

# BIG SWIFTING IN PRESENT MONTH

### Number of Large Buildings Announced for Early Construction.

### SWIFTS ASK FOR BIDS

#### Blueprints Received of Foundation Plans for Packing-Plant—Portland Only City to Make No Stop in Work Started.

So many large buildings figured in announcements made of operations in the last 30 days that smaller buildings projected have been overshadowed. At the same time there is no falling off in issuance of permits for new buildings, especially for dwellings, and the month will take a high place in comparison with records of recent years.

Thursday the Union Meat Company received from the engineering and construction department of Swift & Co. blueprints of the piling and foundations of part of the buildings to be constructed down the Peninsula. C. C. Colt, president of the Union Meat Company, says that local contracting firms are asked to bid and that they have a good opportunity to get the work, provided their bids come within the estimates prepared. Otherwise the work will be done by the company.

So far dredging the channel and filling in the site are the only portions of the work done, but the expectation is to begin actual construction of buildings as soon as bids have been submitted and agreed upon, possibly within the next 60 days.

#### Extent of Big Plant.

It is well again to refer to the extent of the buildings that are to constitute the main portion of this plant, which, when completed, will be the most important enterprise under consideration for the Peninsula district. The main building is to be six stories in height and to be either of brick or concrete, not yet determined. It will be 200x150, with an annex 150x75, and the approximate cost is placed at \$500,000. The Swift Company's engineers are preparing plans for four other buildings, each of which will be about 100x150, and two or three stories high. These are to be the wool house, the factory, box factory and engine-room and machinery department.

When building begins there will be employment for hundreds of skilled workmen of the different trades, besides a large number of laborers. As outlined, this employment will extend over at least a twelve-month, and the probability is that some of these work people will be inclined to build dwellings in the neighborhood of the tract, so that they may be near the scene of their employment. This demand will be felt not only by the Kenton townsite agency, but by owners of other plots along Columbia boulevard and adjacent thereto.

In the permits issued the past week for dwellings the average valuation as reported to the Building Inspector was somewhat above the record of previous weeks of the month. Average reported valuations had been \$290, whereas last week it was \$390. There happened to be no permit for a residence to cost above \$10,000, so that the permits for the class of houses customarily built by wage-earners, an indication that thrift is one of the characteristics of Portland working people.

#### Erect High-Class Residences.

Several architects are at work on as many plans for new residences of the highest class. Some of these mansions are to be built on the streets bordering the hills and others on the East Side, in different localities.

The good condition of the local market referred to in last week's comment continued through the week just ended. No sale of any great magnitude was reported, but nearly every realty dealer in the city seen through the week made some important deals pending, and those who did not make that report said they knew of such deals being handled. There appeared to be little effect on the way other in the market over the stirring events in Chicago. Some timid dealers assert that a more settled condition of the market will come after the election in November, but are unable to explain what better condition is in store. All admit a healthy state right now, but indicate that mysterious "Eastern capital" will flow out to the Coast as soon as the election is decided.

#### Offers Best Opportunities.

Others give a more reasonable explanation for their belief that an active inquiry will mark the Fall months, one being that Portland continues to offer better inducements for the investment of surplus funds than any place on the Coast. When the crop money begins to arrive it will again seek this market, to a greater extent than ever before.

A great deal more outside capital is invested in Portland realty than is generally supposed and hardly a week passes that does not bring to the city men of large means who have been attracted here by reports of the available money, and who have investigated these reports and found them not exaggerated. Then they pack up and come to make their homes in a community so richly favored.

Portland just now presents an object lesson that probably has been overlooked or at least escaped public comment. Reports coming from all the large cities of the country are that work has stopped on a certain proportion of buildings under course of construction. One cause or another is given for this cessation of work—lack of funds to proceed, labor troubles, scarcity of building materials, overbuilding.

#### No Stop in Portland.

How is it in Portland? There is not a single building, big or little, now under way upon which work is not going forward in the most satisfactory manner. There is plenty of available money, workmen are contented and when not employed on buildings for somebody else, are working on their own homes; there is no scarcity of building material, except that in a case here and there contractors are compelled to wait for material that can be obtained only in the East. When it comes to overbuilding, those best informed say it will be years and years before our builders can catch up with the demand for dwellings and business buildings.

#### Buy Hood River Property.

H. M. Abbott's 2 1/2-acre farm was sold this week to E. E. Gould, of this city, through the agency of Devlin & Firebaugh. The property is located in the famous Crapper district, about seven miles from Hood River. The consideration was \$10,000.

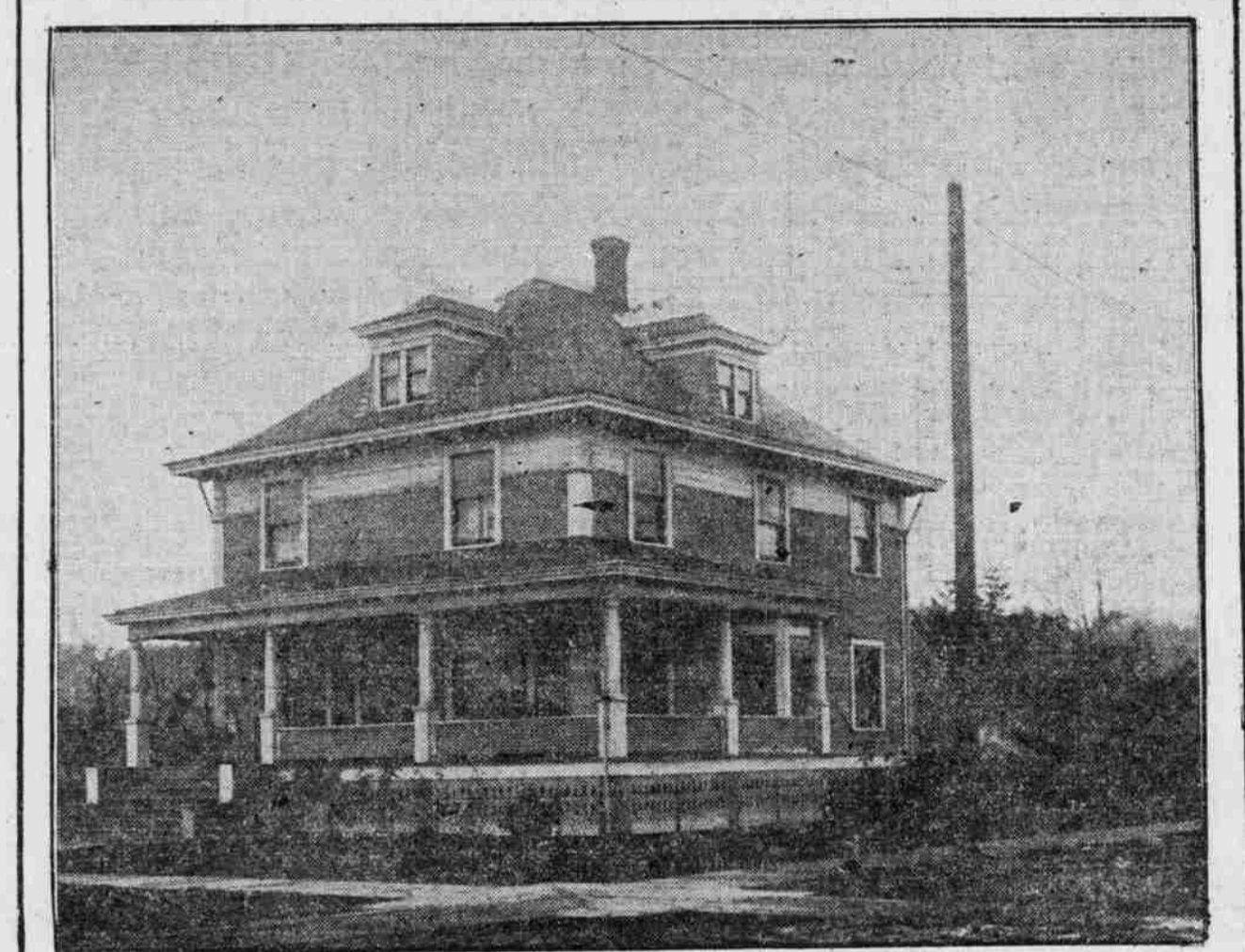
# TYPES OF BEAUTIFUL HOMES NOW BEING BUILT IN ALL PARTS OF PORTLAND



RESIDENCE OF J. S. CARTER, 621 JACKSON ST. PORTLAND HEIGHTS.



RESIDENCE OF J. G. PFUNDER, 302 20th ST. COR. MYRTLE.



RESIDENCE OF A. C. MOWERY, COR. SPOKANE AVE & 11th SELWOOD.



RESIDENCE OF DAVID J. HONEYMAN, 193 KING ST.

## EMPLOY MANY MEN

### Country Club Will Rush Work on Grounds.

### TRACK TO HAVE NO EQUAL

### Interest Increases in Summer Harness Entries, for Which Exceptionally Fast Horses Have Been Entered From Many States.

### Offers Best Opportunities.

With the coming week increased gangs of workmen will be given employment on the tract of the Country Club and Livestock Association in order that the vast amphitheater, with its track, stables and other buildings may be completed in ample time to welcome the holding of the first Pacific National meet in September. This will include a harness racing programme as good, if not better than any that has ever been run off in this section of the country, and will bring together in the ten class events more than 150 candidates for the various individual purses which aggregate \$40,000.

Besides the harness races, there will appear in the show ring an array of thoroughbreds which will by far exceed anything the Northwest has ever seen, for the interest in the meet is by no means local. Every state on the sunset slope of the Rocky Mountains, and several states in the Rocky Mountain region will have entries.

The racing barns and the show stables are well advanced now, and within a few weeks will be ready to receive the ribbon-seeking candidates of the show ring and the contestants for records on the magnificent mile track which is being rapidly rushed to completion.

### Show to Be Great Event.

While the lists for the early-closing events are already completed, guaranteeing a racing programme of unusual interest, entries are coming in at Country Club headquarters every day from horse-owners, stockmen and breeders which indicate that the first exposition in this city will rank well up with the exhibitions at Chicago, St. Paul, Minneapolis and Denver. The greatest sires and dams on the Pacific Coast will appear, as for instance, Bertha, dam of 19 foals, nine of them in the standard list, and owned by J. M. Crellin, of Pleasanton, Cal. Her latest and 19th foal, Ruby Light, sired by the great Arcelle, will be in the ring.

Mr. Crellin is dividing his time between Portland and Salem in making arrangements for displaying his stables at both the Oregon State Fair and the Pacific National here, the week following. He has inspected the track and the equipment of the Country Club and has declared that there isn't a track or show ring in the country that can beat it. The grading of the track will be completed within the next two weeks and the surfacing will begin early in the coming week, and it is estimated that all preliminary work will be finished in time for tests and trial heats on the fine track some time in August.

## BUILD LARGE WAREHOUSES

### NEW EAST SIDE BUSINESS DISTRICT FORMING.

### Over \$300,000 Represented in Four Structures to Be Completed Within Current Year.

Contracts for the warehouse for Devlin & Wallace, to be built on East First and Taylor streets have been let. Max Lystrup obtained the contract for the carpenter work and Litherland & Abrey that for the brick work. The building will cost \$25,000. For this structure the foundation and basement have been completed. The walls will be of reinforced concrete.

Excavations for the Selling brick building on the southwest corner of Grand avenue and Belmont streets are well along toward completion. This building will be three stories and cost about \$25,000.

Architect Legg is preparing plans for a four-story warehouse on East Eighth and Belmont streets, 130x100, for \$25,000. It is for the Campbell Automatic Gas Burner Company.

Lewis & Lewis are drawing plans for a four-story warehouse for Parlin & Orendorf, to be built on a site bounded by Belmont and East Water streets and the Southern Pacific tracks. The frontage on Belmont will be 200 feet and on East Water street and the Southern Pacific tracks 100 feet. It will be of brick construction. For fire protection the building will be provided with automatic sprinklers.

John grain dock will cost \$60,000. This does not include other buildings and street improvements for which it is estimated at not less than \$2,000,000.

There is a good demand for property on the Peninsula. Neils & Baughman report the sale of the northwest quarter of block E, consisting of eight lots, sold to G. F. Berger for \$900. Mr. Berger will erect eight two-story houses on the property. They also report the sale of D. Baughman's residence, 1218 Maryland avenue, to A. Gulovson for \$300 cash, and

Olympia Malt Extract, good for grand-ma or baby. Only 15-100 of 1 per cent alcohol. Phones: Main 671, A 2467.

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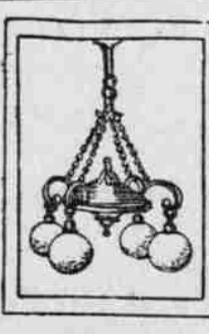
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