

REAL ESTATE

CONSTRUCTION TAKES BOOM

Buildings Under Way or Whose Early Construction Is in Contemplation in Phoenix, Vicinity and Elsewhere in Arizona

If anyone wishes further proof that there is an extraordinary amount of building under way in Phoenix and all Arizona, he has but to go to the office of Royal W. Lescher, architect, in the National Bank of Arizona building. An interview with Mr. Lescher yesterday resulted in ascertaining a number of facts chronicled below, all of which business emanated from this one office. Plans are complete and bids ready to be called for on the new Littleton schoolhouse ten miles west of Phoenix near Cashon station. Plans are about completed for a new general hospital to be erected by Dr. R. F. Palmer at Mesa. It will contain seven wards beside the operating rooms, kitchen, offices, etc. The cost of this will be about \$5000.00. Plans are being prepared for a fire-proof apartment house to be constructed by Dr. J. A. Messinger near his residence on the Indian school car line in Baltimore Heights.

Plans have been completed for the Methodist Deaconess hospital. This project is now assured and it is intended that construction will start within sixty days. The first construction will be in the nature of a large wing, of what will ultimately be a very fine set of buildings. The cost of the wing to be constructed at present is \$20,000. This hospital will be constructed on ground already owned by this institution, which is the vacant block west of Five Points in University Addition.

The contract for the Heard school house has been let to G. A. Threlkeld. The low and successful bid was \$6800. Mr. Threlkeld also was awarded the contract for the building of the assembly hall for the South Side Ladies' Aid society. This is to be built two miles south of Phoenix in the Heard district. Contract for the new Murphy school house southwest of town has just been awarded to the Brawner-Hughes-Nelson Construction company at the bid of \$5560.

T. B. Stewart was awarded the contract for the Mrs. McDougal residence at Kenilworth place at a bid of \$6500. The plans have been completed and bids are being asked for the new sub-

urban residence for H. C. Baldwin. This will be located in Orangewood at the corner of Central and Northern avenues and the cost will be between four and five thousand dollars.

Mr. Lescher's operations indicate growth in other places in Arizona as well as in Phoenix. Bids are being taken for the store fixtures of the Lescher building in Mesa. These fixtures will be of the most modern type marble base, plate glass display, etc. The building with the fixtures is costing approximately \$20,000.

Plans have been completed and bids are being taken for a schoolhouse at Flagstaff, which will cost approximately \$18,000. Work is practically completed on the Williams school house and it will be ready for occupancy when school opens the third of next month. A contract has been let to Henry Rockmark for the remodeling and repainting of the third floor of the main building of the Northern Arizona Normal school at Flagstaff.

Mr. Lescher also has completed the plans for the Episcopal church to be built at Flagstaff at a cost of \$5000. Mr. Lescher is architect for the construction of the Administration building under course of construction at the state asylum for the insane. He reports that the building will be entirely completed within the next thirty days.

WORK RESUMED ON REGHETTI BLOCK

End of Delay Occasioned by Lack of Material

L. A. Amrault, the contractor, reports resumption on the construction of the Reghetti business block at the corner of Monroe and First streets. The delay in the work for the last ten days was occasioned by having to wait for iron and steel beams. Present construction is confined to the rear of the building. The lease of the Taylor paint shop now having expired, the old adobe building that for so many years has been a landmark in Phoenix, will be destroyed and the block continued along First street facing Monroe street. The size of this building will be 50 feet by 137 1/2 feet. It will be one story high with a plate glass front and it is to house six store rooms.

THREE NEW HOMES

The Capital Improvement Company will start construction this week on three modern residences in Woodland Park. They will be constructed on lot 8, block B, lot 9, block A, and lot 2, block A.

MORE MONEY IN RESIDENCES

Tastes as Well as Means of Citizens Have Improved as Is Reflected in the Character of the Newer Homes

A few years ago the average price per house was around \$2500, today the taste of the home seeker and his means have improved to such an extent that in order to reasonably satisfy it, the builder of homes has had to increase the cost in order to install the many comforts that the housewife demands. The old days of the brick foundation are gone never to return, concrete is now used exclusively. Wooden floor porches are fast giving away to cement and the change spells a volume for sanitation as well as solidity. The small low roof with a lean to over the front and rear porch has been abandoned and in its place we have the high roof covering the entire building in one sweep and the large overhanging eaves, this change making the house many degrees cooler. Hardwood floors are now the accepted flooring and the many clever conceits in the design of the living and dining room has done more than anything else to popularize the bungalow type of houses. In the kitchen perhaps no improvement is valued more by the tidy wife than the new woodstone sink and drain board that completely encircles the sink. It is a new chemical process that casts in one piece and when finished has all the appearance and durability of stone and its sanitary feature is a great help to a clean kitchen. A great deal of credit is given the Home Builders as they were among the first to take up these various improvements and insist that they should go in all houses. At the present time they are equipping ten houses at an average cost of \$3000 with the latest practical ideas in home building and when finished they will equal the best to be found anywhere. During the coming week the Home Builders will break ground in Las Palmas for a \$4500 house. Plans are being prepared for six more that run in price from \$2000 to \$4200.

Contributions to The Republican Want Ad section are good business-get in on it.

THIS MONTH A GOOD ONE

Building Record of August in Opinion of Inspector Creighton Ought to Excite Enthusiasm of Phoenixians and Month Not Over

If any man lacks enthusiasm over the prospects of Phoenix and the work that is now under way he has but to talk to James Creighton, city building inspector. So far in August Mr. Creighton advises there have been issued 43 building permits. Some of the ones most recently issued are, for a \$1500 cottage for Mack Dodge, on lot 8, block 3, in Porter-Baxter subdivision; a \$1200 cottage for F. D. Baldwin on lot 11, block 17 in Linville addition; a \$3,000 cottage on lot 1, block 1, Brill addition; a \$4,000 cottage on lot 9, block 1, located on Roosevelt street, in Kennilworth Place, for C. S. Keefer; a \$2500 cottage on lot 6, block 3, Capitol addition for C. M. Perry; a \$2,000 house for C. A. McCoy on lot 11, block 1, Brill addition; a \$2,000 house on lot 6, block 6, Park View for Henry Hepworth; a \$2200 house for M. Carow on lot 2, block 22, Capitol addition; a \$2200 house for Mr. Henkey on lot 8, block 22, Capitol addition.

It will be noted that building construction is not confined to any one district, in Phoenix. Mr. Creighton has just awarded a contract for E. W. Wells of Prescott to Mr. Threlkeld for a one-story brick building to be constructed, for the use of a California man as a restaurant, at the corner of Adams and Second Avenue, facing the Board of Trade building. The size of this building will be 50 by 137 1/2 feet.

He also reports that plans and arrangements are being made for the immediate construction of a \$10,000 two-story building for Lewis Kileen, and a \$10,000 two-story building by Mrs. Laurabelle Hageman to take place of the property recently burned on East Washington street. In the same district Mr. B. Luffy has arranged to remodel his block and expend about \$10,000 on the same. Mr. Creighton is at all times extremely optimistic and predicts Phoenix will have a population of one hundred thousand instead of fifty thousand that has been so frequently predicted of late, and anyone coming in contact with the development of the city as does Mr. Creighton doubtless would feel that was a reasonable estimate. Says Mr. Creighton, "More building permits have been issued so far in August than issued for any other month in the history of Phoenix. This is but a continuation of an immense amount of building which has been going on for two years and yet there is hardly a house for rent in town. The growth is very healthy and is due to the agricultural developments and the fact that large prices are being received for all kinds of farm products together with the fact that many industries are being projected in Phoenix. It is fast being learned that Salt River Valley has the best all-year-round climate of any country in the world."

OUTSIDE AFFAIRS OF A NEW FIRM

Messrs. Fields and Hammels' Real Estate Greeting Ready for Business September 1.

The members of the new real estate firm of Fields and Hammels have been busy the past week making arrangements to have personal affairs in shape so that all their time can be devoted to the real estate business the first of September. Yesterday Mr. Fields purchased seventy high grade Holstein milk cows at \$90 per head. Six thousand three hundred dollars is a nice piece of money for a single purchase in cows. Mr. Fields expects to buy another herd next week of fifty more milk cows. He is establishing a dairy on his big ranch at Liberty. Milking machines have been purchased and are to be installed at once. Mr. Hammels reports that next week his alfalfa holler will finish a five weeks' run on the Buckeye. The yield has averaged, says Mr. Hammels, 200 to 500 pounds per acre. The seed is worth 10 cents per pound at the holler.

This firm is devoting considerable time to listing properties now, and have arranged for two pieces of suburban acreage which they will subdivide into lots for the worker this winter.

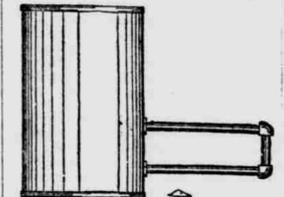
NOTICE FOR PUBLICATION 010280

Department of the Interior, U. S. Land Office at Phoenix, Arizona, August 9, 1912. NOTICE is hereby given that Margaret E. B. Thompson, of Cashon, Arizona, who on May 2, 1910, made Homestead Entry, No. 610280, for Lot 3 and SE 1/4 NW 1/4, Section 1, Township 1 N., Range 1 W., G. & S. R. Meridian, has filed notice of intention to establish claim to the land above described, before Register and Receiver, at Phoenix, Arizona, on the 11th day of September, 1912. Claimant names as witnesses: J. Henry Kip, of Cashon, Arizona; Langdon C. Haynes, of Cashon, Arizona; Adah L. Springer, of Cashon, Arizona; David H. Lenox, of Cashon, Arizona. FRANK H. PARKER, Register.

SAVE YOUR FENCEPOSTS.

Dip Their Ends In Creosote and They Will Last Twice as Long. The Missouri experiment station has issued a circular on fenceposts, telling how to prolong their life. It says that wood does not decay for the same reason that iron rusts, but because the tissues of the wood are destroyed by low forms of life called fungi. This rot of the wood produces spores, which may be scattered by the wind and thus spread the decay.

A fencepost will decay most quickly at the surface of the ground, for there the conditions are most favorable for the growth of the fungi. Wood that was kept entirely under water would



TANK FOR DIPPING POSTS.

not decay for lack of air. Bog oak is dug from the swamps in Ireland, where it has lain for centuries, and then made into furniture.

Various methods are suggested for prolonging the life of fenceposts. Piling stones, ashes or gravel about the base will help, and so will setting the post in cement or concrete. It also pays to char the ends of the posts over an open fire, but the charred part should extend at least six inches above the ground. Creosote is a good material for preventing decay. A tank like the one shown in the picture given above can be used for this purpose. The arm of metal pipe is put over a fire, which causes the circulation and raises the temperature of the creosote. When treating, creosote is put into the tank, the fire is built under the arm and the temperature raised just above the boiling point. There ought to be enough of the creosote to cover the lower forty inches of the post. The posts are well seasoned with the bark peeled off. Then they are put down into the tank and kept there about two hours, after which they are ready to set.

This treatment will greatly lengthen the life of a post, and with creosote at 15 to 20 cents a gallon the cost will be 6 to 8 cents for a post and will practically double its life.

Good Investments.

Every dollar spent in buying needed equipment for the farm is an investment that the farmer should be glad to make. It is the duty of every farmer to keep posted upon new implements, and whenever one is found that saves labor and brings returns buy it for the farm.

ALFALFA "MUSTS."

Things to Observe if Grower Wants to Raise the Best Possible Crop. These "musts" for the alfalfa grower were prepared by Professor W. H. Olin at the head of the extension department of the University of Idaho:

- First.—Use only clean, vital, well acclimated seed.
- Second.—Use, for alfalfa, land which has previously been well cultivated and which has good under drainage. Thorough drainage is chief among the requirements for this plant.
- Third.—Preparation of seed bed must be thorough and should be on ground plowed in the fall for spring seeding and on spring plowed ground for fall seeding. No field crop pays richer revenues for thorough preparation than alfalfa.
- Fourth.—Have your seed bed first well pulverized, then firm, next moist surface soil, devoid of hard lumps and well planked or leveled.
- Fifth.—Sow on irrigated land with a drill evenly and at that rate of seeding which will give you a good stand, provided seed and bed are what they should be. Follow drill with a smoothing harrow as soon as possible, cross harrowing the field.
- Sixth.—Prevent crusting of surface soil at period of germination and early stage of growth.
- Seventh.—Use common sense and good judgment at all times.
- Eighth.—An alfalfa renovator is an indispensable tool for cultivating alfalfa in the field.

Birds and Berries.

There are various ways of protecting berries from birds. On small patches fish net or any coarse netting is a good protection. Mosquito netting is not so desirable, as the fruit often does not mature so well under its close mesh. A favorite method in England is to stretch black thread back and forth above the berries. It is said that the birds are afraid of this.—Farm Journal.

Peas For Seed.

It is cheaper to buy seed peas than to waste the exertion of your vines in trying to mature them. Keep them picked as soon as large enough for the table and the usefulness of the vines will be prolonged.

Is your local market well supplied with fresh vegetables? It may pay you to look after this matter. There are splendid opportunities in vegetable gardening near many towns and cities.

Hire a little salesman at The Republican office. A Want Ad will see more customers than you can.

SAN-A-COTE

Why Do you have your walls and ceilings covered with germ-breeding wall paper or unsanitary kalsomine---

---when 2 coats of

SAN-A-COTE (without sizing) will give a beautiful effect, make your walls longer lived and always look well. It will not fade, spot, streak or rub off.

A SAN-A-COTE wall can be washed any number of times—is non-porous and moisture proof. Ink spots, grease, finger marks, etc., can be easily removed.

It is fadeless, permanent, washable, sanitary and economical.

Use it on your KITCHEN and BATHROOM.

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THE BEST WEEK OF THE SEASON EARLY DEMAND FOR RESIDENCES

Late Sales by T. M. Burroughs & Company Houses Taken Before They Are Completed

The real estate office of T. M. Burroughs and Company had one of the most successful weeks of the season and report a large number of small deals. For J. T. Bowles they have sold the house at 1129 South Sixth Avenue to Lillie Klishev, and the house at 821 South Sixth Avenue to Harry Nace. This same firm sold the property at 1550 East Monroe street to J. J. Mitchell. Two lots in block 10 of Grand Avenue Addition were sold to Lillie Klishev. A house south of the Library at the corner of Madison and 11th Avenue was sold to E. E. Bogue. Lot 18 in block 2 of Evergreen Heights, lot 15, block 5, and lots 19, 20 and 21 in block 6 Burroughs Addition were sold to H. W. Kuelling. Mr. Burroughs purchased the house at 749 North Fourth street. Another property just sold by this firm was a three-room house and lot in Indianola Place to R. J. Brice, an employee of the Dorris Grocery company.

Another illustration of the great need of residences for the coming winter to take care of the people is the experience of E. A. Spaulding, the contractor. He has just completed a beautiful residence at the corner of Seventh street and Taylor. This he built with the intention to sell, but before completed he was offered a good price for a long term lease and rented it instead, to Mr. H. W. Daykin, one of the new proprietors of the Miller-Steering Company. This house, just completed, is of brick and a stiple finish, contains six rooms and a large screen room. It is fitted with every modern convenience, built-in bookcases, and a large stone fireplace. Mr. Spaulding also has under course of construction a very fine home at 643 North Fourth Avenue. The walls of this will be brick with black mortar.

AN IMPROVED HOME

F. B. Wise of the Valley Realty and Trust Company has let a contract for the remodeling of his beautiful North Fourth Avenue home. The wood work and floors of the interior will be hardwood. The front and side verandas will be floored with cement. When completed the building will have a decidedly better appearance.

OVERDONE ACQUAINTANCE

Brown—I wonder if Smith would endorse my note? Jones—How long has he known you? Brown—A month. Jones—I'm afraid that's too long.—Chicago News.

See These Homes

A fine twelve acre Central avenue ranch. The improvements are good; place is fenced and in alfalfa; good young fruit; soil is sandy loam easy to work and very productive. This is one of the good ones and \$1500.00 will handle it.

Another good one near the Wilson school, ten acres with small frame house and good well. Soil is specially adapted for fruit, berries and trucking. Row of fine old trees along north side of the place. Located as this place is, close to the S. P. grounds, makes it very desirable and a bargain at \$23,500; good terms.

A good brick house with about an acre of ground, located on the Indian school car line and Virginia avenue. This is a corner lot and will subdivide nicely. The owner does not live here and has made a very low price for quick sale. Don't miss this, it's good.

For prices and terms see

Snively & Peirce

17 West Adams Street

KENILWORTH

Is the choice new residence tract that has set the pace for high class homes in Phoenix. Already a dozen of the most beautiful residences reflecting art and taste in modern home life are completed. This tract is 80 acres—protecting a large area—all wide avenues, palm lined, improved streets with all modern city conveniences. Fifth Avenue street car line passes through middle of tract. It has the right close-in location.

We will give special discounts and special terms to prospective home builders.

The air is better in Kenilworth—it is the high part of Phoenix.

Take Second avenue car; go out and see Kenilworth; the right place for a home.

HARTRANFT & TWEED Owners. W. M. COSTLEY & CO. 17 E. Adams St.

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AND WHERE VALUES ARE SUREST TO INCREASE

It's Around the State Capitol

Every Convenience 15 Minute Car Service

We have several splendid modern houses now being completed, ready for sale. Our proof that they are the best built houses at prices less than can be found anywhere in Phoenix, can easily be shown you if interested.

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