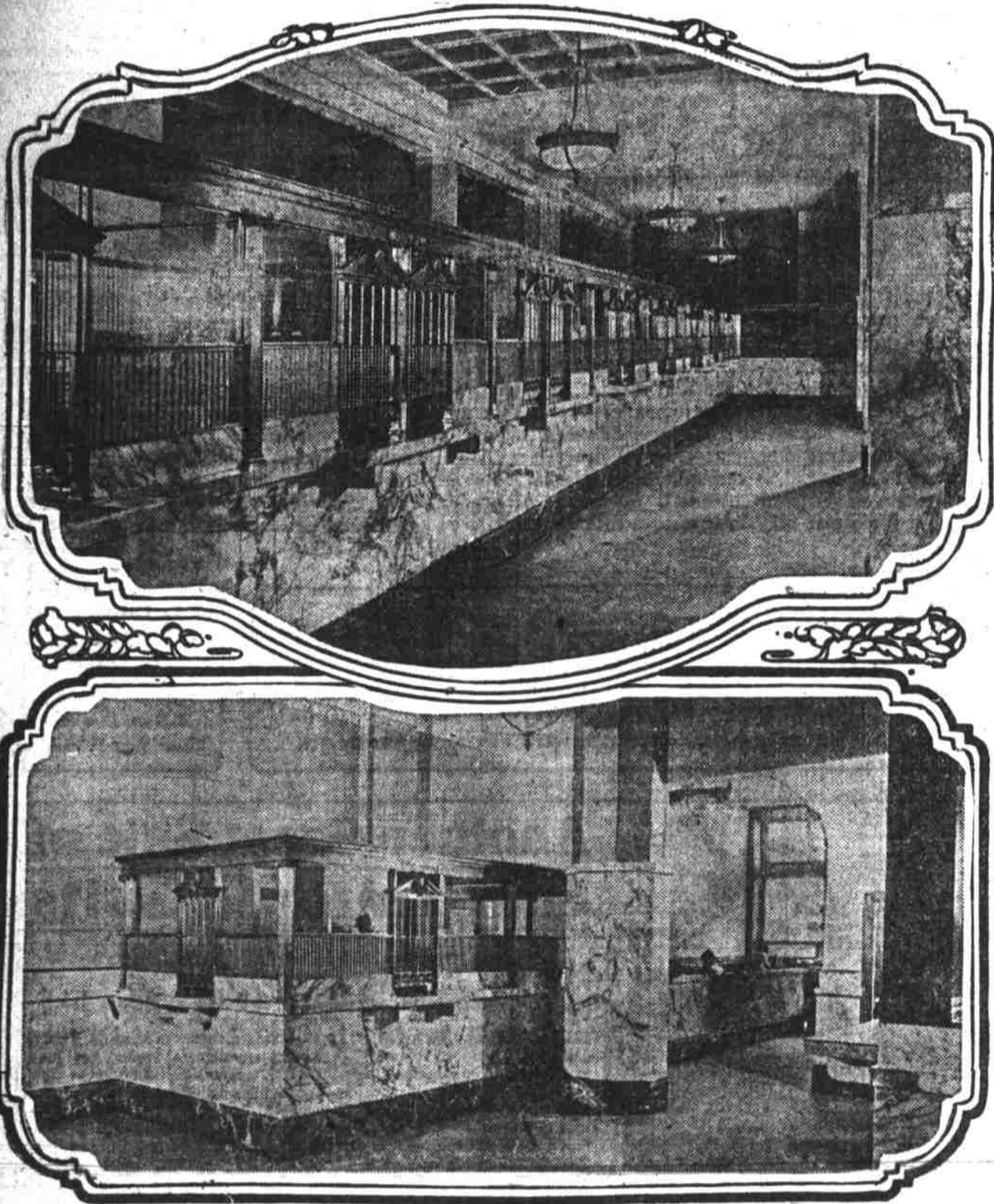


WORK OF REMODELING LUMBERMENS BANK HAS BEEN FULLY COMPLETED



Top—Line of cages 100 feet long in Lumbermens National bank. Bottom—Lobby of Lumbermens Trust & Savings bank.

The installation of the lighting fixtures last week completed the remodeling of the quarters of the Lumbermen National Bank and the Lumbermen Trust & Savings Bank at the northwest corner of Fifth and Stark streets.

entance has been provided for the Lumbermen Trust & Savings Bank from the public lobby of the building. In expanding the quarters of these financial institutions, the original treatment was preserved, the finish being in Scyros marble and mahogany.

one hundred feet long, forming two sides of a right angle. An officer's station is placed at the angle in the cage line, the station being in touch with all the cages. The accounting department of the bank which was formerly on the second floor of the building, has now been removed to the first floor, directly back of the cages. A room is maintained on the second floor for the board of directors.

SYNDICATE INVESTS IN LOGGED-OFF LAND

Large Tract in Union County to Be Cleared at Once; Country Realty Active.

A syndicate of investors has recently purchased a square mile of logged off land in Union county, eastern Oregon, with a view of at once clearing the entire tract.

land is located on Cabin creek near La Grande and is a part of a 10,000 acre tract which the same syndicate has optioned and will probably buy.

The 800 acre wheat ranch in Umatilla county known as the Delio ranch, was sold last week to Idaho investors for a price said to have been in the neighborhood of \$40,000.

What is said to have been the record price for Umatilla county land was paid last week by Lowell Rogers, a prominent Adams farmer, who bought 160 acres for \$134 an acre.

Eagles Are Growing. Marshfield, Or., Nov. 15.—The Marshfield Order of Eagles, at its last meeting, initiated 40 new members. This addition makes the lodge one of the largest of any kind in the county.

IMPROVED ASSESSMENT METHODS NEEDED

Table showing property assessments for Block 1 and Block 2 along Hawthorne Ave. Columns include lot numbers, owner names, and assessed values. Block 1 owners include R.A. Chaperon, O.M. Goldsmith, E.D. Reed, C.H. Fuchs, G.B. Dudley, C.M. Dilley, and E.F. Peterson. Block 2 owners include F.R. Winter, M. Winter, M. Lamberson, W.R. Kaser, L. Lamberson, E. Kaser, Annie Graham, Central Trust Co, and R. Krohn.

1913 assessment of subdivisions of blocks 1 and 2 in Colonial Heights, adjoining Ladd's addition on the east. The plat shows Hawthorne avenue frontage, having a depth of 50 feet; assessed at \$23 a foot. Inside lots are assessed at \$1400 and \$1500, which is about 60 to 65 per cent of the market value of the property.

MUCH FLUCTUATION IN BUILDING OPERATIONS IS NOTED THIS SEASON

Both in Earlier and Later Portions Gains and Losses Alternate.

Characterizing the building operations of the country for the 10 months of the year ending November 15, as shown by the monthly reports from the leading cities, are the frequent fluctuations. As an example of this the figures for August compared with August one year ago, were distinctly unfavorable; but September came forward with a comfortable increase over the same month last year.

Reports for October to the American Contractor of Chicago, from 56 leading cities, representing every section of the country, show a decrease of 14 per cent compared with October, 1912. With the exceptions of Pittsburgh and Kansas City, the larger cities of the country showed losses, while a majority of the cities below 200,000 in population reported increases.

Some Increases Noted. Among the notable increases were Albany, 114 per cent; Cedar Rapids, 135 per cent; Chattanooga, 85; Columbus, Ohio, 72; Dallas, 89; Kansas City, 72; Peoria, 92; Pittsburgh, 71; Toledo, 115. The total for the month from 56 cities was \$46,004,116, as compared with \$52,167,800 for October, 1912. Twenty-three cities show gains and 33 losses. The tabulation for the 10 months ending with October also makes an unfavorable showing compared with the construction work of last year.

Comparison in detail are as follows: Comparison for Month.

Table comparing building operations for October 1912 and October 1913 across various cities. Cities listed include Akron, Albany, Atlanta, Baltimore, Buffalo, Cedar Rapids, Chattanooga, Chicago, Cincinnati, Cleveland, Columbus, Dallas, Dayton, Denver, Duluth, Fort Wayne, Grand Rapids, Hartford, Indianapolis, Kansas City, Lincoln, Los Angeles, Louisville, Manchester, Memphis, Milwaukee, Minneapolis, Newark, New Haven, New Orleans, New York, Philadelphia, Pittsburgh, Richmond, Rochester, St. Joseph, St. Louis, Salt Lake City, San Francisco, San Antonio, Seattle, Shreveport, Spokane, Toledo, Topeka, Washington, Worcester, and Worcester.

Totals: October 1912 \$46,004,116; October 1913 \$52,167,800. Ten Months Are Compared.

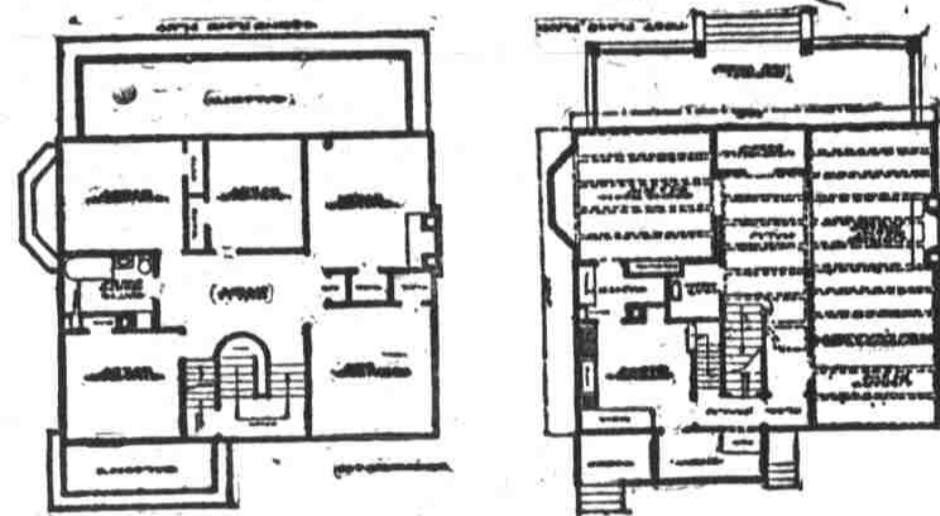
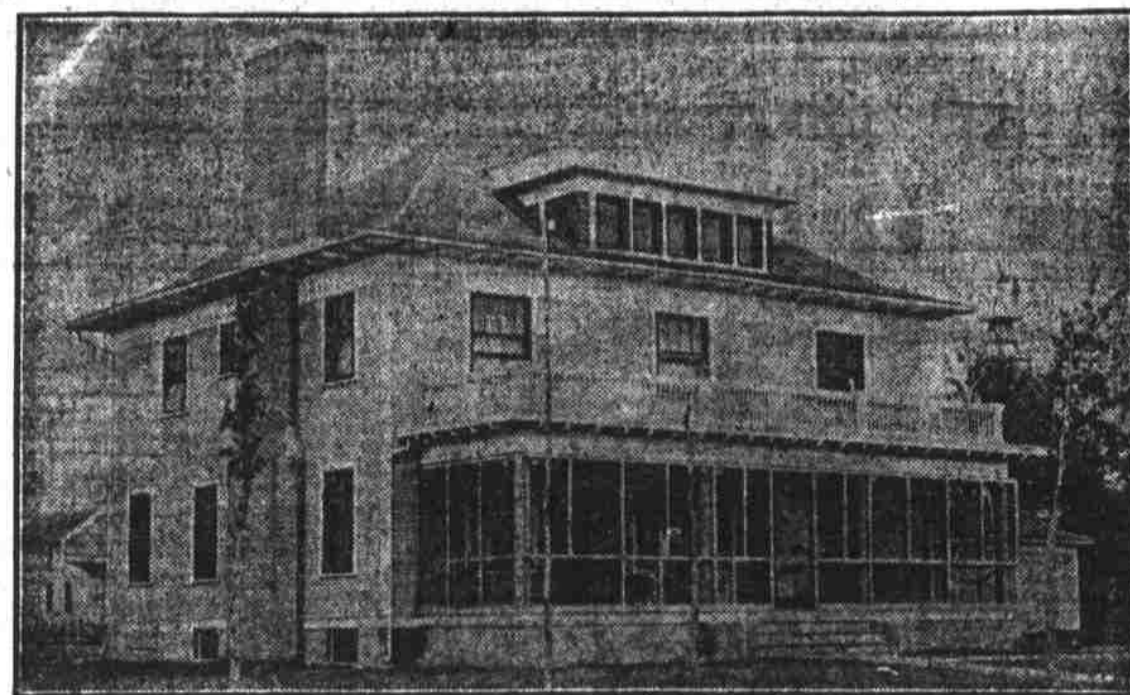
Table comparing building operations for ten months ending Nov. 1, 1912 and Nov. 1, 1913. Cities listed include Akron, Albany, Atlanta, Baltimore, Buffalo, Cedar Rapids, Chicago, Cincinnati, Cleveland, Columbus, Dallas, Dayton, Denver, Duluth, Fort Wayne, Grand Rapids, Hartford, Indianapolis, Kansas City, Newark, New Haven, New Orleans, New York, Philadelphia, Pittsburgh, Richmond, Rochester, St. Joseph, St. Louis, Salt Lake City, San Francisco, San Antonio, Seattle, Shreveport, Spokane, Toledo, Topeka, Washington, Worcester, and Worcester.

Portland's Showing Extraordinary. Portland's total for the month of October of nearly \$900,000 is extraordinary when it is taken into consideration that the building operations of this city for nearly 13 months have surpassed those of any other American city in the 250,000 population class.

"CLASS A" BUILDING NOW CONTEMPLATED

A "Class A" seven story building to cover a quarter block in the downtown district is contemplated. The structure will contain not less than 125 two, three and four room apartments and will have for the convenience of the tenants, bath rooms, billiard rooms, servants' quarters, Turkish baths, swimming tank and all the latest conveniences. The building is estimated to cost approximately \$250,000 and will be financed by eastern capital. The representative of the owners is here and has retained a local architect to get up the design and working drawings of the projected structure. The location is withheld for the present.

PERTINENT HINTS TO HOMEBUILDERS ON PROPER DIMENSIONS OF ROOMS



Exterior and interior arrangement of ideal residence.

By Arthur C. Clausen. Few people can judge distance by floor plans or by printed dimensions, and the proper dimensions of rooms is always a difficult problem to the average home builder. While it seems improbable at first glance, rooms having the same dimensions do not always appear to be of the same size.

Takes for example a small living room, 11 feet wide by 16 feet long. Place one window in the side, one window in each end and one sliding door not over four feet wide connecting it to the hall; a room of these dimensions would appear too small for living room purposes, even though it had plenty of wall space for piano, couch, bookcases, easy chairs, etc.

Effect of Distance. The effect of distance is a very important thing to be considered when planning a home. By placing large openings between the living room and the hall, or the dining room and the living room, as the case may be, and between the living room and the hall, so that upon entering a home one sees practically all of it from the front entrance, except the kitchen, a small home with rooms of small dimensions appears to be much larger than it really is, especially when bay windows have been added.

When bay windows do not contain seats they actually do add to the floor space. When rooms are openly connected, especially when this has been done to give a small room the effect of distance, it is best to decorate the walls and ceilings the same. One room then has more of the appearance of being a continuation of the other rooms.

position will make the chamber appear much smaller than if it were placed in another position. In one position the bed would cut the room up into passageways, while in another position it would combine all of the space not actually needed for the bed in one place. Also in the bathroom, the actual size needed depends a great deal upon the arrangement of the fixtures.

Kitchen Arrangements. In the kitchen the arrangement of the wall spaces is everything. Some kitchens not more than 9x9 feet are more conveniently arranged and have more in them than others of far greater dimensions. One of the highest praised kitchens ever planned by the writer was for a flat building (in which there are 12 of them), and the size was only 7 1/2 feet wide by 12 feet long. A kitchen of this size would, of course, be too small for two persons to work in at the same time conveniently, but this was not contemplated, for in this instance there was no provision made for servants. When a kitchen is used as a dining room for the morning meal it should be even larger than the regular dining room.

Size of Rooms Suggested. Vestibule, minimum size, four feet by five feet; reception hall, lowest minimum, five feet, minimum advised not less than seven feet; dining room, 10 feet by 12 feet; or 11 feet by 11 feet with either size a bay window for additional floor space is recommended; parlor, 10 feet by 10 feet; living room, 11 feet by 16 feet, with wide opening connecting to adjoining rooms and hall; bay window recommended to increase size in appearance; kitchen, eight feet by 10 feet, or nine feet by nine feet or seven and one-half by 12 feet; den, six feet by eight feet, but seven feet by 10 feet recommended as lowest minimum, since this size permits placing a davenport in the den, which on occasions can be used as an extra bed; bedroom, family chamber, lowest minimum, 11 feet by 12 feet, provided that all wall spaces are properly arranged; individual chamber, nine feet by 11 feet; servant's chamber, seven feet by 10 feet; bathroom, six feet by eight feet, or five feet by 10 feet, according to arrangement of fixtures; closets can be very small when necessary to benefit the rooms, but should not be less than 18 inches deep. Most closets are too small, and when bedrooms are conveniently planned, with proper wall spaces, it is usually advisable to reduce the dimensions a little in favor of the closets.

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JENNING BACK FROM HIS COUNTRY ESTATE Furniture Man Ardent Booster For Southern Oregon Section.

Henry Jennings, senior member of Jennings & Sons, furniture dealers of this city, has returned to Portland from his fine country estate near Ashland, southern Oregon. Mr. Jennings comes back more than ever a booster for the Rogue River valley, its wonderful climate and remarkably productive soil. His place is one of the finest fruit ranches in Jackson county from which he took an average of 1000 boxes to the acre this season. Peaches and cherries are the prize crops on the Jennings place. Mr. Jennings is building a very handsome country mansion on his place, the house being less than a mile from the S. P. depot at Ashland.

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