaves Portland Wednesday at 8 p. m. from Alnsworth dock for North Head, Marshfield and Coos Bay points. Freight received until 5 p. m. on day of sailing. Passenger fare, first class, \$10; second class, \$7, including berth and meals. Inquire city ticket office, Third and Washington streets, Alnsworth dock. Phone Main 255.

### REAL ESTATE TRANSFERS

CERTIFICATES of title made by the Title & Trust company, Lewis bldg., 4th and Oak.

Y. M. C. A. to trustees of City View Lodge No. 201, L.O.O.F., lot 2, block 2, Sellwood. 900

Kate Nicholas et al to H. Breitkamp, lots 8, 9, 10, block 24, Portland. 850

B. M. Lombard and wife to O. J. Ferris, lots 18, 19, block 5, Olmsted Park. 2,500

Wm. J. Murphy and wife to J. E. Ellis, lots 5, 6, block 2, Sunset Park. 1,500

Marchants Savings and Trust Co. to Cordelia Krebs, lot 12, block 11, Irvington. 1,187

Rose City Park Co. to C. A. Carlson, lot 8, block 110, Rose City Park. 700

G. G. Gammann et al to J. E. Lincoln, lot 12, block 12, Laurelhurst. 1,200

Blanco et al to P. E. Blinn et al, lot 4, block 2, Saldon Place. 2,500

John Halsey Jones company to Lou E. Kendall, lot 6, block 21, Jonesboro. 625

James D. Hart and wife to J. A. Stuart, et al, lot 2, block 2, Broadway. 575

Security Abstract & Trust company to Carrie B. Greg, lot 4, block 45, Rose City Park. 700

Altha N. Emmons and husband to Lucy B. Mathies, lot 24, block C, Thurston addition, to J. E. Horace Greg and wife. 375

Wineland, lot 13, block 2, Winberg Heights. 650

Richard W. Edger and wife to Walter Simont, lot 3, block 7, Dalton's addition. 600

Warren B. Edger and wife to Belle D. Kirkwood et al, lot 12, block 8, Ravenswood. 2,700

### REAL ESTATE TRANSFERS

F. Schjogsten and wife to Guy C. Seavies, lot 10, block 1, Hartman addition. 600

Mary Henrietta Bartel and husband to H. A. Hoyer, 40x12 feet beginning on north line of lot 1, block 148, East Portland, 10 feet east of NW corner of said lot. 0,000

James H. Wilson to Nellie Robbins, lots 9 and 10, block 7, Hosary. 70

John Anderson to George W. Joseph, lots 1 and 2, block 2, Grimes addition to St. Johns. 1,500

George M. Wick to Ludwig Welter et al, lot 12, block 2, St. Johns Park addition to St. Johns. 450

Adam M. Brodman and wife to George W. Pultz, lot 22, block 1, Albion addition. 450

Nellie J. Lundgren and wife to Davis F. Glover et al, lot 12, block 13, City View Park. 1,800

Alameda Land Co. to John Flegg et al, lots 1 and 2, block 2, D. T. Brown's addition to East Portland. 1,000

M. Hager and wife to R. P. Bligh et al, lots 1 and 2, block 2, D. T. Brown's addition to East Portland. 0,000

Gertrude Roberts to Usser L. Burdick, lots 1 and 2, block 2, Arbor Lodge. 775

Alameda Land Co. to H. R. Hoelzer, lot 14 and 15, block 2, Alameda Park. 1,700

Arleta Land Co. to Stella E. O'Brien, lot 14 and 15, block 2, Alameda Park. 750

Adolph Prasil to A. C. McDonald, lot 1, block 9, First Electric addition. 125

J. M. Shearer and wife to Martha E. White, lot 2, block 65, Sellwood. 1,050

Lena Meyer and husband to Annie Burke, lot 13, block 1, Meyers addition. 650

Pacific Coast Tr. company to R. Mersereau, lots 1, 2, 3, 4, 5, 6, 7, St. Francis Hill. 10,855

Peter Hutz to Charlotte E. Jean, lots 10, 11, block 1, Bruce's addition. 400

LAWYERS Abstract & Trust Co., room 5 Board of Trade Bldg.; abstracts a specialty.

W. R. HAZELIP CO. (Inc), abstractors. First class work. 417-3 Corbett Bldg. Abstracts ready and way points. Abstract office, 412 Corbett Bldg., Main 66.

PACIFIC Title & Trust Co., the leading Abstractors. 304-5-6-7 Felling Bldg.

### NEW TODAY

Join the Excursion TO THE Hylands of Yamhill

We will sell you 10 acres of the best fruit land in Yamhill county, lying 5 miles north of Sheridan, Oregon.

OUR OFFER: 10 Acres \$750 \$10 Cash \$10 Per Month

Did you ever have such an offer? Excursion leaves Fourth and Yamhill, April 30, at 7 a. m. Call early in the week and make reservations.

Chapin & Herlow 332 Chamber of Commerce

FOR OREGON INVESTMENTS

See HARTMAN & THOMPSON, Chamber of Commerce Bldg.

Chapin & Herlow 332 CHAMBER OF COMMERCE.

### NEW TODAY

AT Auction Auction

Shorthorns

April 26 (Tuesday), at Portland Union Stock Yards, from W. O. Minor and A. D. Dunn.

Horses

April 27 to 29 (Wednesday morning to Friday morning), at Country Club track: roadsters, drafters, saddlers, race horses, carriage pairs and breeding stock; 20 head grade Percherons, and the imported Belgian stallion Zephrin and the imported Spanish jack Zoborro.

Holsteins

Dispersion sale of Theo. Kruse's registered Holsteins. STOCK ON EXHIBITION AT GROUNDS NOW. Buyers can get what they want at this sale.

Combination Sale April 26-29 AT Portland Fair Grounds

\$150,000 City block, close in. \$55,000 Apartment house. \$30,000 Apartment house site, 100x100. \$25,000 Apartment house. \$14,000 Country home on river. \$15,000 Five acres, adjoins Laurelhurst.

ALSO East Side warehouse corners, with 'trackage'. Lowest prices.

BARGAINS IN ROSE CITY PARK BUILDING SITES

Hartman & Thompson Chamber of Commerce Bldg.

THE PLACE FOR EASTMORLAND YOUR HOME

Why not visit the property today? It's worth your while. Take the Sellwood car and get off at Tolman avenue.

Columbia Trust Co. Board of Trade Bldg.

BUNGALOW SITE RIVERFRONT

West side, block to station, sandy beach, shade trees.

130 Feet Frontage \$5000 E. J. DALY 222-223-224 Felling Bldg.

Fine Corner Lot \$2000

With easy terms for a corner lot 50x118 on the southwest corner of 26th and E. Oregon. There is no building site in the city more beautiful than this. It is high, level and slightly sloping. It is a restricted district only a few minutes' ride from the city, with excellent car service; sewer, water and gas are already in and paid for. There has been a few of these left standing, so your home will have an artistic and attractive appearance. This lot should be seen to be appreciated. Let us show you. 100

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### NEW TODAY

Bargains ON East Burnside Street

We have a number of lots ON EAST BURN-SIDE STREET which we are selling for \$2750 PER LOT

This price includes Hard Surface Pavements in front of each lot.

Mall & Von Borstel 104 Second St. Lumber Exchange Bldg.

NEW TODAY

ALBERTA

Is fast becoming the granary of the world. In 1884 it had only 1,000,000 bushels of wheat for export. It now has 125,000,000 bushels. Wheat yields 40 to 50 bushels per acre, oats 60 to 100 bushels, barley 40 to 60 bushels. This is produced on lands which cost from \$12 to \$18 an acre, and can be bought on 10 years' time. These lands are being rapidly taken up. Buy now.

FREE BOOKLETS GIVING FULL DESCRIPTION OF THE LANDS.

Low Rate Excursion Sat. April 30th

Ide-McCarthy Land Co. Colonization Agents Canadian Pacific Railway. 425-22-27-28 LUMBERMEN BLDG.

FINE ORCHARD TRACTS From \$40 to \$60 Per Acre

On good county road, 2 miles to railroad station. FINEST OF HILL APPLE LAND. Something GOOD FOR LITTLE MONEY is what we have been after, and we have FOUND IT. SMALL AMOUNT OF CASH, balance EASY PAYMENTS, so you can get a home.

BRONG-STEELE CO. GROUND FLOOR LEWIS BLDG. Phone M. 1745, A-1745.

NEW TODAY

LAURELDALE

10-ACRE TRACTS Close to railroad station. 20 miles from Salem. Near Falls City. \$60 to \$125 per acre. All or partly cleared. Living water on every tract. Ideal orchard land, with very rich deep soil and proper slope. Easy payments, or 10 per cent for cash.

W. S. COX, 222-3-4 Felling Bldg.

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### NEW TODAY

Hood River Apple Land

185 acres, right on O. R. & N. R. R. good house and barn, 20 acres cleared, 115 acres easily cleared; R. R. station on place. Price \$16,000.

A. J. Gantner 418 Board of Trade Bldg.

NEW OREGON STREET. 7x20 feet. \$16,500

When the new railroad bridge is finished, this will be one of the best properties on Grand Ave.

Louis Salomon & Co. 223 Stark St., near Second.

Auction Sales by Geo. Baker & Co. On Tuesday next

AT OUR SALESROOMS, 152 PARK ST. We have a large stock of private sale material on East Madison st., removed to BAKER'S AUCTION HOUSE for convenience of auction sale, comprising genuine LEATHER COUCHES, TURKISH ROCKERS, MAHOAGANY LIBRARY, and center tables, Quartered Oak Rockers, Davenport Bookcases, Quartered Oak BEDROOM FURNITURE, IRON BEDS, Springs and best mattresses, FINEST CHINA, DRESSERS, Chiffoniers, Commodes, Quarter-sawn Oak Dining Room Furniture, Mahogany Vases, Adirondack and Velvet Rugs, Portieres, Box Couch, Drophead Sewing Machine, SYMPHONION with Harp and Drum Attachment, Heaters, Kitchen Utensils and other effects. SALE ON TUESDAY NEXT, AT 10 O'CLOCK.

On Thursday next

We have consigned to us from storage company and others a clean, useful lot of household goods. Sale at 10 o'clock. BAKER, SON, Auctioneers.

Preliminary Announcements

THE PARELIUS FURNITURE MANUFACTURING CO. WHO ARE RE-ENTERING FROM THE FURNITURE TRADE have consigned their whole stock of high grade, well manufactured furniture to us with instructions to sell at the same at PUBLIC AUCTION AT OUR SALESROOMS, 152 PARK ST.

On Monday, May 2nd

COMPREHENSIVE GENUINE MASSIVE MAHOAGANY AND HICKORY LIBRARY TABLES, Writing Desks, Magazine Racks, Comfort Rockers, Arm Rockers, Arm Chairs, Dining Chairs, Dining and Bedroom Rockers, Hat Racks, etc. The Rockers and Chairs have the best genuine leather seats and the whole of the goods are of the best workmanship and solid quartered oak and real mahogany.

THE FINISHES ARE GOLDEN, FUMED, EARLY ENGLISH AND WEATHERED OAK.

FIRST-CLASS FURNITURE DEALERS, HOTEL PROPRIETORS and parties furnishing their homes are especially invited to attend this sale. Such an auction of high class new furniture has never before occurred in our city. INTENDING PURCHASERS can see samples of the stock at our salesrooms any time this week.

SALE STARTS ON MONDAY, MAY 2, AT 10 O'CLOCK (TERMS CASH). FULL PARTICULARS WILL BE ANNOUNCED in next Sunday's papers of GRAND DAVENPORT CHAIRS, Rockers, Parlor and Dining Room Rockers, etc. The Rockers and Chairs have the best genuine leather seats and the whole of the goods are of the best workmanship and solid quartered oak and real mahogany.

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