

LARGE TENEMENT FOR EAST SIDE

Will Be First One of Kind Erected in Portland; Latest Conveniences.

The first tenement house modeled after such structures as is known in New York and other eastern cities to be erected on the east side will occupy the quarter block at the northeast corner of East Seventh and East Taylor streets. Plans for the building were drawn by A. C. Swart for M. Palley. It will contain 111 rooms, and will be arranged in suites of two and three rooms each. Each floor will be provided with four bathrooms and four toilets and a large laundry with stationary tubs will be fitted up in the basement.

The building is designed to meet the wants of that class of people who are unable to pay the high prices demanded for apartments in modern apartment houses, but whose business requires them to live close to the center.

A two-story pressed brick store and office building will be erected at the southwest corner of Brandon and Kilpatrick streets, by the Renton Sheet Metal Works. The ground floor will contain four store rooms, and the second story will be erected in four apartments and an office.

Estimated Cost \$20,000.

The estimated cost is about \$20,000. Plans for this structure were prepared by Architect Keith. The same architect has been commissioned by a local builder to get up the designs for a frame store and flat building to be erected on Williams avenue near Morris street. The structure will have two store rooms, and four four-room apartments, and will cost about \$20,000.

Architect Emil Schacht & Son have awarded the contracts for the new store and hotel building to be erected on Washington street between Twelfth and Thirteenth by Lowenson Brothers. The building is to be 50x100 feet and four stories high, and will cost in the neighborhood of \$45,000.

Plans are being prepared in the offices of a local architect for an apartment building which will be erected by A. Ferguson on Kerby street near Russell. The structure will contain eight flats of four and five rooms each, and will cost between \$8,000 and \$10,000.

LARGEST TIMBER DEAL OF YEAR

Holdings of Carlton Lumber Co. Bought by Local Syndicate of Capitalists.

The largest and most important timber deal of the year in Oregon was concluded last week, when the holdings of the Carlton Lumber company, located on the line between Tammill and Tillamook counties, was sold to a local syndicate of capitalists. Included in the purchase is the mill and other property located at Carlton, Or. The mill is one of the best sawmills in the interior of the state. It has a cutting capacity of 50,000,000 feet a year.

The name of the corporation taking over the property is the Carlton Consolidated Lumber company. It has a paid up capital of \$2,000,000 and is officered and owned by the following: Charles E. Ladd, president; Fred Russell and G. K. Wentworth, vice-presidents, and W. B. Dennis, secretary and treasurer.

Plans are under way for building a railroad from the mill at Carlton to Fairdale. This road will be owned by a subsidiary company of the Carlton Consolidated Lumber company. It will be a standard gauge line and will tap the valuable fruit and agricultural sections as well as a vast body of fine fir timber.

Another large transaction in Oregon timber lands was closed last week. Mike Kelly, a wealthy timberman from Duluth, Minn., having purchased 5000 acres of Nehalem valley lands for \$500,000. The property formerly belonged to A. S. Ferry of Seattle, and was sold through the agency of Elwood E. Snow of this city. Mr. Kelly purchased the timber as a speculation and is not planning to cut the logs.

BAY CITY ENJOYS GOOD BOOM THAT HELPS IT

Bay City, the new deep water harbor on Tillamook bay, is just now experiencing the most active realty market in its history. The positive announcement that the Hill interests have taken over the United Railways, which is heading for the Tillamook region, has stimulated buying, with the result that transfers at good prices are of daily occurrence.

A party of unknown buyers from Portland has been taking over water front at prices asked; among the purchases, for cash, were 18 acres of bay front and tidelands bought of W. B. Cose for \$20,000. It is generally supposed these buyers represent the Hill interests.

Mr. Cose will at once place on the market, through the Wallace Investment company of Portland, his Sunnyside and Bar View additions to Bay City.

It is rumored that a prominent firm of timber owners and mill men will in the near future erect a large modern saw mill on a site adjoining town, recently purchased.

BUSINESS COLLEGE TO PUT UP NEW BUILDING

The Belmont-Walker Business College closed a deal last week for a 25-year lease on the 60x120 foot lot at the southeast corner of Sixth and Salmon streets. The lot is to be used as a site for a three-story brick building, which will be occupied by the Belmont-Walker business college.

A present valuation of \$75,000 was placed on the property and the ground rent is to be 2 per cent on that sum for the first five years, with a provision that the property is to be revalued every five years during the life of the lease. W. L. Fisher, who owns the property, purchased it two years ago for \$25,000.

TO MANUFACTURE COCOANUT BUTTER

With Capital of \$100,000, Co. Will Open Plant in North Portland.

Starting with a paid up capital of \$100,000, a syndicate of Portland capitalists have completed arrangements for establishing in this city the only plant in the Pacific northwest for the manufacture of coconut butter. The factory is to be located on a half block in North Portland lying east of Twentieth street, and south of Roosevelt, which was sold to the company last week by Charles E. Russell. The factory buildings are to be erected at once.

The following are the shareholders in the company: P. L. Willis, Walter Goss, A. M. Ashley, C. B. Palnton and C. E. Russell.

Coconut butter is described as being

not a substitute for lard, but a vegetable product of greater value and efficiency, more healthful and of about the same price. The crude material, which is simply the meat of the coconut, is obtained in India and there it is dried and the oil extracted. Shipped to Portland in tubes, the material will be extracted and the oil purified. Then from the oil the butter, which has much the same appearance as lard, will be manufactured. Manufacture of coconut butter in the United States has never been successful. But in France and Germany where it is used extensively, more than 400 tons a day is made. The French army uses coconut butter exclusively in place of lard, physicians contending that it does not have the ill-effects of the meaty substance.

Within two weeks the Coconut Products company will begin the manufacture of coconut butter, which will be branded "Koolo." Machinery has been received from Germany and has been installed, and within two weeks the plant will be in operation.

Eclipse of Sun Tomorrow.

Washington, May 7.—There is to be a total eclipse of the sun tomorrow, but neither in America nor in Europe will the astronomers have an opportunity to observe the phenomena. The path of totality starts in the Antarctic ocean, and curves around south of Australia, touching only on the southern half of the island of Tasmania.

SALES FOR WEEK TOTAL \$55,000

Mrs. Sarah E. Davidson Buys Block in Laurelhurst for \$14,800.

The Laurelhurst company reports the sale of block 106 to Mrs. Sarah E. Davidson for a consideration of \$14,800, the purchase being made solely for investment purposes. This block consists of only 13 lots. Other individual sales for the week brought the total to about \$55,000.

Interest in Laurelhurst seems to increase each week. It is surprising to note the hundreds of visitors who daily inspect this property. The fact that it was formerly the Ladd Hazel Fern farm and well known to every Portlander is probably explanation for this interest, together with the fact of the

SALES FOR WEEK TOTAL \$55,000

Mrs. Sarah E. Davidson Buys Block in Laurelhurst for \$14,800.

The Laurelhurst company reports the sale of block 106 to Mrs. Sarah E. Davidson for a consideration of \$14,800, the purchase being made solely for investment purposes. This block consists of only 13 lots. Other individual sales for the week brought the total to about \$55,000.

Interest in Laurelhurst seems to increase each week. It is surprising to note the hundreds of visitors who daily inspect this property. The fact that it was formerly the Ladd Hazel Fern farm and well known to every Portlander is probably explanation for this interest, together with the fact of the

tremendous improvement work which is going on daily.

The main sales for the past week have been made in the southwest and southeast quarters, both of which lie south of East Gilliam street, and in the center of which is located Ladd park. The development plans for Ladd park have created considerable interest in that section of Laurelhurst which fronts on the park by lines in close proximity to it. As the summer approaches, the public interest in park improvements demonstrates itself each year and there has been considerable discussion, not alone among the purchasers in Laurelhurst but among the residents in the districts surrounding Laurelhurst over the

advantages of petitioning the council to hasten the improvement work in Ladd park.

The Prohibitionist party has formed its first organization in Louisiana and will name candidates for congress in all of the districts of the state this fall.

The Prohibitionist party has formed its first organization in Louisiana and will name candidates for congress in all of the districts of the state this fall.



Type of Fine Homes for Laurelhurst

Laurelhurst

The Addition with Character

Let Your Mind Penetrate the Future But a Little
—Imagine Laurelhurst as It Will Be Soon,
With 52 Miles of Handsome Homes
—Imagine the Environment

Any man or woman who contemplates the purchase of real estate either for investment or home purposes should see Laurelhurst. It is the investment opportunity of Portland today. Lots in beautiful Laurelhurst are being sold in the south half in which is located Ladd Park at the original prices. These prices are 50% lower than is being asked for other property with none of the natural advantages of location, accessibility or environment which Laurelhurst possesses. This accounts for the enormous sales which have been made in Laurelhurst in so short a time.

See Laurelhurst. Walk on the ground. This is the only way to judge property. See Laurelhurst. You need do no guessing. Just note the high grade improvements that are being made now. Take note of its accessibility to town, transportation facilities and the natural beauty of the tract. Use your own good judgment and estimate the future of this close in tract by the past—by Portland's growth for the past few years.

There will be no long waits in Laurelhurst for the improvements. They are being made now. They will be completed throughout the entire tract by the end of the year. This property will build up very fast, for there is no long wait for transportation. Three carlines are there now. Within one year scores of new homes will be completed or in course of construction in Laurelhurst.

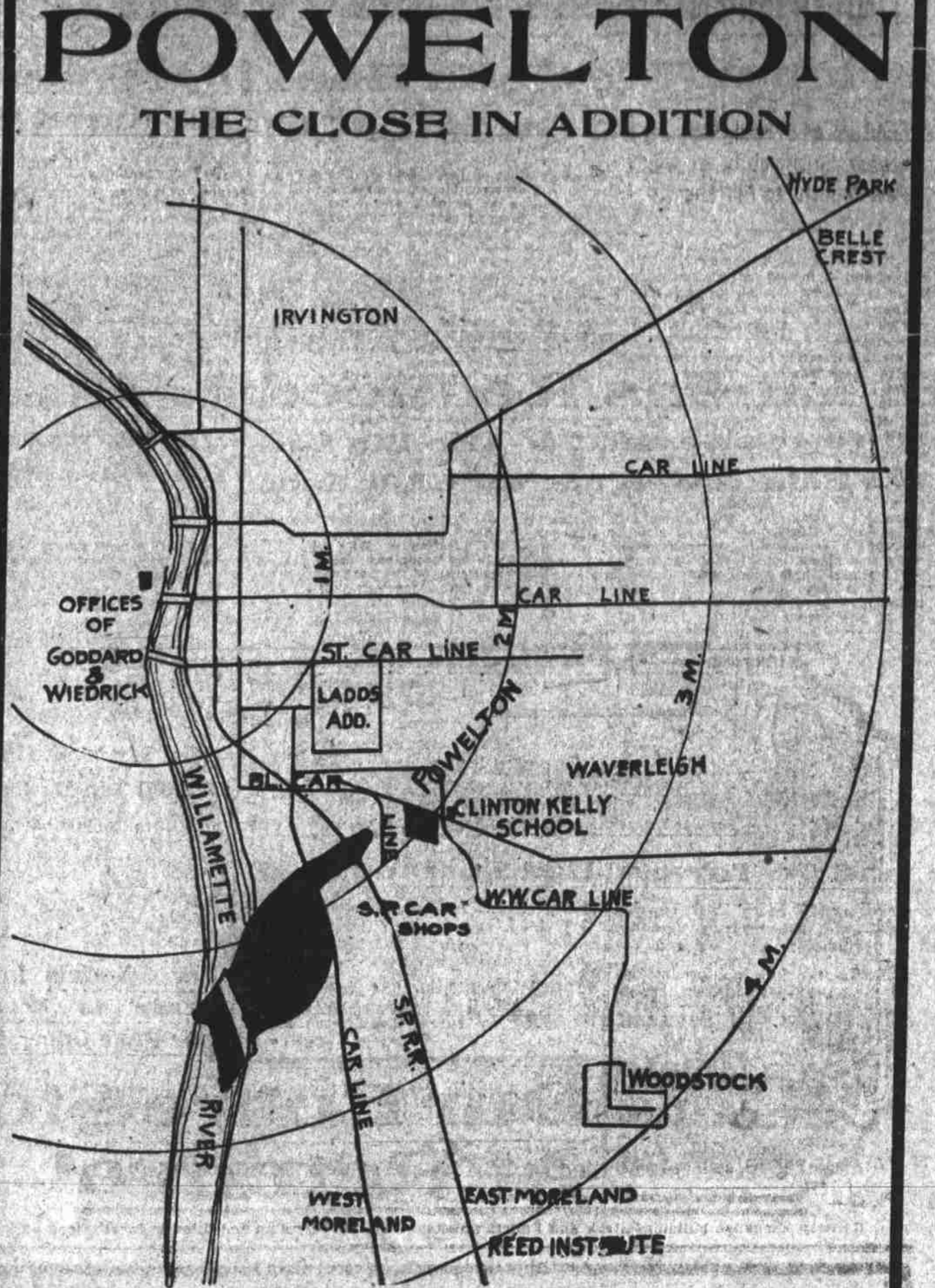
Lots From \$1000 Up

These are the original prices in the south half. The prices at which this property was first placed on the market. We want you to know Laurelhurst as we know it and as over a thousand purchasers know it. We want you to know it as the largest tract, the most highly restricted tract, the most highly improved tract in Portland. We want you to see its future as we see it. Laurelhurst is close in. It is in the heart of the best residence section of Portland and values will double and more within a year.

Take Montavilla or Rose City Park cars direct to Laurelhurst. Take Sunnyside or Mount Tabor cars to East 39th street and walk four blocks north. Or call at our office and we will show you the property in our automobiles.

- SALES AGENCY, A. N. MOORE, 14 BUEL BROTHERS BLDG.
- HUGHES AGENCY, MAGLADY & SKUMATEL.
- ALBANY AGENCY, A. F. STAKE.
- BAKER CITY AGENCY, H. D. STUBBS.
- COGDON AGENCY, J. W. COCHRAN.
- WALLA WALLA AGENCY, DRUMBLER & KEVIN, W. C. KOENIG.
- BATTON WASH. AGENCY, GREEN & SAND.

Laurelhurst Co.
522-526 Corbett Bldg.
Fifth and Morrison Sts.
Phones—M. 1503, A-1515



Located on Powell St., Bet. E. 22d and E. 26th Sts.

Take Brooklyn or W-W car and get off at Powell street in front of the property. Finest kind of soil, Bull Run water, electric lights, good car service. Close enough to walk.

Lots \$600 Up, Easy Terms

GODDARD & WIEDRICK 243 Stark Street

WILLALATIN PARK

PORTLAND'S MOST SCENIC ACREAGE

Only 25 Minutes' Ride From Chamber of Commerce
On the West Side—Five-Cent Car Fare
Ideal Location for Country Home

ACRE TRACTS \$200 AND UP

Terms—10 Per Cent Down, 2 Per Cent Per Month

WILLALATIN PARK offers a magnificent view of the mountains and rivers. Two macadamized roads run through Willalatin Park, making one of the nicest drives out of the city. The close proximity of Willalatin Park to Portland, being within a 5c car service, with its commanding location, makes it an excellent location for a country home. A lot as far out on the East Side will cost four times as much as a Willalatin Park acre tract. Come to our office and make arrangements to see Willalatin Park.

Office Open From 9 to 11 a. m. Sunday.

WILLALATIN INVESTMENT CO.
214-215 Board of Trade, Fourth and Oak Streets.