

### STRUCTURE WILL BE ERECTED UPON COOPERATE PLAN

Each Tenant Will Subscribe for His Share of Cost of Building; Proprietary Leases to Be Given.

A modern apartment dwelling, to be known as "The Stuyvesant," an innovation in New York, which is to be owned and occupied by members of the Associated Tenants' corporation, is to be erected at the cost of \$50,000, on the northeast corner of Nineteenth and Lovejoy streets, during the present year, according to an announcement just made by Charles H. Leyman, the syndicate manager.

The plan under which this building is to be erected is one that is in vogue in New York city. The cooperative ownership plan, as applied to the ownership of modern apartment buildings, is for each tenant to subscribe for his proportion of the cost of the building, according to the size and location of the apartment selected.

**Times Buy Interest.**  
The only manner in which tenants can secure apartments in the Stuyvesant, except on the first floor, where apartments will be rented to provide an income for a sinking fund and for maintenance purposes, will be to make a purchase of stock in the Associated Tenants' corporation, which carries with it the right to an apartment under a lease, called a proprietary lease of 99 years duration.

The plan of ownership differs from all other plans of home ownership, in that it applies the individual ownership principles to an apartment dwelling, and gives the occupants the ownership of their own apartment.

Arrangements can be made for any number of rooms in any of the apartments and every apartment will be separate and complete in itself. Servants' quarters will be provided in a separate part of the building.

This apartment house is to be located in the heart of the exclusive Nob Hill section of the city, and will have a frontage of 135 feet on Nineteenth street and 100 feet on Lovejoy. It is to be fireproof throughout, with a front of terra cotta and brick.

**Ready by December.**  
The entrance hall, lobby and reception rooms will be finished in an artistic manner, in a style not yet decided upon. The court will be featured in an unique manner, with an iron gridded gateway, flower beds and a beautiful fountain.

"The Stuyvesant" will be six stories high and will contain 45 apartments in the five upper floors, divided into suites of four, five and six rooms each, with a spacious hall, a sleeping or sun porch. There will be an electric elevator in charge of an attendant day and night.

The plans for this structure have been prepared by Architects Johnson and Mayer, who will direct the work of erecting the building. It is expected that the work will be finished by December 1, 1913. The Ladd & Tilton bank is trustee for "The Stuyvesant," and will have charge of the finances. Charles H. Lehman is the syndicate manager.

### HEIGHT MAKES HIM MORE DIZZY THAN PRICE

"I am willing to risk \$2,300,000 on that building, but I am not going to risk two minutes of my time on the top of it, until it is completed," declared Burns Lyman Smith, owner of the 42-story Smith building in Seattle, who recently arrived on the coast from New York to watch the progress of his structure.

However, after several days of urging by J. W. Thompson, the building superintendent, Smith was finally induced to board the electric hoist, which shoots up through the building at the speed of an express train. This took him up 21 stories, and he climbed up one story, but refused to go further, when he found that it would be necessary for him to cross two small planks in order to reach the other side of an air well.

"I just guess I will walk down from here and see what is going on," said "Forty-two story Smith," as he announced at the sight of the return of the elevator. "Anyway, I don't like being dropped down a hole at that speed."

### MODERN APARTMENT DWELLING HOUSE INNOVATION IN THE WEST



Perspective of "The Stuyvesant," a modern apartment dwelling.

### SALES OF FARM LAND INDICATE LARGE INCREASE

Volume Shows Decided Gain Over Amount of Transactions of Last Year; 3000 Acres Sold for \$60,000.

There is a decided increase noted in the volume of farm land sales over the activities that marked the end of last year, which in themselves were of an optimistic nature. Many good deals were made during the past week.

The \$900-acre farm owned by E. E. Belega, of Rathdrum, Idaho, located on Rock Creek, Gilliam county, was sold last week to B. Paulsen, of Linnton, Or., for \$60,000. An 880-acre farm in Sherman county, known as the old Pickard & Laughter place, was also sold last week to E. H. Sloan, of Independence, for a consideration of \$31,000. Both sales are reported by W. H. Moore, of Moore Investment Co.

Maglady & Shumate sold a 16 1/2-acre tract of their College Crest tract, at Eugene, yesterday to J. E. Scott and M. A. Mursell, of South Dakota. The deal was made through the firm of Roberts & Simms. The consideration is said to have been \$25,000.

**Portland Woman Buys.**  
N. C. Evans, of Hood River, has sold his 20-acre ranch south of town to Mrs. L. N. Russell, of Portland. The deal was made through the firm of Roberts & Simms. The consideration is said to have been \$25,000.

Mrs. Russell is the widow of the Mr. Russell who was one of the proprietors of the Russell-Gilbert Candy company, of Portland, and is a sister of United States Senator Harry Lane. She is now spending the winter in Southern California, but will return soon to make her home on the place. The latter is all in bearing, and is well improved with buildings. Mr. Evans had owned the ranch for about 30 years.

W. S. Atlee, a merchant of Banks, recently purchased a 40-acre farm in Yamhill county, which is cleared and in cultivation. The price was \$110 an acre.

**Sales Near McMinnville.**  
W. J. Stater & Sons, of Newberg report that since the first of the year they have made the following sales: Two tracts, three miles out from McMinnville, belonging to Mrs. W. W. Lewis and W. C. Bennett, \$6000; the Bland Herring farm and stock near Dundee to Frank A. Lundquist, \$60,000; the Cal Long 20 acres, a mile and a half from McMinnville to W. J. Carter of Fairmount, Minn., \$7000; the Yocum farm of 433 acres, to E. S. Talbot of McMinnville, \$27,000; the A. K. Miller farm of 180 acres, four miles south of McMinnville, to Humphrey Bros. of Elgin, Iowa, \$17,500, making a total of \$117,500.

**McDonald's Farm Sold.**  
The Joseph A. McDonalds farm in Sherman county, consisting of 560 acres, was sold to a western Oregon buyer for \$16,000 by L. K. Moore of Portland during the week. The farm is a fine one, with a large assembly hall and children's playground, and efforts have been made to have the park board purchase grounds south of the school house for this purpose. The association now has a membership of about 100, and the members are wide awake and enthusiastic.

**Bride-to-Be Accused of Theft.**  
(United Press Licensed Wire.)  
Denver, Colo., March 1.—Accused of the theft of a \$250 ring on the eve of her wedding, Mrs. Bee McIntyre of Colorado Springs is in jail here today. She has returned the ring to her fiancé, A. I. Davis of San Antonio, Texas.

### PLAT THIRTY ACRE TRACT ON ESPEE'S NEW ELECTRIC LINE

"Lyndhurst" Will Have 5 Cent Carfare and Be Within 15 Minute Zone of the Business District.

The work of platting a 30 acre tract on the west side, along the Southern Pacific, which is now being electrified, and which is but a few blocks from the Oregon Electric line, has just been completed by the First Trust company. The tract is to be known as Lyndhurst.

**INTENSIVE FARMING MAKES LAND VALUABLE**  
Dr. James Withycombe, director of the Oregon Experiment station, at Corvallis, in a lecture delivered at Scappoose yesterday on the possibility of the small farm, declared that intensive farming is the only solution of how to make the small farm pay.

"Soil should be made to produce its maximum, and there should be a rotation of crops. The hopes of dairying rests with the small farmer, who will care for his own herd. Under such a system, on land worth from \$250 to \$1000 an acre, and under more adverse conditions than are to be found in western Oregon, Europeans are making a substantial living," declared the speaker.

"The small farmer should produce fruits and vegetables and have poultry and swine to eat up the waste products. There should be a rational system of cooperative selling of produce. In this way, most any plot of land containing from 10 to 40 acres will maintain a family very nicely," he said.

### MAKES USE OF FILMS TO SELL FARM LAND

Selling land with the aid of motion pictures is the novel plan that is being used by Guy M. Rush, a Los Angeles real estate dealer who is making a specialty of several subdivisions in and near Los Angeles.

Rush leased a moving picture theatre, where he is showing a series of films, each of which will be explained by an agent of the company. The pictures show the tracts represented by the company and include harbor views and views of the business section of the city.

The plan is said to have been successful from the start and it has attracted the attention of real estate dealers from other points, many of whom propose to try the same process.

### "VACANT HOUSE" ISSUE DISCUSSED BY AN ARCHITECT

Unoccupied Dwellings Usually Devoid of Artistic Merit and Comfort, Asserts Expert on Rental Proposition.

By William J. Kratz, Architect.  
The number of vacant houses has been a subject of recent remark current, not only among the general population, but among property owners, and the members of the building and real estate business. This has been erroneously attributed to over building in outlying districts.

Nevertheless, on personal investigation it will be found that all vacant houses are defective in one or more respects, or totally devoid of artistic merit, comfort, attractiveness, or are very badly kept up.

When the house seeker starts out on his weary hunt for a suitable habitation, he will have a hard time finding a place that by any stretch of imagination can conjure up visions of a cozy home and fire-side.

The majority of small houses and apartments are constructed merely for selling purposes and speculation by real estate building concerns, and the so-called contracting architects, who do not employ professional and competent architects to design and carry out the work.

**Hard to Find Homes.**  
Most of the houses erected by these concerns are of the cheapest and most flimsy construction, and according to the modern taste in domestic architecture are ugly to a degree, and judging by the standard of present day comforts are, compared to the houses built by private owners for their own homes, cheerless and scarcely fit for habitation.

It can easily be seen that any man in modern circumstances, who does not wish to build his own house, will not rent one of these stock design houses, which are so much inferior to that of his neighbor who has built his own house.

The successful landlord is the one who puts the same amount of thought and personal comfort into his rented property as he does into his own habitation. The standard of living at the present day is high. A large proportion of the population of Portland own their own homes; the present day building system makes it very easy for any man to do so, therefore in order to attract and hold tenants, the rented property should be of the same character as the private home.

**Same Conditions Apply.**  
The same conditions apply to the present day apartment house, and it will be found an established fact, that the more modern, well arranged and well lighted apartment houses, constructed by architects who have studied apartment house conditions from a professional standpoint are always well rented and on a paying basis. It is inevitable that the old time apartment house with dark rooms, little courts, old fashioned construction, inside unventilated bath rooms are the ones in which can be found the most vacant apartments.

The inferiority of rented property drives many of those who would rent houses and apartments into boarding houses and hotel life, who would otherwise permanently occupy an attractive house or flat, thereby reducing a large part of the present floating population, who move with semi-annual regularity from one place of residence to another. This movement every spring and fall causes the apparently large number of vacant flats, apartments and houses.

## Electric Service for Mt. Hood Line

As a result of the electrification of the first section from Montavilla to Gresham—of the Mount Hood division of the P. R. L. & P.'s interurban lines—a new train schedule will be established, becoming effective on Sunday, March 9th. Electric cars will be run via Ruby from Troutdale to Montavilla, where connection will be made with the city street car lines. Nine trains each way will be run week days over this route, leaving Montavilla at 6:30, 7:30, 8:50, 10:50 a. m. and 12:50, 2:50, 4:50, 5:50 and 6:50 p. m. Arriving at Troutdale, via Ruby at 7:00, 8:00, 9:20, 11:20 a. m. and 1:20, 3:20, 6:20 and 7:20 p. m. Passengers leaving Troutdale at 9:20, 9:20, 11:20 a. m. and 1:20, 2:20 and 7:20 p. m. can go to Portland via Linneman Jc. over the O. W. P. route.

With the change of train service upon the Mt. Hood, passengers desiring to reach points between Ruby Junction and Bull Run should take the Estacada car at First and Alder at 11:45 a. m. and 4:45 p. m. on week days and 7:45 a. m., 11:45 a. m. and 3:45 p. m. on Sunday, as there is through service via Montavilla as heretofore.

Portland passengers for points between Montavilla (Mt. Hood Depot) and Troutdale via Ruby Junction should take the Montavilla city cars, leaving Third and Yamhill streets, Portland, every 10 minutes, allowing 40 minutes to get to the Mt. Hood depot at Montavilla.

\* Except Sundays.  
**Portland Railway, Light & Power Co.**

### IT FREQUENTLY HAPPENS

that acreage purchased at \$200 to \$400 per acre is resold in a short time for \$1000 and \$1500 per acre, and is termed by some as luck, but upon studying conditions that create such increase in values you will find many conditions and features as is possessed right now by

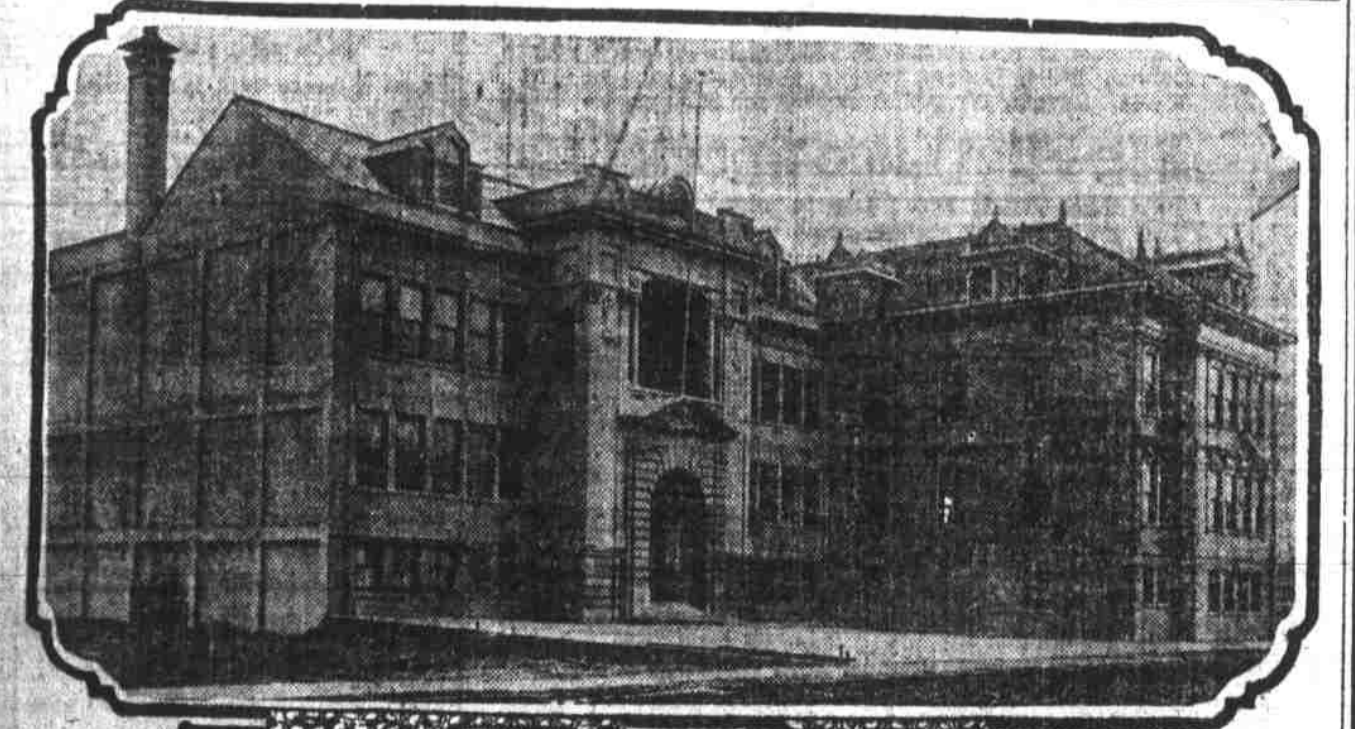
## BAYNES ACREAGE

in convenient sized tracts of 1, 2, 3, 4, and 5 acres at only \$175 to \$900 per acre.

**CLOSE TO PORTLAND.**  
**ELECTRIC CAR LINE THROUGH CENTER OF LAND.**  
**ABSOLUTELY BEST AUTOMOBILE ROAD TO PORTLAND.**  
**GOOD ELECTRIC CAR SERVICE, CHEAP FARE.**  
**BOTH CAR LINE AND AUTO ROAD TRAVERSE RAPIDLY GROWING RESIDENCE, BUSINESS AND MANUFACTURING DISTRICTS NEARLY TO THIS PROPERTY.**  
**CLOSE TO BUSINESS AND MANUFACTURING DISTRICT THAT IS DEVELOPING FASTER THAN ANY OTHER PART OF PORTLAND.**  
**FIRST ACREAGE REACHED ON THIS ELECTRIC LINE FROM PORTLAND.**  
**COMBINATION OF CITY AND COUNTRY.**  
**SPLENDID FOR INVESTMENT. FOR SUBURBAN HOMES. FOR CHICKEN INDUSTRY, ETC. . . .**  
**IT WILL PAY YOU TO INVESTIGATE OUR BAYNES ACREAGE RIGHT NOW.** Birdseye view of Portland Suburbs and plat mailed upon request.

**J. W. HEFFERLIN**  
307 Railway Exchange Building, Main 2248.

### RICHMOND PLANS "HOUSEWARMING"



New Richmond school annex is shown at left wing in picture. Housewarming in honor of new structure interests citizens of that district.

For the combined purpose of celebrating the rapid growth of the Richmond district and completion of the new fireproof addition to the Richmond school, citizens of the district will gather in the new structure Friday evening, March 7, to enjoy house warming exercises. The opening exercises will include musical selections and addresses. Among those who will speak is R. L. Babin, chairman of the school board, who will talk on playgrounds, a subject in which the parents and teachers of Richmond are deeply interested.



## Former Chicago Contractor Enthusiastic Over Altamead

Mr. R. J. Smith, formerly of Chicago, now of 303 East Thirty-fifth street, whose picture appears at the left, says:

"I purchased four lots in Altamead, because I consider it the best investment opportunity in Portland. I have started building on my property. If anyone can show me in Portland as good a real estate investment as Altamead, I will buy more property."

The above statement is one of several we will print.



**ALTA MEAD**  
PORTLAND'S FAIREST ROSE  
**ALTA MEAD**  
Photo taken by staff Photographer, yesterday showing Mr. R. J. Smith planning building operations on his Altamead property.

You, if you'll pay down only a few dollars and a few dollars a month, will make money at Altamead. It is an ideal investment or home site. NOW is your chance. You'll never have another like it in the city of Portland. Altamead is the last close-in section which is not sold out.

Get out of the rut. Let your property work for you. Call, write or phone today. Go out and see Altamead, prepared to buy. Someone always on the ground.

**Western Oregon Trust Company**  
272 Stark Street. Phones Main 837, A 2693