RESIDENCE IS ATTRACTIVE

## SALES AND HAPPENINGS IN THE REALTY WORLD

\$300.

New Jobbing Structure Proposed | avenue near Fifty-second street: will Negotiations are pending which, it is understood, will culminate in the erection of a six story fireproof building ato cost \$250,000 on the block bounded by Davis, Everett, Front and First streets. The property is now owned by southwest corner of Firty-sixth and he John Green heirs, F. V. Holman, trustee, and the Portland Gas & Coke ready sold his proposed improvement. company, the former holding title to A. K. Fuller has exchanged his 1120 half and the latter to the acre wheat ranch in Gilliam county north half. Option of purchase has near Condon, on a basis of \$34,000. He been given to the Paimer-Jones com- gave as part payment to F. W. Hacker, pany. They state that they are not in 111 acres near Castle Rock at \$18,060. position to give any details, and that A. Mason, for Sedgwick & Thompson, the transaction will perhaps not be has bought 1560 acres in Marion county closed for 10 days. The south half of near Lexington for \$46,800. The buyer the block, on which there are no im- gives as part payment a residence on provements is assessed at \$37,000. The Sandy road near Twenty-eighth street proposed building will be occupied on a basis of \$12,000. To Mrs. Folk jointly by two or three jobbing firms. an acre in Parkrose, on Brainard, near The improvement is considered an im- Clarney road, for \$1600. To C. E. Jorportant one for the locality, as being dan, a house and lot in Rose City Park an influence in changing the entire on Sixty-first street, near Siskiyou. To character of the neighborhood.

East Side Book Sold .- One of the most important realty deals of the week was the taking over by the week was the taking over by the Manson White, architect in the Cham-Portland Trust company of the three ber of Commerce, has been awarded quarters of a block occupied by the the contract for making the plans for Oregon Packing company at East Yam- the new \$75,000 high school structure hill and East Eighth streets, from E. to be built at Roseburg. The award T. Peterson. Goddard & Wiedrick rep- was made under a competitive plan, resented both parties to the trans- nine architects from different parts of action. The valuation basis of the the state competing. He expects to exchange was \$67,000.

As part of the consideration, the and begin construction work at once. Portland Trust company deeded to Mr. Peterson a first class commercial ap- announced from Centralia, whereby H. ole orchard of 27% acres, located near White Bluffs, Benton county, Wash, tralia property to S. S. Fair of Eu-The orchard is in full bearing and gene, Or., the consideration being \$20,fronts on the Columbia river 45 miles

One. Mr. Smith takes a \$12,000 ranch above Kennewick; water for irrigation in Oregon as part payment and a secis raised from the Columbia river by a private irrigation plant, installed at a cost of \$8500. The orchard was valued at \$27,500. It is further improved with a fine residence and other buildings in keeping and is recognized as the show place of that district.

The property sold by Mr. Peterson includes lots 1 to 6, block 177, Park addition to East Portland. This is 000. Other deals reported include the three-quarters of the block bounded transfer of 120 acres near Ethel. by Belmont, Yambill, East Eighth and owned by M. A. Groff, to Michael East Ninth streets. It is improved with frame buildings now occupied sale of a 20 acre tract near Forest under lease by the Oregon Packing by Cyrene Fuller to J. F. Stedman for

A \$6000 Cash Sale .- During the past week Goddard & Wiedrick sold Dix ranch, nine miles west of Cen-for Miss Edna B. Haight, lots trails, has been sold for \$16,000. This 1, 2, 3 and 4, in block 6, High-Sale was made to R. that the Dix place has changed S. Farrell, who bought for investment. hands. This property consists of 102 feet on Union avenue and 110 feet on Going John Aust, was sold to a California street and is located on the southwest man for \$4000, while city property, corner of Union avenue and Going street. | consisting of a house and eight lots. Excavation had been made for a owned by Fred Aust, was sold to the basement 60x100 feet and heavy con- same Californian for \$5000. crete foundation put in several years it has been suggested that this make a good corner for a branch bank but Mr. Farrel has not announced any building plans. Consideration was \$6000 cash

Hibernia Bank Removal.-Comment nia Savings bank from its present location at Second and Washington streets to the northeast corner Third and Alder streets, is quite favorably commented on Some changes necessary in the present arrangement of the entrances and lobby accommodations, but it is not thought extensive alterations will made. An open banking room, with mezzanine floor, so arranged that the passerby may see plainly the business being transacted in the bank, it is asserted, will be splendid advertising features for the institution.

land sales department to their activi-ties and have placed in charge Earl R. 15 years with Ferry Seed company of Detroit, and an expert with the truck associations of the south. Until recently he has been engaged in making reports on lands in Oregon, which were offered for sale for

colonization enterprises. Motor Boat Club Deed Filed .- Deed to the six acres of Ross Island, sold by John Klernan to the Portland Motor Boat club was filed for record Friday. Internal revenue stamps of the value of \$9 were attached, indicating a maximum value placed on the land by the owners of \$9000. The total holdings of John Kiernan in Ross Island is \$00 1/2 acres, and is assessed at \$70,000. or at the rate of \$232 an acre. This would give a pro rata value of \$1392

to the six acres. Some Momebuilding Sales,-Hartman & Thompson report the following business during March, according to John H. Hartog, manager of the realty department: A lot at Fifty-second street near Stanton, to R. L. Mackey & Son., who are starting a six room bungalow. A lot to Captain Lundy, on Sixtieth street, a half block north of Sandy boulevard. O. O. Coselett will erect a bungalow. The Royal Building company bought a lot on Wisteria

TIPS To the Home Owner

## Beaver Board TIMMS CRESS & CO.

184-6 SECOND ST., PORTLAND Phones Main 2023-A-2023



J. C. English Co. Lighting **Fixtures** 

E. Irving and Union Ave. Pactory to Consumer

## General Insurance BONDS

McCargar, Bates & Lively Yeon Building-Main 168, A-2694

Morgan Wallpaper Co. WALL PAPER 230 Second St., Bet. Salmon and Main

**ABSTRACTS** 

Union Abstract Co. Later he was reported to be dying at without interest in our coast more St. Margaret's hospital. He fell off than the profits that accrue from sell-411-412-413 CORRETT BLDG. Phones Main 66 and A-3817

## ATTEND REALTY CONVENTION

erect a modern residence. A. J. Brug-

ger has a lot or Fifty-third, near Sis-

kiyou street. Mr. Brugger will build.

George E. Weller has secured the

Siskiyou streets. The buyer has al-

Mrs. D. Cragin a lot in Parkrose at

Local Architest Wins Prize,-F

get out the full set of plans at once

ond mortgage on the hotel property for

first mortgage of \$6000 on the hotel

that Mayor John Galvin of Centralia,

property. It was announced yesterday

has sold a 93 acre farm near Salkum

to J. A. Embody of Vale, Or. The con-

sideration is said to have been \$12,-

000. Other deals reported include the

O'Brien of Seattle for \$8000 and the

Centralia Banch Sold .- The Miles

Dix ranch, nine miles west of Cen-

hands. A smaller tract in the Lincoln Creek valley, owned by

Grant County Land Deal.-Mrs.

Maude Morgan has sold her 2200 acre

stock farm near Canyon City to the

price not given. This is the largest

Tacoma Delegate to Convention .-

The Tacoma Real Estate association

single transaction in Grant county.

Vyram-Marsden Livestock

on the transaction in one year.

the bill.

The Michigan State grange will as-

sist the realty men by introducing

New Building Activity.-Work

work is expected to cost \$15,000.

of Vancouver, for the Spokane, Port-

started a building fund for the erec-

tion of a new church building. It has

not decided whether it will build on

the same lot it now occupies or buy a

Grants Pass-The contract for mak-

ing the 700,000 brick needed in the

sugar factory has been let to Lee &

Woolfolk. They will establish a new

yard for producing the bricks under

the contract. In the meanwhile the

contractors will use 150,000 bricks

Beaverton-Ferguson & Son have

purchased 76 by 150 feet, on the main

ousiness street and will erect a two

story brick and concrete store build-

Oregon City-News from Washing-

ton says that Oregon City's postoffice

will be a one story structure of 4800

Veneta-Contracts have been let

the erection of the new Baptist

Salem-A new hospital building, to

The

cost \$50,000, will be started soon.

remainder is to be secured from local

Condon - The Farmers' Elevator

company of Condon will erect a re-

enforced concrete structure for eleva-

tor purposes to cost \$15,000. The elevator is planned to clean and load

Springfield-Ground has been brok-

en for the new \$25,000 Methodist church at this point. Miss Margaret

Morris donated \$15,000 for the edifice.

Eugens-A new grammar school

building, to cost \$10,492, was begun

Baker—A \$4000 concrete hardware display room and warehouse will be started April 1.

To Alight; Is Dying

Paul Howak of Hammond Fell and

Priend How to Get Off Car.

Practured Skull While Explaining to

Chicago, March 25 .- Paul Nowak of

Showed Woman How

1000 bushels of grain an hour.

square feet and will cost \$55,000.

and in a few days actual work

One half the money is raised.

State Building News.—Salem

land and Seattle railroad.

new and larger site.

purchased elsewhere.

ing to cost \$20,000.

church here will begin.

subscriptions.

this week.

is the second



Centralia Bealty Deals-A deal is Left to right-F. N. Clark and Fred H. Strong, who are in New S. Smith disposes of the Hotel Cen-Orleans today.

manager of the Ladd estate, arrived the balance, while Mr. Fair assumes a in New Orleans this afternoon, where land and the unique plan of disposing his for the asking. of the holdings of the Ladd Estate company.

last Monday, just before the two men before returning

F. N. Clark, president of the F. N. | took the train for the south, "and one Clark company, and Fred H. Strong, which, so far as I know, has never been tried elsewhere. We propose a continuous selling campaign, without they will remain until Friday in at- advertising which generally accompantendance at the annual convention of jes such undertakings, and which will the National Association of Real Es- last as long as there is land to sell. to appear on the program and will pre- | backing and a trained organization. sent to the dealers in real estate who whether the need is a home, a factory will be gathered there from all parts or water front structure to carry out of the country, the advantages of Port- the wishes of the purchaser, will be Messrs, Clark and Strong visited W

M. Ladd at Los Angeles on their way. "Our plan is unique," said Mr. Clark | They will go to several eastern cities

## **GLASS MANUFACTURING IS** DECLARED FEASIBLE HERE

T. J. Conway, 312 East Madison street, 22 years a glassmaker in some eastern glass making concerns mainof the largest glass manufactories in Indiana and Pennsylvania, inventor and patentee of an improved device for the fashioning of hollow glassware, of their manufactures in this region. says that \$40,000 would establish a 20- A survey of the glass using institutions ton glass plant in Portland and that will disclose this, and without excep-such a plant would find ready sale for its entire production in this city.

And Mr. Conway has made diligent will be represented at the National association convention at New Or- inspection of the sand deposits of Ore-George Lawler. He was gon and Washington, and declares he Within the last month or two disapchosen by selection and a special fund has located a great body of it which of \$250 raised to defray his expenses. analysis discloses is within a fraction exceedingly acute, consumers borrow-He is to enter the five minute town of 100 per cent perfect for this work. talk competition and Tacoma hopes This silica sand is in the state of To accommodate a neighbor a large he will bring home the silver cup Washington, convenient to transporta-prize. " Washington, convenient to transporta-tion, and could be brought to this city eral hundred bottles of a particular San Francisco High Value,-John at small cost.

Spreckels has sold to a syndicate; He further declares glass could be of San Francisco capitalists 100 feet made in Portland as cheaply as in clapsed and the borrower has not been on Market street and 170 feet on Pittsburg or Alleghany, where he was able to return the bottles for reason

frontage, the highest price thus far the Heinz works in Pittsburg in preferrecorded. The rate per square foot is ence to coal or natural gas. One bar-The property was purchased in rel of oil is equivalent to one ton of 1906, just before the fire, for \$850,- coal, and will perform as great serv-000, and was resold in 1918 to Mr. ice." And Mr. Conway is positive that Spreckels for \$1,150,000. He planned all grades or qualities of glass can to improve the property but changed be made here, from the colored bottle his mind, and thus realizes \$100,000 to the mammoth plate. Lime, salt cake (saltpeter), soda and manganese Detroit Favors Torrens Law .- The are used as fluxes in the manufacture Detroit Real Estate board has decided of glass, and the immense soda deto work for the adoption of the Tor- posits of the central section of Oreens law by the next state legislature. | gon would be ideal for the purpose. Manganese, used in very small quantities, could be had in the orient and brought to Portland as ship's ballast, as could also sand, for that matter, at the one story brick structure at Third very trifling cost. But there is every and Pine streets for Fred Bickle has ingredient necessary to glass making, save manganese, in Oregon and Wash-Interior and exterior changes, and ington, and an enormous lot of Port-kinds of glass. redecoration are planned for Pantages | land junk, now thrown away, would theatre some time this summer. The have immediate commercial value were there a glass plant in operation in this

A. Guthrie & Co. have been awarded city. the contract for erecting a concrete "Eastern class makers will always bridge at Love's lake, eight miles east be earnest and active in discouraging the manufacture of glass on this coast, because it would mean curtailment of their sales here, and reduce the flow of Pacific coast money to Atlantic United Evangelical congregation has coast territory.

Profits in Glassmaking.

"And they would likely dispute your figures were you to name the enormous profit there is in glass manufac-Without going into details as to all classes and grades, take the case of milk bottles, for example. In Portland it would cost \$2.20 per gross to produce the sizes which sell for \$6.50 to \$7 per gross. Any glass manufacturer knows this, yet if you print these figures you will hear somebody cry 'falsehood!' by the time your paper is one day old!
"The Ball Bros, of Muncie, Ind.

own and operate one of the largest glass works in the country. These gentlemen engaged in the business with about \$500 each, and they are now many times millionaires, and it was the handsome profits of the business that made them so. Their fortunes were not accumulated on a 15 per cent profit basis. Mr. Heinz, the pickle millionaire, owns two glass plants one in Alleghany and another at Sharpsburg, a suburb of Pittsburg. On the money invested these enter prises are as profitable to the gentleman as his pickle works. They have helped the pickle industry to make him one of the money magnates of

"How many hands would a 20-ton glass plant employ?" Mr. Conway was "About 40 skilled glass blowers at \$5 to \$8 per day; 20 laborers at \$2.50 to \$3 per day; 10 men at \$4 to \$5 per day, and about 60 boys at the going pay for boys. After the plant is established the cost of glass making is very largely the cost of labor, but 20

tons of glass, a day's work, will make 200 gross of milk bottles, and these sold at \$6 per gross aggregates a Some day there will be a glass fac tory in Portland. Some person or some corporation will build one. At present eastern manufacturers are content to remain east, knowing that western consumers must buy from them—and pay the freight. And this will con-tinue just so long as western people remain as contented as the eastern class makers, but some day some western person or persons will 'see the light, understand the actual conditions, invest their money in a Port-land glass works, make just as good Chicago, March 25.—Paul Nowak of profits here as are made in the east, Hammond attempted to teach a woman and be public benefactors by stopping how to get off a streetcar in that city. the flow of money from here to those

tain agencies in Portland, it is readily understood that there is large demand ing and buying from one another.

days. Instead several weeks have Fourth street, San Francisco, for \$1,- associated with the Heinz people in its he cannot get his own order filled.

250,000 cash. This is at the rate of manufacture for several years.

Mr. Conway superintended the es-Add Land Bales Department.—The \$250,000 cash. This is at the rate of manufacture for several years.

12,500 a front foot for Market street "Oil," Mr. Conway says, "is used by tablishment of a glass works at Anacortes Wash., several years ago, but though it is run to capacity its output appears to make little impression in supplying the local demand. Glass, in its ordinary signification,

is a brittle, transparent compound produced by the fusion, at a very high temperature, of silica (silicic acid) with one or more basic substances. one of which, in all cases, must be alkaline metal. The substances which form the essential basis of all varieties of common glass are silica as the acid element; soda or potash as

disagree among themselves; and the balance of opinion is in favor of the view that no such substance as normal glass exists, and that glass does not result from any definte chemical 25. B. 15. Santa Rosa Park...... view that no such substance as nor-mal glass exists, and that glass does not result from any definte chemical compounds, but is simply a mixture of silicates, with usually an excess of uncombined silica. The proportions uncombined silica. The proportions in which the ingredients of glass are present, however, has not only a very reat influence on the fusibility of the mass, but these conditions also very materially affect the quality of the substance. In general nearly the proportion of silica approaches the amount necessary to form definite compounds with basic ingredients, the better and the more stable the quality of the glass.

The Baw Materials. The raw materials of the glass nanufacture embrace the following ingredients: (1) silica is used in the orm of pure quartz (for very fine glass) crushed sandstone, pulzerized flints, and especially sand of degrees of purity varying in proportion to the uality of the glass to be made. (2) Lime is employed in the form of chalk or marble, either burned or unslaked, and it also must, for colorless glass, be free from impurities. Of (3) ash and (4) soda any of the ordinary salts except chlorides, but especially sulphates and carbonates are indifferently utilized, the point of real importance being here also the freedom f the compound from contamination when fine glass is being made. (5) Lead is the characteristic ingredient of a distinct class of glass, of which ordinary flint glass is the type. It is usually employed in the form of minium or real lead, partly on account f its fine state of division and partly because by giving off oxygen it helps to purify the metal.

## Germany Devises New Engine of War

Latest Gun Is of Machine Type, and Will Shoot 1200 Bullets per Minute

can be transported easily by two men. Several thousand of these terrible new says he has given the only answer engines of murder have afready been he ever will give. sent to the eastern front, and about 1500 are now in use on the western the car and his skull was fractured. ing us their products at stiff prices." theatre of war,

#### **BUILDING PERMITS** Lifelong Friends

Nels Kenningsen — Repair 1 story frame dwelling, 5619 88th st. S. E., between 56th and 57th aves.; builder, same, \$40.

B. A. Nelson-Brect 1 story frame dwelling, 1447 Williams ave., between Saratoga and Eryant sts.; builder, James Patten, \$1500.

B. L. Glisan, Agt.—Repair 2 story ordinary warehouse, 40-46 N. 5th st., between Couch and Davis ats.; builder, Thomas Downing, \$125. Mrs. Sallie Leh Was 84 and Her Comwarehouse, 40-46 N. 5th st., between Couch and Davis sts.; builder, Thomas Downing, \$125.

Morgan Inv. Co.—Bepair S story fireproof reinforced concrete stores and offices, 346 Washington st., between Broadway and Park sts.; builder, Portland Construction Co., \$700. Dr. J. A. Poulson—Erect 1 story frame garage, 579 Dekum ave., between E, 13th and E, 15th sts.; builder, same, \$60.

L. Von Krein—Erect 1 story frame garage, 666 E, 54th st. N., between Siskiyou and Stanton sts.; builder, same, \$65.

L. C. Kramer—Erect 1 story frame garage, \$15 Skidmore st., between E, 25th and E, 26th sts.; builder, same, \$55.

Alice Sheehy—Erect 1 story frame garage, 482 E, 25th st. N., between Thompson and Brazee sts.; builder, same, \$50.

E. Euler—Erect 1 story frame garage, 696 E, 59th st. N., between Klickitat and Siskiyou sts.; builder, same, \$50.

T. T. Davis—Rapair 2 story frame dwelling, 1138 Thurman st., near Rugby st.; builder, Bert E, Boice, \$150.

A. Zeigel—Repair 1 story frame dwelling, 108 Alberts st., between Albina and Michigan aves.; builder, N. M. Hall, \$50.

J. H. Black—Repair 2 story frame church, 43 E, 12th st., between E, Oak and E, Pine 8ts.; builder, R. W. Renton, \$200.

John Trumbo—Erect 1 story frame garage, 902 Ivanhoe st., corner Polk st.; builder, same, \$75.

J. H. Middleton—Repair 3 story ordinary \$75.
J. H. Middleton—Repair 3 story ordinary stores, 82 1st st., between Oak and Stark ets.; builder, M. J. Heisner, \$200.
Walter L. Miller—Erect 1½ story frame dwelling, 494 Roselawn ave., between E. 9th and E. 10th sts.; builder, H. M. Black, \$2500.
H. J. Maul—Repair 1 story frame dwelling, 7635 Foster road, between 76th and 77th sts.; builder, same, \$50. 11. J. Mani-Hepair 1 story frame dwelling, 7635 Foster road, between 76th and 77th sts.; builder, same, \$50.

John Wilson Estate Co. — Repair 4 story ordinary stores and rooms, 146 4th st., between Alder and Morrison sts.; builder, Vanderhoof Bros., \$250.

Edward Holman—Repair 2 story frame dwelling, 440 16th st., between College and Jackson sts.; builder, Hans Thoresen, \$400.

Gus H. Hinnenkamp—Erect 1 story ordinary pibli cgarage, 482 Williams ave., between Eugene and Sacramento sts.; builder, W. C. Arthur & Co., \$5000.

A. Lundkvist—Repair 1½ story frame dwelling, \$92 Castle ave., between Mason and Shaver sts.; builder, A. Mattson, \$100.

Mr. Pattersom—Repair 2 story frame dwelling, 450 Larrabee st., between Dupont and Hancock sts.; builder, John Shronach, \$30.

A. Ott—Erect 1 story frame garage, 46 E. 7th st. N., between Couch and Davis sts.; builder, same, \$35.

Mrs. Gustafson—Repair 2 story frame dwelling, 752 Albina ave., between Fremont and Beech sts.; builder, Fred Carlson, \$75.

#### REALTY TRANSFERS

F. M. Gearin and wife to G. W. Priest, L. 1, 2, B. 4, Kenworthys Add......\$ Yamhili Land Co.' to F. M. Gearin et al, L. 1, 2, B. 4, Kenworthys Add... A. J. Johnson and wife to Laura E. A. J. Johnson and wife to Laura E. Sharp, und. ½ L. 3, 4, B. 2, Kensington Add.

H. L. Mann and wife to Laura E. Sharp, und. ½ L. 3, 4, B. 2, Kensington Add.

E. G. Wendling et al to J. A. Hubbell, L. 7, B. 106, Laurelhurst.

F. P. Drinker and wife to W. E. Hauser, L. 1, 2, B. 14, South St. Johns.

J. S. McKinney et al to W. E. Hauser, L. 5, B. 2, Willamette Blvd. Acres...

W. E. Hauser to the Smith Securities W. E. Hauser to the Smith Securities Co., Inc., L. 20, 80, B. 15, Point View Add., L. 1, 2, B, 14, South St. Johns, 5, 6, in Sub. of part B. 13, P. T. Smiths addition.... Nell H. Britts and wife to Catherine Reed, 30 acres in Sec. 8, T. 1 N., B. 1 W. 

Engels, E. 50 ft. L. 1, 2, City Park
City Park
George Ralston to M. Louisa Raiston,
L. 7, B. 13, Millers Add.....
Sheriff to J. H. Pearson, 14.78 acres in
Sec. 14, T. 1 S., R. 2 E.
Same, part L. 15, 16, B. 12, Add.
Josie E. Small and hus. to A. J. Windnagle, S. ½ L. S. 4, B. 4, Arcadia. . .
Louis W. Dwier to Amanda B. Dwier.S.
50 ft. L. 1, 2, East Paradise Springs
W. H. Wilson to Harold G, Ash, L. 1S,
B. 6, East St. Johns Sub. 

with a Add.

W. R. Knight to Budolph Becker, tract beginning in center line Columbia River highway and 128 ft. northeasteriy from line between Sec. 24, 35, T.

1 N., B. 4, E.

Lester O. Fellows to Laura A. Bitter
et al. part L. 19, Middlesex.

G. W. Priest and wife to Fred M.
Gearin, S. ½ L. 1, 2, B. 3, I. 4, B. 3,

Avola Avonia
United States to John Switzler and heirs

rieties of common glass are silica as the acid element; soda or potash as the alkaline base; and lime and oxide of lead as the alkaline earths. To the alkaline earths commercially employed there ought also to be added baryta and alumina, the former being used in the place of lead, and the latter being a common ingredient in certain kinds of glass.

Various authorities who have investigated the constitution of glass have endeavored to establish a chemical formula for what they term normal glass. The results arrived at, however, by different investigators disagree among themselves; and the balance of opinion is in favor of the 

Governor, Sheriff Are at Loggerheads

Springfield, Ill., March 25 .- (I. N. S.)-There is no indication that the deadlock between Gov. E. F. Dunne and Sheriff White of Murphysboro will be broken during the remainder of the term of the governor. At least Elston Scott, the negro who will be hanged as soon as an agreement is reached, hopes it will continue that

long and longer.
It is the first case of the kind in the history of Illinois. Scott was to have been executed last November, but Governor Dunna was incensed because Sheriff White made a public spectacle of the hanging of another negro the previous month, and insisted upon knowing how many people would see the execution of Scott.
The sheriff evaded the question. He

said merely that the hanging would be "legal." A stockade where the other negro was hanged was left standing for the execution, and as it would accommodate over 1000 persons, the gov-ernor believed the sheriff intended to have another "free show." He commuted the sentence of Scott for a month in order to give time for arriving at an understanding.

—Several Thousand in Use.

At the end of a month, the sheriff still refused to make any definite reply, and another reprieve was grant-According to reports received here ed. The deadlock has continued withfrom Berlin, the German army pos- out any show of relenting on either sesses a new type of machine gun, side, the last reprieve extending the which far surpasses all other weapons date of execution until May 10. Govof this kind. The new gun is said to ernor Dunne says he will continue refire over 1200 bullets a minute, and prieving the negro until Sheriff White

## Die on Same Day

Allentown, Pa., Maarch 25. - Mrs.

Sallie Leh, widow of Henry Leh,



Below-Grounds and house of English manor type on Willamette Heights belonging to Mrs. Willis Duniway.

One of the most attractive resi-| square, and the house sits on dences of the city, because of the crown 20 feet above the grade street. combined treatment of house and grounds, its commanding view'site and its fitting into the landscape so completely is the residence of Mrs. Willis Duniway on Aspen street, Willamette sleeping porch, is hot water neated, Heights. It is patterned after the and covers 35 by 50 feet of ground English manor type, with stucco ex- space. Lewis I. Thempson drew the terior and antique cut stone. The plans. While the house has been finroof is shingled with rough stock to ished some months this is the first imitate the old time thatch roof. The newspaper reproduction of a photogrounds surrounding it are 150 feet graph of it,

A sunken garden is in the rear. A garage has been built into the bank before the house in harmony with the main structure.

The house contains seven rooms and

## WHY OWNERS SHOULD HAVE AGENTS FOR PROPERTIES

Save the expense of having some one out any thought of cleanliness; one to collect the rent; we would rather could justly infer they lived that

pay to you. nal, is often made to owners of va- this class usually vacates without nocant property by prospective tenants, tice, oftentimes at night, too careless dictive to all agents as such a state- If vacant houses were not plentiful ment would imply, for it cannot be such tenants would find it most diffithat all agents or their collectors are cult to rent a house through an agent; mean things; nor are they moved by the poverty of their moral sense of a spirit of self abnegation to save obligation to an indulgent agent excharged for collecting, but it comes they should live in tents. 1 from a class who expect at some future time to be delinquent if they have not been in the past,

Often, where property is in the hands of an agent, they will take the trouble to hunt up the owner of the property and make the plea that they would rather deal with that person direct, in an abortive and generally use-less effort to eliminate the agent, In most cases, such persons are suf-

fering the effects of their failure to pay their rent in the past-they know that an observant and careful agent will give their past transactions a rigid scrutiny if there are any available means of doing so.

It would be a different thing for tenant having a reputation for willful non-payment of his rent to escape the inevitable result of such action, by reason of the interchange among agents of information concerning tenants who have occasion to move frequently-a courtesy that one agent

extends to another. Owners put their property in the hands of an agent to be relieved of its is the paramount thing. The farmer attendant care and annoynance, for which service is paid a small per cent road always remains. There is only monthly on the amount of rent collected.

Less Losses Result. A thoroughly systematized and competent rental agency can do this work

cheaper and better than the owner, and with less resultant losses. The owner, perhaps not so conversant with the different phases of human nature, is more easily imposed upon by the specious and plausible stories of many who do not intend to pay their rent voluntarily. The relationship between agent and tenant should be reciprocally pleasant,

if not cordial. The agent, fortified with a sound lease, firm, but not only serve a portion of the people and with a sound lease, hould have no secure a portion of the traffic, that is a problem all by itself. There trouble with his tenants, remember- the highway is the common property trouble with his tenants, femants, of all for the use of all, and that vey of the state, county and towns with human impulses, with diverse every pound almost of traffic, before this; due regard should be had to feelings and tendencies in varying degrees of nature's unfoldment. honest tenant and misfortune has come upon him, and he is temporarily without means to pay, be not harsh if you apples to ship to London may in the have to stand sponsor for him; it is first three miles reduce the grade of unnecessary for rent collectors to be apples from first class to fourth class, other than kindly in most cases.

You may engender a feeling with a sensitive person by a display of ugly temper, that would cause that person to vacate the house at the first opportunity; in that case you are doing the More money is wasted on improperly property owner a greater injury than I have heard persons whom we sub-

sequently found to be good tenants, with feeling so intense against an with receing no history live in try are: first, the buying and selling of talent of skill. Every time a highway a tent than rent a house from that egent. Agent Acts as Shield.

The agent stands between the owner and the tenant, he shields one from the fault finding and complaints of the other, yet he feels a strong interest in the welfare of the tenant, and is often the cause of that tenant's home conditions being improved-being in constant touch with him, ready and how to get them. In the old days willing to make recommendation to highways were built by slave labor; the owner where things are needed to then by military compulsion, and last of great importance just as soon as That agent who best serves his ten-

ants with friendly help and whose re-lationships are of the most agreeable nations. nature is best serving the one whom he represents; by keeping the tenants satisfied and contented he insures the owner their permenent tenantry.

The tenant owes it to the agent in return for the interest he has taken in return for the interest he has taken in the money spent is spent interest. Durid improved that to every man's door. I know well his welfare to keep the property in which to build roads, and that is that during my life time 80 per cent brains, the material which is the of all the roads must be earth roads. having a decent regard for the appear having a decent regard for the appear having a decent regard for the appear having a decent regard for the appear. answers his question. The sheriff having a decent regard for the appearance of his home could keep it.

"I do not care to rent from an agent | leave the houses they vacate withway; they never think of returning a This statement, says Spurgeon Wall- key they so persistently demand for ing in the National Real Estate Jour- every door upon entering the premises; they feel especially vin- in their haste to even close the doors. the owner the paitry commission ceeds the poverty of their resources;

The home, be it ever so humble, lessening the burden of the rent agent,

could be made attractive by the clean liness and care of its occupants, Yards kept clear of rubbish, flowers instead. improves your environment in your adornment of nature the best you can. Your greater satisfaction will compensate you in its enjoyment.

An agent takes a kindly interest in a tenant who is careful of conditions surrounding his home life. He feels that that tenant is more trustworthy, safer; he will be more inclined to indulge him if unable to pay his rent when due, and less inclined to employ

the forcible detainer or garnishment. "Vast Army" of Benters We cannot overlook the fact that more than three-fifths of the population of all large cities live in rented houses: the effect of the behavior of this vast army in respect to their home life and environs is far-reaching and as that behavior is good or indifferent, must have an appreciable bearing upon realty values.

A city, like the bodies of its individ-

ual units, is what we make it; all de-

pends upon ourselves whether it be a

fit place of abode. partments of a city government are interdependent; real estate bears the ourdens of taxation; and without the payment of taxes there would be no health department or police department or any other department, hence the coordinate branches of government should seek to aid and unlift realty conditions by every possible means at their command.

The health department in the forcement of the laws of sanitation among the tenements might include other places by issuing proper notices through the real estate agencies warning tenents to keep their premises clean with a possible inspection in justify it, and to prevent the littering of premises with discarded rubbish

The police department should make diligent effort to stop the destruction going on where premises are vacant. thus saving thousands of dollars an-

## EDUCATE PEOPLE THEN INSTRUCT ROAD MAKERS

By Samuel Hill.

In road making two things are essential; first, to arouse the public to the importance of highway improvement, and when the public has been educated to this extent a second necessity is to find men competent to build modern first class roads suited greater debt that he owes himself, to the traffic intended to be carried. Summarized, first educate the people, then educate men competent to build

First a few words as to the importance of primary transportation. It is hard to make the people understand that the road of whatever class it be may sell out and go away, but the one place to put a road, and that is the right place, and no compromise is ever possible.

The habit of building roads on section lines, or checker-boarding, was, I finally spoil a bushel, so one deprayed think, an invention of the devil; at character spreads its evil influence least, Satan has been the only one who has ever profited by this method of road building. Just fancy crossing the hesitate to say that the penitentiary Atlantic ocean with a steamer that ran comprises all classes of people, and around the section corners, or traveling on a railroad that turned square can be utilized to benefit the publis corners, as in city streets.

Highway Is for All,

How few people recognize the fact that the railroad built for profit can move over a highway. The west has rees of nature's unfoldment.

If he has seemed to you to be an come to understand that the freight should be built first just like rate begins at the farm house door; that the man who raises high grade by hauling them over a bad road. It seems almost like talking a, b, c

to speak of these things, and yet the road question is so little understood, a few words may not be out of place. one thing probably in America. One of Primary Businesses. I sometimes think that the three

great primary businesses of the coun- all by itself, and requires the highest noney; second, dealing in transporta- is improperly located, it places a tion, whether over a highway, railway burden on every man who. or by water, and the transmission of road and every man who is interested thought by telegraph or of speech by either as a producer or consumer of telephone; and third, the dealing in the commodities transported over that the great staples of the country, road, wheat, corn, coal, iron, etc. Let us assume then for a moment

that we all agree on the necessity of of all by voluntary governmental agreement, whether of communities, villages, towns, cities, states, or other desires arise which must

The money to pay for roads today can be obtained in one of two ways. either by direct taxation or by deterred loans through bonding. Both line and hereafter to be produced at methods are good provided always that the least possible cost. Don't try to the money spent is spent intelligently.

succeeds that does not utilize all its by-products. Our civilization makes a by-product for which we are one and all alike responsible, and the problem before us is to so utilize the labor of the convict that while he pays the debt he owes to the state he shall pay the and restore himself to citizenship.

William Allan Pinkerton, who has had perhaps more to do with convicts than any man in the United States, said to me: "Mr. Hill, your method is the only sound one ever advanced to utilize convict labor in building roads, because propertly applied the work of one convict gives employment to two free men, and in a great majority of instances the penitentiaries do more to foster crime than to prevent it"

Labor Can Be Utilised. "Just as one rotten apple will among others. I have had practical experience in this work and do not when properly organized their labor and the men as well. I could repeat many instances but it is unnecessary.

80 much for the method of financing the road. Now as to laying it out: Each read should be made a comprehensive sur-

conditions. The main trunk line roads great railroad. Boadmaking a Business.

This talk about market roads comes from people who are not thoroughly informed on the subject, because every trunk line road is a combination of market roads. No great railroad builds its branch lines first. It must be remembered that the road is there for all time. It must be remembered body has to pay interest on that capitalized mistake for all time to come, The days of experimentation have gone by. Road building is a business

Man Must Be Ped Pirst. I am speaking now of the commen

cial side of the question; I am not improved highways; the question is speaking of the social or spiritual progress to be obtained through improved highways, although there are the food question is settled. Man must be fed first of all; when fed, satisfied.

> the products now produced on the build improved hard surfaced roads

# Make your survey then so as to give the best possible location to move

he ever will give.

Convict Labor Favored.

The negro was convicted for a most brutal murder and the governor will mend as a good tenant one who has not commute his sentence.

Glad to Recommend.

Convict Labor Favored.

There is another way to build roads, and that is by the utilization of convict labor. No great corporation nent place.