

HOUSE BUILDING SHOWS HOMES OF EXPENSIVE TYPE

Gratifying Feature of Home Building Operations Now Being Carried on Is Quality of Structures Being Erected.

A peculiarly gratifying feature of the house building now being carried on in this city is the fact that so many fine homes are being built. Even the speculative builders have to a great extent ceased putting up the modest \$2000 and \$2500 cottages of which so many were built in this city during the past 12 months. A vast majority of the houses now being put up by speculative builders cost more than \$3000, while permits issued to the speculative builders are now and then noticed to call for \$5000 and \$8000 improvements.

One of the best known speculative builders in Portland announces that hereafter he intends to put up no house to cost less than \$5000, while most of the dwellings built by him in the future, he says, will be of the \$6000 and \$8000 type. He says it is easier to sell a modern \$5000 or \$10,000 home now than it was two years ago to sell one for half that sum, and as the profit is greater and the time required to build but little longer, he will hereafter devote his time in building the finer class of homes.

Costly Homes Started.

Among the many elegant new residences which have been commenced in the past 30 days is the \$15,000 home of W. B. Wells, editor of the *Sunset* Magazine, which is going up at Sixteenth and Clifton streets. This is to be a 10 room structure, two and one half stories in height and will be finished from top to bottom in hardwood. The walls of the first story are to be of pressed brick and above that shingles will be used. There are to be five tiled fireplaces in the house, one each in the living room, library, dining room and in two second story bedrooms. Art glass and heaviest plate glass will be used in the windows.

O. L. Ferris, treasurer of the Columbia Trust company, has let the contract for a \$12,000 residence to be erected on



Keeler apartments, Fourteenth and Clay streets, erected at a cost of \$55,000.

the Alameda in Olmsted Park. The design of this house is a combination of modern English and colonial. It presents many interesting features, not the least of which is a complete telephone system connecting every room with the central exchange, and an automatic Otis elevator running from the basement to the attic.

At Seventeenth and Elm streets, A. B. Slauson has broken ground for a modern two story residence, which will cost between \$6000 and \$8000.

George F. Campbell has begun a \$7000 home at the corner of Twentieth and Jackson streets, Portland Heights.

Walter B. Honeyman has let the contract to A. M. McKenzie for a two story frame residence to be erected at the head of Northrup street, on the Cornell road, at a cost of \$9000.

On Broadway, between East Eighteenth and East Nineteenth, J. A. Herd-

man has commenced building a modern frame dwelling, which will cost between \$4000 and \$5000.

John S. Beall has employed an architect to get up the plans and specifications for a very handsome dwelling which he will build on East Twenty-second and Brazos streets. The building will be of frame construction, the exterior walls being of cement plaster on double lath. It will be of the colonial type of architecture and will cost between \$12,000 and \$15,000. A feature of the building is the selected masonry finish for the entire lower floor.

Architect E. F. Lawrence has just completed the plans for a \$12,000 colonial type residence which he will build for J. E. Wheeler at Sixteenth and Elm streets, Portland Heights. It is to be a three story frame structure and will contain 10 rooms.

Z. H. Greenough took out permits last

Wednesday for two dwellings, each to cost \$5000 each, which he will erect on East Twenty-second street, between Tillamook and Thompson.

A. H. Harding is building two dwellings on the block bounded by East Nineteenth, East Twentieth, Knott and Brazos streets. These houses are to contain but six rooms each, but on account of the expensive interior finish they will cost about \$4500 each.

Ground has been broken on East Twentieth street, between Stanton and Siskiyou, by E. G. North for a one and one half story frame cottage, which will cost about \$2500.

On Walnut street, between Foster road and Selling street, J. C. Hanken has begun the erection of a one story frame cottage, which will cost approximately \$2500.

Frank Swanson has taken out a permit for a two story frame dwelling, which he is building on East Twenty-sixth street, between Broadway and Schuyler, at a cost of \$3000.

A permit was issued last Wednesday to L. Steffen for a one and one half story frame cottage, to be erected at East Clay and East Seventy-sixth streets at a cost of \$2800.

E. Carlson is building a \$2500 cottage on Castle street, between Shaver and Mason. The permit was taken out last Wednesday.

Ida M. Pettenger took out a permit last week for a two story frame dwelling, which will occupy a site on East Yamhill street, between East Thirty-fifth and East Thirty-sixth, at a cost of \$3500.

Plans Being Prepared.

The Butterworth-Stephenson company has prepared plans for three attractive cottages which will be built in Rossmore. Two of them are to be of the Swiss chalet type and will occupy sites on East Forty-fourth street, near Thompson. The other is to be of the colonial type of architecture and will be erected on East Forty-third street, near Drake. They will cost approximately \$3000 each.

The same firm is building a \$5000 residence of handsome proportions on East Twenty-second street, near Knott.

At the corner of East Twentieth and Wagon streets the Building Investment company will soon begin the erection of two frame cottages of attractive design, at a cost of \$2500 each.

The first Igloo in Portland has just been completed at 44 Alaworth street by John A. McQuinn, architect. The design of the house may be described as modern English, although in some features it strongly partakes of the Colonial type of architecture. The structure will contain 10 large rooms and attic, and will rest on a full 10-foot cement basement. All the floors are to be laid in different kinds of hardwood and the interior finish is to be done in selected grain fir.

A private telephone exchange connecting all the rooms is a feature of the design, while one of the most valuable innovations is an automatic Otis elevator running from the basement to the garage.

The walls are to be hung in tapestries and leatherettes. A novel feature of the design is the conservatory and breakfast room, the walls of which are to be in heavy plate glass. Both bath rooms are to have tiled floors and walls. In the living room which extends entirely across the front of the house, there will be a special fireplace done in art tile. The chimneys and pedastals are to be done in rough cast, and the garage is to be of the same material.

The house will occupy a large residence site facing north on the Alameda. It was designed by the architect of the Columbia Building company, a subsidiary concern of the Columbia Trust company.

A Hint in Time
Order the Mount Calvary Cemetery map to be delivered at your home. Phone East 122 or B-1212.

ROGUE RIVER TOPS ORCHARD MARKET

Philadelphia Man Pays \$28,500 for 12 Acres of Bearing Pears.

What is believed to be the highest price for which agricultural land has been sold in this country was paid by C. M. Burkhardt of Philadelphia, for a 12 acre pear orchard near Medford last week. Mr. Burkhardt paid \$28,500 for the 12 acres which is equivalent to \$2375 an acre. It was a part of the famous Burrell tract, one of the most celebrated pear orchards in the country. The trees are in full bearing and have averaged for the last ten years or more an annual profit of \$500 an acre.

This price tops the record for Hood River apple lands by \$175 an acre, the highest price paid for full bearing orchard in the famous Hood River valley being \$2500 an acre. The former record for Rogue River valley lands is \$1800 an acre, paid last fall for a portion of a famous orchard near Central Point.

Other Record Prices.

The Rogue River valley came again to the front last week with another record price. In this instance the John Cox place, consisting of 280 acres of

excellent fruit land, though entirely unimproved, sold for \$120,000 or practically \$425 an acre. This property was purchased by R. P. Nell of Ashland, Oregon Young of Seattle and W. H. Everhard of Minneapolis.

J. F. Sherman, a wealthy resident of South Dakota, who recently moved to the Rogue River valley, purchased the Vincent T. Bly apple orchard near Ashland last week for \$650 an acre. There are 20 acres in the orchard. The flat price was \$13,000.

\$500,000 in Orchard Deals.

A large area of southern Oregon fruit lands has changed hands since the first of the year. It is probably not far from the truth to say that all of \$500,000 has been invested in Rogue River lands and lands near Ashland and Central Point since January 1. Corning Kenley of Chicago paid \$45,000 for a bearing orchard of 25 1/2 acres of Bartlett pears located near Medford. This was at the rate of \$1725 an acre. For 15 acres in the same vicinity, O. M. Moore of York, Neb., paid \$17,500. This tract is set in apples and pears in full bearing. All sorts of fancy prices are being paid for young orchards within striking distance of Medford, one buyer recently paying \$500 an acre for ten acres of one year old trees.

Frank Madden of Chicago, recently purchased the Blincox and Leaver orchards in the Central Point district, comprising 46 acres for \$38,000. The Leaver orchard contains 16 acres and sold for \$1000 an acre flat. It is more than likely that \$1275, the price paid for part of the Burrell pear orchard, will continue to be a record for southern Oregon fruit lands. An annual revenue of \$500 an acre is equal to about 25 per cent of the cost price of that orchard and it is not probable that investors will be satisfied to run the price higher than what would be a 20 per cent profit basis.

CHAMPOEG EXERCISES TO BE HELD MONDAY

The sixty-seventh Anniversary of the birth of American civil government was to be the 10th anniversary of the dedication of the monument erected by the state to perpetuate that noteworthy event. P. H. Darcy, vice-president of the Oregon Pioneer association, will act as president of the day, and Willis H. Dunaway will give the principal address. Music will be provided.

The festivities of the day will close with a ball in the evening at Butteville. This occasion will tend to draw together a large number of people. More than 2000 were present at the celebration last year. In order to reach Champeog one can take the O. C. T. company boat which leaves the foot of Taylor street at 6:45 a. m. and arrives at Champeog about 11 a. m. Returning the boat will leave Champeog at 4 p. m.

Those who prefer going by the Oregon Electric which leaves at the foot of Jefferson street, should take the car not later than 9:15 a. m. This will connect with the boat at Wilsonville for Champeog for the rest of the trip of about six miles. The boat will return all car passengers to Wilsonville in time for close connection for Portland or Salem. While refreshments may be procured on the boat and on the ground it will be well for all who go to take a well stored lunch basket.

Mt. Calvary Electric Line

(TO BE BUILT IN 90 DAYS)

PORTLAND HEIGHTS No. 2

IS ON THIS LINE

THINK OF IT! 50x100 FOOT LOTS ON CARLINE, ONLY THREE MILES OUT ON WEST SIDE, FOR ONLY \$200. JUST ONE-FOURTH THE PRICE OF LOTS THE SAME DISTANCE OUT ON THE EAST SIDE.

Prices Will Advance in a Few Days! Better Buy Now!

Look-Listen-Learn

(From the Evening Telegram, April 27, 1910.)

"The railway also announced that it would begin the Mount Calvary Cemetery line within 90 days."

(From The Oregon Journal, April 27, 1910.)

"Mr. Wickersham also announced that the Mount Calvary Cemetery line will be built within the next 90 days; that everything is in readiness for work to proceed, and that much of the steel has already arrived."

(From the Oregonian, April 28, 1910.)

"Within two weeks Mr. Wickersham expects to let the contract for the Mount Calvary line. This line runs along Peitygrove from Twenty-second, where it connects with the present line, to Burlington, thence up Balch Gulch to Mount Calvary Cemetery. Within one week of the letting of the contract construction is expected to start."

United Trust Co.

Main 9416 917 Board of Trade A-3188

Irvington

| | Present Prices | May Prices |
|---------------------|----------------|------------|
| Corners, 100x100 | \$3000 | \$3400 |
| Inside lots, 50x100 | 1250 | 1450 |

10 per cent down, 2 per cent-per month. Improvements bonded.

You Really Lose \$200 if You Wait 'Till After Monday to Buy One of These Lots

AT the advanced prices these lots will be by far the best buy in Portland. The coming of the 15th-st. extension of the Irvington carline will make prices in this section double. All of the lots we have for sale are located in the blocked-off section of the accompanying map.

WORK is under way on the 15th-st. extension; cars will be running this summer. Buy before the raise in prices. You make an immediate saving of \$200, and you are in line to take advantage of an opportunity to sell at a big advance.

NOTE, if you will, that this section is very close in—it is served by the best service carline in Portland—cars run every five minutes—it is only a twelve-minute ride—Irvington school is but one block

away—paved streets—cement sidewalks, curbs and gutters—sewers—water—gas—electric lights—telephones.

EVERYTHING is in readiness for home building—everything that can be done has been done. Beautiful homes have already been built on this section. The restrictions insure good neighbors. Only residences can be built; the minimum cost to be \$2500. Every house must be set back at least 25 feet from the front property line.

WHEN you buy a lot in this section you are buying where people want to live—Irvington. You are buying in the most desirable residence section of the East Side. You are buying where you stand the best chance of making a sale whenever you wish to sell.

COME out today and pick out your lot. After tomorrow you will have to pay \$200 more. This is your opportunity. The payments are such small amounts monthly you will not notice them, and you are making an investment that will show large profits.

TAKE Woodlawn, Alberta, or any other car turning out Union Avenue. Get off at Knott street, walk one block east. Our Irvington office is right there on the property. Mr. Mumford is in charge and will be there till 6 P. M.

Rountree & Diamond, 241 Stark St.