

# City's Building Outlook For 1925 Is Promising; Realtors Are Optimistic

Eugene's real estate and building outlook for 1925 is the most promising in its history.

This is the opinion expressed by the real estate owners, contractors and dealers in building materials. All are setting up all previous building activity as the city finished the first half of 1925 with a total that exceeds that of six months of 1924.

Although the total value of building projected last year was \$2,734,000, the actual figure, it is estimated, will exceed three millions, said W. Alexander, city building inspector.

His report to S. W. Straus and company, who compile monthly and quarterly building surveys over the entire nation. The actual total will be more than 15 per cent more than the total of permits granted, Mr. Alexander declared, which would bring a figure up to \$3,144,922.

The figure up to \$3,144,922, the per cent covers short estimates, and applications not turned in.

From a real estate viewpoint, the prospects are exceedingly bright. All local offices are being besieged with inquiries in and around Eugene. Letters are coming from residents of nearby states, such as California, Washington, Idaho and Montana. However, the tendency to investigate the Willamette valley is all found in inquiries from South Dakota, Michigan, Kansas and several other western states.

Small tracts seem to be the most popular, many of the inquiries asking for prices on farms of from five to ten acres. A number are people who are seeking a good farm upon which to retire.

There is a noticeable lift in farm and property. Eugene realtors report. This is in line with the statement of a land authority recently that the farming industry has turned

the corner. Anyone who thinks he can buy a good farm six months from now at the same price he is paying now is kidding himself.

That Eugene is destined to become the "Los Angeles of Oregon" is the statement of a local realtor, who declares the city is so topographically situated as to be the greatest farming and business center in Oregon.

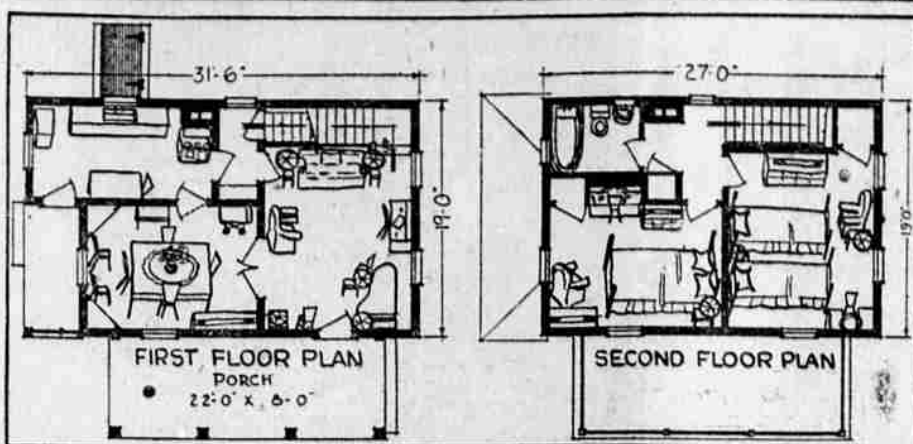
The coming year will see great headway made on closing the gap between the stub ends on the Natron cutoff, now operating from Klamath Falls north to Odell, and from Eugene several miles east of Oakridge. The prospect that the Oregon Eastern, now operating from Ontario and Vale, to Burns, will be pushed on across the state to connect with the Natron cutoff at Odell lake, the low pass on the Cascade range, thus giving southern and eastern Oregon access to Eugene, is turning the eyes of home-seekers toward Lane county.

Another source of new settlers for this section is in the ever-increasing tourist trade. Thousands of visitors go into the Cascade forest regions every year, and many decide, after their trip, to make Eugene their home. The University of Oregon, Eugene Bible university, business college, high schools, junior high and public schools, churches, shops, factories, mills, wholesale and jobbing houses—are all intellectual, moral and material assets that make the city attractive to any prospective home-seeker.

So Eugene business and professional men are making no secret of the fact that they are looking for a bigger and more prosperous year in 1925. Everything points that direction at the present time, one big step has already been taken in the building record made in the first month, and to predict that the city has much ahead of it in the next 11 months would be putting it mildly.

## NEAT COLONIAL HOUSE FITS SMALL LOT

Well Designed and Skillfully Planned Residence is But 19 by 31 1/2 Feet In Dimensions, But is Cozy and Well Arranged



(Copyright, 1925, NEA Service, Inc.)

HERE is a Colonial house for the tiny lot—a house only 19 by 31 1/2 feet, but well designed and skillfully planned.

The stained shingle roof and shutters afford touches of color in this "little white house with green blinds." You will get lots of enjoyment out of the big open porch. The balcony above it is characteristic and pretty.

From the entrance door one faces the handsome open stair on the opposite side of the living room, finished in mahogany and ivory to carry out the Colonial motif. French doors invite you into the dining room. A rear door from the living room leads to kitchen and basement.

The dining room is also at the front of the house. Built-in china closets in two corners afford storage, and yet take very little space in the room.

The kitchen extends just enough beyond the main portion of the house to permit of a door and service porch accessible from the front. Its long, rather narrow shape is convenient to work in, and there is ample room for the built-in dresser and work-table, as well as the sink, refrigerator and range.

The bathroom is conveniently located and compact. In the hall is a built-in dressing table that is sure linen closet with sliding trays and drawers.

Both bedrooms have cross circulation of air. One of them has, in addition to its regular hanging closet,



Floor plans and front view of small colonial house.

ated and compact. In the hall is a built-in dressing table that is sure linen closet with sliding trays and drawers.

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It should cost about \$5150 to build this house, figuring the cost at 30 cents a cubic foot.

## Parana River Tears Down Island; Builds Up Others In Place

Canada has a Kicking Horse River; Argentina has the Parana which performs that way, and just now is bulldozing in its perennial delta, trickling tearing down islands and rearing up new ones.

A trip up this beautiful, eccentric stream is described by William R. Harbour in the following communication to the National Geographic Society:

"We left Buenos Aires one cool, bowery morning in December (early in the side-wheel, twelve-ton steamers Berna, and after being out of sight of land for hours, a turbid, muddy sea, reached the confluence of the Uruguay and Parana rivers and turned northwest up the latter. The stream was miles wide, the color of coffee with cream, and broken by numberless marshy islands. The shores on the left were covered with plantations of poplar and willow.

At Second City

"Next morning we made our first stop at Rosario, the second largest city of Argentina and a notable shipping point for grain and flaxseed. It is located on high clay bluffs west of the river along whose banks there lie large grain warehouses and elevators which cut off our view of the city proper, with its 250,000 people, a large part of whom are Italians. The water beside the Rosario docks is deep enough for ocean freighters, and the city serves as port of outlet for great agricultural section.

About sunset, imposing white second church towers came into sight ahead, and rounding a great bend we came to Parana, capital of the province of Entre Rios. It is a town of 50,000 people, and sports large amounts of hides and cereals; its wharves are equipped with traveling cranes and backed by solidly built concrete warehouses.

"When day came the character of the country had changed. On each side stretched endless reaches of low, partially inundated country, densely wooded with strange tropical trees, interspersed with an occasional 'feather-duster' palm. The wide flood was dotted with islands, large and small, among which the buoyed channel meandered. Camalotes, which the Spanish dictionary defines as 'river banks in South America resembling a floating island,' began to drift by. Usually only a few would be joined together, but occasionally our boat would swing abruptly aside to avoid patches which had collected about some floating uprooted tree to form islands fifty feet across.

Stranded 'Islands'

"These camalotes make their appearance in times of high water, being carried out into the current from the adjacent swamps. They always harbor many snakes. In 1905 a great

flood brought so many of these 'islands' down the river that they stranded on the banks near Buenos Aires and thus constituted a public menace. Thousands of snakes, with an occasional wild boar or other animal which had become marooned, went ashore into the thickets between Palermo Park and the river, and a large force of policemen armed with machetes had to be put to work killing them.

"By the third morning the territory of the Chaco lay to the west of us, its largely unexplored swamps and jungles covering an area of at least 200,000 square miles, in northern Argentina, western Paraguay, and southwestern Bolivia. Were it not the home of the quebracho, that tree which is so important a source of tanning, the region would be even less known than it is.

"In the forenoon we reached Corrientes, capital of the province of the same name. It is a typically Spanish-looking, sleepy old place, with its one-story whitewashed brick homes showing only blank walls to the narrow, filthy, roughly cobbled streets.

"Immediately above the city the river is very wide, but, thanks to high water, we were able to stay close to the west shore, behind a string of islands. Fresh-water gulls, small cranes, and large, dull-blue kingfishers vied for interest with the alligators basking on the sunny banks.

"Soon we reached the confluence of the Parana and Uruguay rivers, and continued up the latter.

## GREATEST OF ALL LATE MIGRATIONS MADE BY PERSIANS

Bakhtiari tribesmen, again in revolt against the Persian government, provide a modern prototype of the march of the Children of Israel out of the wilderness, according to a bulletin from the Washington, D. C., headquarters of the National Geographic society.

"Only in the case of the Bakhtiari, who live in the wild west of Persia, their pilgrimage is accomplished every six months, and the trail traverses snow-covered mountains, icy streams, and other obstacles along which has been called the 'wickedest 200 miles in all the world.'"

Thunder of Hoofs

"Along with 50,000 of the men,

## LITTLE SUGGESTIONS FOR YOUR HOME

An Old Bookcase May Be Made Into Kitchen Cabinet; Slipover is Help For Old Furniture; Desk Finds Good Place by Window



An old bookcase may be converted into a useful auxiliary kitchen cabinet or group of pantry shelves, with a little effort. It may either be placed over the sink board, or even on the floor alongside a spare wall.

A slipover may transform an old and ugly piece of furniture into one that tones in well with the rest of the room. It can be made to cover the chair completely, with a ruffle along the bottom.

A desk, especially a flat-top suitable for home use, finds a good place directly in a window, where most light will fall on it. In this case, the desk should be placed so that its side is toward the room, and the window is to the left of the person sitting there.

## THEODORE ROBERTS BROUGHT BACK IN FILM 'LOCKED DOORS'

Famous Character Actor Does Wheel-Chair Part in New Play In Which Betty Compton Features

By JACK JUNGMEYER (NEA Service Writer)

NEW YORK, Jan. 31.—It takes days to teach a woman how to handle a trout line, but once or twice in a lifetime a man doesn't begrudge the time required.

So reads a subtitle in William de Mille's Paramount picture, "Locked Doors," which proceeds to divulge entertainingly what this (fortunately rare) altruism on the part of a fisherman may lead to by the way of trouble.

If the piece carries a moral, it is probably a warning to Waltonian gentlemen not to deprecate the fine art of fly-casting. At any rate, the trouble starts innocently enough along a mountain stream with a pretty flirtation when John Talbot (Theodore von Eltz) snags his hook on a shrub.

Mary Carter (Betty Compton) dabbling her feet in the brook, and herself unobserved, disengages the hook and mischievously attaches her kerchief to it.

John, as it falls out soon enough, not only hauls in the bit of lace but Mary's heart as well.

He invites her to partake of the trout at his nearby camp. There is a satirical scene where the fish are shown brooding in the pan, in the solitudes of the Sierras. Literally and figuratively, Mary has lost her wedding ring in the stream.

From this camp, with its sudden development of romance, the two leap from the frying pan into the fire, the latter being a burning house in which the husband of Mary, played by Robert Edeson, discovers the guil-



THEODORE ROBERTS

ty but overwhelming love between the two.

The covert affection is dramatically legitimized in the fact that the wife had never loved her husband, a situation suspected from the first by the hint. Nevertheless, and despite the warnings of his sister (Kathlyn Williams) he permits her to go on a mountain party where all but she "turn their backs on nature," as a subtitle sarcastically informs.

Returning home, their identity not yet established for each other, John and Mary meet again under the hus-

band's roof when he, confided the love his young protege has found for "some married woman," gives him unwittingly into the hospitality of his wife so that "she may help him forget" his infatuation. There you have the situation which eventuates in the fire and the revealing incident. "Locked Doors" serves to bring back to the screen after many months' absence from serious films Theodore Roberts.

Appropriately enough, he shows up in a wheel chair, as Mary's father, contributing comedy as a character who cheats at solitaire and inveigles everyone into giving him more than his allowance of "tonic." The part seems to have been written in especially for Roberts, and isn't significant in development of the drama. He is permitted a number of titles eulogizing the climate of California, which even the most rabid anti-Californian will not begrudge the grand old man of films when it is known that he recovered his shattered health in the hills of Hollywood, overlooking the studios where he clamped to resume work.

Betty Compton greets the picture by her presence rather than by her acting. Edeson is excellent. Von Eltz is pleasing as the young interloper who makes heroic but futile effort to check his infatuation. And Kathlyn Williams is her usual stately, charming self, though she, like Roberts, has little to do.

## POTENTIALITIES OF HAITI REVIEWED

PORT-AU-PRINCE, Haiti, Jan. 31.—(AP)—Desiring to bring before the American public a true picture of economic conditions in Haiti, and the possibilities in an agricultural way of its wonderful soil, General Russell, the American high commissioner, made certain specific recommendations to Washington. As a result E. Verne Richardson, of the American consular service, was assigned the task of making an economic survey of the republic, and is already at work.

While the productivity of Haiti's soil is vaguely known to the people of the United States, few are aware that 70,000,000 pounds of the finest coffee are harvested annually from plants growing in a wild state and that amount represents less than two-thirds of the berries that could be harvested by intelligent picking. Long staple cotton nearly the equal of sea island and superior to that grown in the United States, furnishes in a wild state and produces annually about 3,000,000 pounds. Alligator pears grow wild and they are large and have an excellent flavor.

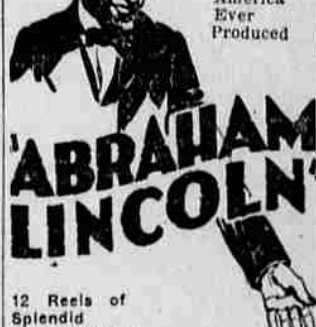
Haiti has the soil, climate and cheap labor to produce vegetables for the winter months to supply the east coast of the United States; all it needs is American capital and energy.

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