

REAL ESTATE AND DEVELOPMENT NEWS OF SALEM AND VICINITY

MUCH IMPROVEMENT WORK IS GOING ON

Business Structures As Well As Residences Show Rapid Growth of Cherry City.

MANY PEOPLE ARE BUILDING NEW HOMES DURING SUMMER

Suggestion That North Commercial Street Be Known As North Commercial Boulevard.

Improvements and building are being carried on with the same vim as during the beginning of the year in Salem, and many new business structures and residences are either on the rapid road to completion or started. Many of the proposed new buildings are already under construction and those that are to be either extended or torn down and rebuilt are beginning to loom up in bright colors in the form of freshly manufactured lumber and up-to-date architect.

The first recent improvement to buildings in the business district was begun last Tuesday when carpenters got busy on the old Ye Liberty theater. The rejuvenation of this popular play house requires many weeks of hard labor and considerable expense in order to place it in the condition which the management has planned. The work is being carried on with all speed possible, however, and it is probable that the new house will be open to the public within the next sixty days.

Ryan Ground Cleared.

Within a short time work will commence on the Ryan property on South Commercial street. Mr. Ryan intends to construct a four story brick building on the site between the old Illinois club building and the building now occupied by The Journal. The ground has been cleared of all the old rubbish and Chinese shacks, and it is the intention of Mr. Ryan to begin operations on the proposed new building as soon as possible.

The ground on which the Ryan building is to be erected is considered to be one of the most valuable business sites in the city and when the four-story brick building is completed, that section of the city will be marked with a great improvement over the old tumble down buildings formerly gracing that section. Just when Mr. Ryan will commence building is not known as yet, but actual construction will not be delayed according to the owner of the property and the building will be completed this summer if possible.

Hamilton Property Still Vacant.

While there has been no definite plans given out as yet concerning the Hamilton property on the corner of Commercial and Ferry streets, it is rumored that a nice building will be located on that vacant lot within a short time, the work to commence possibly this summer some time. This corner, which is located on the North-west intersection of Commercial and Ferry, is considered by local real estate dealers to be one of the most promising business building sites in the city, and that it will be put to a good use before long remains without question.

It is highly probable that either a four or seven story building will grace this property before next winter and that the owners of the land will get busy and improve the location during the next month.

In the event of the Hamilton property is improved, it is more than likely, according to reliable information, that the old building now occupied by the Salvation Army will be torn down and a new building erected on that site. A building composed of four or six stories on this site would compare favorably with the proposed building on the Hamilton site, and that corner will present a business-like aspect in the event these two lots are decorated with the proper material.

The following building permit were issued this week by City Recorder Elgin:

- Mrs. J. Gantenbein, dwelling house on North Cottage street, price \$2,900.
- George Petherer, 2140 Trade street, dwelling house, price \$2,200.
- P. H. D'Arzy, "Ye Liberty" theater, improvements, price \$5,000.
- Henry Zellar, 890 Cross street, dwelling house, price \$2,500.
- J. M. Clark, South street, dwelling house, price \$300.

Name Boulevard.

Residents along the improved portion of North Commercial street, have planned to re-name that thoroughfare. Several have suggested that it be called thereafter, the North Commercial Boulevard. The street is considered by numerous ones who have investigated it, to be one of the finest improved thoroughfares in the city, and on account of its length and glass of surface, it is

the consensus of opinion that it be termed one of Salem's main public drives.

The improved streets is 12 blocks long. Its surface is finished in the same manner as that finish placed on sidewalks and according to leading contractors, it is one, if not the best streets laid in the city at the present time. The route through which the street follows is also attractive.

PROTECTION FOR LAND OWNERS IS ASSURED

That old adage, "Don't buy a pig in a poke," contains the substance of very good advice for the man who contemplates going back to the land.

"Back to the land," is a fair cry, but it must be remembered that there is different kinds of lands, some good, some nearly good and some all bad. Then aside from land quality, climate rainfall or irrigation, locality and proximity to transportation must be taken into serious consideration.

City men, attracted by the advantages of present day farming methods or country gentlemen who want additional land or a complete change of surroundings, must closely analyze the crop possibilities and other opportunities that are inseparable from productive agriculture.

Hardly any one would be deliberately careless when the time comes to pay down real money, but lack of experience or actual knowledge concerning farm or other land leads many men into investments that turn out disastrously.

For the purpose of protecting its readers from every kind of imposition that might arise in connection with choosing and buying, the Capital Journal exercises unusual care in the publishing of ads. offered. It has nothing of its own other than the paper to exploit, but has simply placed itself, through the advertising columns, at the disposal of its readers.

Before taking action, whether it be in buying or selling, consult the advertising columns of the Capital Journal. Phone 82 for any information.

SUBURBAN REAL ESTATE REACHES A WARM SPOT

It's the one best time of year to talk about it. It's the one time when folks like to move out where there is air and sunshine and plenty of growing plants.

They like to think of cultivating their own gardens—having vegetables and flowers they have grown themselves.

Nature never is so wonderful as when it develops before the very eyes of those who sow the seed.

From the moment the first sprout peeks above the ground until maturity, home-grown vegetation is marvelous, interesting and even elevating to every member of the family, makes the children wonder and respect the Invisible Power that controls it all.

Why, real estate men, at this period your sales are ready-made for you. All you have to do is to locate the customers and lead them back to nature.

Advertising will get them for you. The Capital Journal goes into hundreds upon hundreds of homes. Put a little feeling into your message and send it to those nature-loving people. They will respond if you make the effort. Write out your ad. today and send it or phone it to Capital Journal, Main 82.

REMARKABLE POULTRY RECORD OF YOUNG GIRL.

Miss Anna Huntington, a tenth-grade pupil of Youncalla, Douglas county, is the winner of the special prize offered by Hauser Bros., of Salem, for the child who has hatched and has alive the most chickens June 1st. From January 1st to June 1st Miss Huntington had hatched 294 chicks of three different breeds, viz: R. P. Rocks, S. C. Rhode Island Reds and S. C. White Leghorns. The remarkable feature of her record is that she did not lose a single chick, but had the total number alive on the first day of June. This is really a rare record even with adult experts and speaks very highly for Miss Huntington's efficiency as a poultry raiser. Several others made very creditable reports.

The prize was an air-gun given by Hauser Bros., and a gallon of lice killer given by the C. H. Lilly Seed Company, of Portland, so Miss Huntington will be prepared to wage warfare upon the chicken-hawks, as well as the lice and all other vermin.

GREAT SUCCESS OF FARM CONTESTS IN TEXAS.

The Texas Industrial Congress, which as its name implies, has been organized to promote the industrial upbuilding of the great Lone Star state, has done notable work in stimulating interest in improved agriculture. In 1911 the congress inaugurated the series of contests that has done wonders for Texas agriculture. In that year 1746 persons in 161 counties of the state entered the contests. In 1912 the number of contestants increased to 4050, and in 1913 an increase of 170 per cent over 1912 was made, 215 counties being represented in this year's contests and

(the total number of entries being 10,869).

Each year the congress distributes \$10,000 in gold as prizes among the four classes of contestants. Class A is for a 4-crop model demonstration farm, the first to fifth prizes being \$1000, \$500, \$250, \$150 and \$100 respectively. Twenty prizes of \$50 each also are awarded for the 20 next best results.

The Boys' and Girls' Texas Corn Club is Class B, in which \$2500 is distributed among 55 prizes. The first to fifth prizes are \$500, \$300, \$125 and \$25 respectively, and 50 prizes of \$25 each are distributed for the 50 next best results. Class C is the Cotton Club, for which the same amounts are awarded in substantially the same manner as in the corn club. A special combination prize of \$500 is awarded to any contestant entered in classes B and C and winning first prize in each class.

Class D is for unirrigated forage crops; \$1000 being distributed in 12 prizes for the largest yields, cost of production considered, from two acres of either katfir or milo. Class E is of the same amount and for the same crops irrigated.

The slogans of the Texas Industrial Congress are "For a greater Texas," "Smaller Farms—Better Farming." As a part of its campaign of education the congress has issued a colored map of the state, showing the classes and number of entries in each county competing for the \$10,000 in gold. One county that in 1911 had only seven entries and in 1912 only nine, in 1913 leads the state with 505. The next on the list has 381 and the third 339 contestants.

VILLAGE AND COUNTRY MUST UNITE TO DEVELOP.

The Louisville Courier-Journal, commenting on community development, recently said:

It is simply an effort to do away with the imaginary line known as the corporate limits of a town, and to remove the artificial barriers between the city and the country.

Here is the comment of the Atlanta Journal on the plan:

So long as rural and urban interests are considered in any wise antagonistic or even independent, neither of them can develop as it should. The truth is the town and the district about it are vitally interdependent and each of them will progress to the extent that they realize and work together for their common welfare.

The Atlanta chamber of commerce has shown the proper spirit by developing a large measure of energy to the encouragement of rural interests. It has done a vast deal for the promotion of the boys' corn club movement, for the campaign against the boll weevil and other crop pests and for the general enrichment of rural life not only in Fulton and adjoining counties but also throughout the state.

It will be well for the boards of trade or chambers of commerce to remember that one of the surest means toward developing their own community is to aid in the development of the surrounding country and to enlist the co-operation of farmers as well as business men.

UNIQUE ROAD DRAGGING CONTEST FOR A COMMUNITY.

The merchants of Centerville, Ia., last week conceived and carried out a scheme for stimulating interest in their town and in the roads of their community that other communities would do well to imitate.

The merchants of the town got together and arranged to give numerous prizes to each farm who would visit Centerville on a certain day riding one of the split log drags that have so thoroughly proved their usefulness in improving country roads. Numerous prizes were given, the winner being designated by his age, the distance he traveled, the time of arrival and in other similar ways.

On arrival at Centerville contestants were registered and photographed. At the same time they were given a long, narrow ballot on which were listed the prizes to which they were entitled. Each winner then had to visit the various stores to collect the prizes. The success of the event is indicated by the fact that 152 farmers, accompanied by their wives, sons and daughters, drove drags from their farms to Centerville in one day.

Drag contests have been conducted in other Iowa cities, but Centerville last week broke all records. Among the winners were a young girl, who won the long-distance prize by coming 25 miles; a man 70 years of age who won a prize by his age, and a boy 10 years old who won a prize as the youngest contestant.

As the arrivals far exceeded the expectations of those contributing prizes a number of the merchants exhausted their supplies and were obliged to call on their neighbors for fresh stocks. Other merchants who had not been solicited to give prizes nevertheless, of their own motion, gave numerous and valuable prizes to winners. As the

plan was carried out many of the winners secured several prizes, each from a different merchant. Among the merchants contributing was the Fisher Lumber Company, which gave a bundle of yellow pine lath, the Hawkeye Lumber Company, which gave a bundle of cypress lath, and the Citizens Lumber Company, which gave two 2x4's. As each winner received a prize from each merchant, the aggregate of goods given away was considerable. The Fisher Lumber Company, for example, gave away in all 7500 lath, a bunch to each winner.

TEN COMMANDMENTS OF GOOD CITIZENSHIP.

- 1—Thou shalt honor the city and keep its laws.
- 2—Remember thy cleaning day and keep it wholly.
- 3—Thou shalt love and cherish thy children and provide for them decent homes and playgrounds.
- 4—Thou shalt not keep thy windows closed day or night.
- 5—Thou shalt keep in order thy alley, thy back yard, thy hall and stairway.
- 6—Thou shalt not let the wicked fly live.
- 7—Thou shalt not kill thy children's souls with poisonous air, nor their bodies with bad companions.
- 8—Thou shalt not steal thy children's right to happiness from them.
- 9—Thou shalt bear witness against thy neighbor's rubbish heap.
- 10—Thou shalt covet all the air and sunlight thou canst obtain.

SAVING ELK HEED FROM DESTRUCTION IN MOUNTAINS

The long promised distribution of elk from Jackson's Hole and Yellowstone National Park has begun. Thousands of the animals are now being rounded up by cowboys on the overstocked winter range in Wyoming and Montana, and are being shipped by the railroad to states that have sent in requests for them.

A carload of 80 elk, rounded up in the Yellowstone park region and shipped from Gardiner, Mont., the northern gateway to the Yellowstone, arrived in Denver the other day on their way to Arizona. These elk will be turned out upon their new range in Arizona. They will be protected from hunters, under state laws, and will be given opportunity to increase.

Herds of elk have recently been sent to Pennsylvania, West Virginia and California. Many other states have put in applications, and will be provided with shipments as fast as the animals can be rounded up. It was prophesied that, when this plan was adopted, the elk would not stand shipment, but the percentage of loss has been small. Only one of the Arizona consignment died en route. It is necessary to give the elk a rest every day. They are unloaded from the cars and put into convenient corrals, and, after a few hours' rest, proceed on their journey. In this way the loss is comparatively small.

The government was forced to adopt this plan to prevent the elk in the West from going the way of the buffalo to extinction. Most of the elk in the Rocky Mountains had ranged north until they reached the Jackson's Hole region south of Yellowstone park. Here they congregated in vast herds.

Last year congress appropriated a considerable sum for the care and feeding of the Jackson's hole elk, which were starving in the deep snows. Government employees, aided by ranchmen, carried hay to the elk ranges where they found conditions appalling, especially in the early spring. Hundreds of calves, as well as older elk, were dying of starvation. The lives of thousands of elk were saved by feeding, but it was soon demonstrated that this measure of relief was only temporary.

Longest Day in Year.

Washington, June 21.—When the United States weather bureau jotted down the minute the sun appeared over the horizon today, it recorded the initial note on the longest day of the year. Between sun-up and sun-down it will be fully fifteen hours. When the sun dips below the horizon tonight, it marks its highest notch, so far as late hours are concerned, and from this time until December it will make its daily farewell on a graduated schedule, clipping off a few minutes each day.

Can Throw Steers.

Stockton, Cal., June 21.—This is Stockton day of the four days of the frontier celebration at Agricultural park. All stores are closed and an even bigger audience was present at the park than was drawn at the opening day.

Bill Nevins and Willie Paiggett have thus far proved the stars among the cowboys at the celebration. They are the champion "bull doggers" of the West, throwing their steers from the running board of an automobile.

Getting Even.

Washington Herald.
"We are somewhat musical, and now the family next door is having the daughter take singing lessons."
"Emulation, eh?"
"Looks more like revenge."

CO-OPERATIVE WAY OF FARMING FAVORED

Farmers of Township in Allegheny Mountains Will Give Control of Land Through Corporation.

EACH FARMER WILL BE STOCKHOLDER IN IT.

Members Hope to Set Their Own Prices for Green Goods and Dairy Products This Year.

SCOTLAND YARD GUARDS KING AND QUEEN.

Windsor, Eng., June 21.—Under the watchful scrutiny of several hundred Scotland Yarders, 6000 persons today attended the brilliant garden party at Windsor arranged by King George and Queen Mary as a climax to the festivities of Ascot week. Reports for several days past that the suffragettes would attempt a demonstration were the occasions of extraordinary precautions to prevent the admission of any unauthorized persons. All were required to present their invitations cards at the big gate but in fear that some tickets might be transferred or even forged, detectives shadowed every one whose identity was not known to the gate officials and concerning whom there was the very slightest reason for suspicion. In addition to their majesties and members of the cabinet were at all times practically surrounded by small squads of Scotland Yard officers in the guise of guests, while an unusually large force of uniformed police were on hand about the grounds. The guests, who included almost the entire membership of parliament, the diplomatic corps and the leaders of European society, were brought from London by special train. The new Democratic American Ambassador Walter H. Page, in orthodox silk hat and "Prince Albert," with most of the embassy staff, enjoyed his first taste of royal hospitality. Queen Mary presided over the tea in the royal tent and Dr. Page was one of the few who took their tea from her hands. The Prince of Wales and a few of his Oxford friends were present, the prince having come home for his 19th birthday celebration on the 23rd.

The plan of the Salix farmers is to form a corporation in which all the farms in this section will be worked on the co-operative plan. Every farmer will be a stockholder in the company. He will oversee the work on his own farm, care for his own crops, and when the harvest season has arrived his farm will be visited by directors or agents of the association, who later will take charge of the produce and its sale. The farmer will get his share of the profits when the dividend is declared.

The association will elect a board of directors. It is said that practically every prominent farmer in that section will become a stockholder in the new part of Pennsylvania than are paid in New York City. The land is fairly fertile in the valleys, but there is always a shortage of produce, and the best of prices are received for garden truck, butter and eggs. Owing to the association.

Higher prices for butter, eggs and other farm produce are paid in this limited acreage of tillable soil, and the rapidly increasing population, prices are expected to go even higher.

This year, due in a great measure to the frosts, there promises to be an even more serious shortage, and it is expected that prices will again soar before the summer is many weeks older.

The farmers of Adams township are agreed that the sooner the association is formed and put into operation, the better it will be for them. They hope to be able to set their own prices for green goods and dairy products this year.

The association will have charge of the sale of all the farm and dairy produce, as well as of chicken and other poultry. This section produces a large amount of the food consumed by Cambria county's many large and growing coal, steel and railroad towns. Much of the produce also is sent into Somerset county, where large coal companies are operating.

The state grange and its branches have long been advocating the co-operative plan. In a number of sections in this part of the state co-operative stores are being planned. It is said that Salix also will have a co-operative store, which will place practically the entire business of the little town in the hands of a corporation. It is said that the grange idea of a co-operative system, which has been discussed here by local farmers for more than a year, is responsible in a large measure for the inception of the co-operative forming scheme.

CONDITIONS RAPIDLY NEAR CRISIS IN MEXICO

San Francisco, June 21.—Conditions on the west coast of Mexico are rapidly approaching a crisis, according to a letter received here today by Mrs. Frank L. Gluyas, from her husband, who is owner of one of the largest mines in Escuintla, and is associated with the Rothschilds and Barins in Mexican mining interests.

Gluyas says he left his mine several weeks ago for Mazatlan, expecting to sail for San Francisco. Hundreds of Americans are dying of fever and starvation about Mazatlan and Guaymas, unable to secure accommodations on vessels leaving those ports. The letter says that accommodations on all ships sailing for two months ahead have been sold, and that, unless some means of transportation is provided, many deaths among the refugees in camp will result. He pleaded that a warship be sent to relieve the sufferings of those awaiting escape from the war-swept coast.

WILL PUT CAPITOL IN SANITARY CONDITION

Also Coat of Paint Will Be Put on and It Will Be Much Improved in Every Way.

After being under the painter's brush but twice in a period of over 35 years, the state house will for the third time in its history receive a coat of paint. The building was erected in the early seventies, receiving a coat of paint at the cleaning which came in 1905.

Through the efforts of Secretary of State Olcott, the building will not only be painted but will be made more modern and above all be put in a sanitary condition. Secretary Olcott went before the legislature at the last session and asked for an appropriation of \$61,500 to go ahead with the work. The legislature appropriated \$50,000 and plans are being formulated for an immediate beginning of the work.

According to Secretary of State Olcott the work will be done by the day instead of by contract which will assure the state of a good job. After looking over a great many color schemes it was decided that the most serviceable and prettiest color to paint the building was of a cream yellow with a rough finish. The cost of the work will amount to about \$3,500.

Among the other institutions that are to be painted this year are the training school, the dormitory of the feeble minded school and the mute school. The penitentiary was painted some little time ago, while the asylum is being renovated by the inmates of the penitentiary.

Though it is the vacation season, the hay must be pitched and the cows milked.

Each age of our stives has its joys. Old people should be happy, and they will be if Chamberlain's Tablets are taken to strengthen the digestion and keep the bowels regular. These tablets are mild and gentle in their action and especially suitable for people of middle age and older. For sale by all dealers.

Flowers, vines and ornamental trees by the million are now being propagated in an enormous nursery on the ground of San Diego's exposition for decoration of the exposition buildings in 1915. The climate is such that the plants grow riotously whenever cared for and protected.

To the People of Salem.

We wish to again call your attention to the fact that we are sole agents in this city for Meritol Pile Remedy. Our success with this remedy has far exceeded our most sanguine expectations. Therefore, we are pleased to recommend and guarantee every package of Meritol Pile Remedy. Capital Drug Store.

Now inspecious widows with young children to support will not be so anxious to marry.

No Substitute could Do This.

No inferior substitute, but only the genuine Foley Kidney Pills could have rid J. F. Wallich, Bartlett, Nebraska, of his kidney trouble. He says: "I was bothered with backache and the pain would run up to the back of my head, and I had spells of dizziness. I took Foley Kidney Pills and they did the work and I am now entirely rid of kidney trouble. My father-in-law, now past 93 years, has taken them and they have added years to his life."

Spruce Lumber

Carried In Stock

We have just received a car of Wide, Clear Spruce, and can take care of all orders.

Spaulding Logging Company

Front and Ferry Streets Phone 1830