

## REALTY MARKET IN GOOD SHAPE

Steady Demand Is Shown for Residence Sites and for Warehouses.

### TENANTS LEAVE OLD FLATS

Large Number of Modern Apartments Attract Renters—Progress Made With Big Structures and Work Promises to Continue.

BY JOHN J. HARRISON.  
Taken altogether, realty deals for the past week made a handsome amount of business, considering the time of year. There would seem to be no slow season for realty transactions to fall off in the winter months in Oregon, especially in this part of the state, for weather conditions are such as to permit examination of pieces of ground at almost any time of the year.

This is true of suburban tracts as well as inside properties, and selling agents for outlying lots report a brisk business on both sides of the river. All along the borders of the city, where tracts have been platted and put on the market, purchasers appear to increase in number rather than show a falling off. On the lower Peninsula, where new streets are being cut through and former ones undergoing repair, the sales are of a most satisfactory nature. During the week announcement was made that a sawmill of 10,000 feet daily output is to be built adjoining the Swift packing plant, one of the purposes in view being the manufacture of boxes for use by the coming big enterprise.

**Outlook for Factories.**  
Inside of another year there can be little doubt that the district surrounding the packing plant, and in fact all along the sloughs as far as St. John, will become one of the principal manufacturing sections of the city and suburbs. Building lots for both business and residence purposes are being taken over by two classes of purchasers—those who intend to build for their own occupancy and those who see advancing values and buy as investments.

A rather unusual number of to-let signs are displayed in the northwest side of the city, but are confined to flats in old buildings. This is said by renting agents to result from the large number of new and modern flats that are rapidly drawing people from the old-style houses. They report that no fear need be felt that the town is being overbuilt, for when owners of old-style flats realize that their tenants are leaving they will be prompt to either replace this class of buildings with modern ones or at least overhaul the existing buildings. Another point considered by renters of flats is the high ceilings in the old buildings. Rooms of that description are more difficult to heat and lack comforts found in the newer styles.

**Building Operations Improve.**  
Statistics prove a rapid recovery in building operations all over the country. Portland for the year was one of the few cities of the country that experienced but little falling off, and in October made a gain of over 25 per cent compared with the corresponding month of 1907. So far this month there have been but 144 building permits issued, but several large buildings are yet to figure so that the total in valuations should show an increase in comparison with last winter. To date permits for the month amounted to \$264,000, of which 72 were issued in the past week with valuations of \$122,000.

The larger buildings for which permits will be issued soon are for the Wilcox building, at Seventh and Stark streets, the Meier & Frank, at Sixth and Alder; Public Market, at Fourth and Hoyt; Crawford, at Fifth and Ankeny; Fuller, at Thirteenth and Everett, and several residences of the better class. In every locality of the city are to be found buildings in course of erection and every architect in the city holds commissions for making plans for other buildings.

**Good Tone in Market.**  
There continues to be the most optimistic feeling in the realty market, and some of the reported sales since election indicate a good steady tone. Attention is again directed to the district in the neighborhood of the Union Station. Property in that part of the city is strongly held, and the last few sales were closed at some advance over asking figures of a few months ago. There is no indication that "boom" conditions threaten the market in Portland, but a much better indication exists in having frequent inquiries made for investors, both local and outside.

A Spokane capitalist was in the city last week looking over the field for investments here and expressed himself as pleased with things as he found them. This capitalist has considerable money invested in his home city in realty, but he intimated that better percentage is to be obtained here than elsewhere. The time is approaching when investors in Portland will have to be content with less income, but as long as valuations remain about the same now obtaining this city will continue to offer better investments than are to be found in other Coast cities.

**Business Borders Expand.**  
Expansion of the borders of the old section of the business districts is already making quite a headway, and is being brought into account properties that only a few years ago were considered too far removed from centers then established. This is particularly noticeable in the terminal district which is rapidly assuming a strong position in the wholesale and manufacturing business of the city.

To the north of St. Vincent's Hospital at the ends of streets intersecting Twenty-fifth there is growing a district that has more recently built handsome residences than probably any other part of the city. Some of the best of these residences are set against the hillside and make a wonderfully effective grouping. Streets in the neighborhood are paved and altogether the locality is rapidly becoming a show part of the city.

**Sales by E. J. Daly.**  
E. J. Daly sold yesterday property belonging to A. A. Aene, Jr., on Chapman, between Yamhill and Taylor streets, to a capitalist from the Willamette Valley. The lot is 42 by 100, and is occupied by a concrete and corrugated iron garage. The consideration was \$19,500.

He also sold through the agency of Van W. Anderson his three lots on Ravenswood drive, Portland Heights, on the site of the old water tank, formerly owned by the City of Portland, for \$900.

**Waterfront Property Sold.**  
R. L. Brown has sold to Robert Hofer the south 20 feet of lots 2 and 7, and the north 20 feet of lots 2 and 6, in block 12, East Portland, for \$29,000. This property is in the center of the block at the foot of East Madison street and on East Water street. It in-

## TYPES OF NEW PORTLAND DWELLINGS



DR. C. R. HOLT.  
KING'S HEIGHTS.



M. L. KLINE  
LAUREL & CHAPMAN STREETS.



G. BETTMAN—KEARNEY & 22ND STS.

cludes a 40-foot strip through the block between East Water street and the Willamette River.

### Will Erect Pythian Hall.

The Pythian Hall Association, of St. John, has incorporated for the purpose of erecting a building that will cost \$20,000. J. F. Clark, J. H. Black, S. C. Davis, H. W. Brice and K. C. Couch are the incorporators. It is the intention to erect an attractive building.

### Platting Mount Tabor New Tract.

"Welshborough" is the name of a new addition that is being platted on the east slope of Mount Tabor. Three acres are from the land of C. H. Welch and six acres are from the land of Henry Freshborough. The lots will be 16x25.

### Building Ready for Roof.

The building at Fourth and Ankeny, under course of erection for the Pacific Paper Company is about ready for the roof. Excellent progress was made in the construction of this building, aided by the fine weather of the past few weeks.

### FARNUM'S WIFE DIVORCED

Decree to Woman Whose Husband Figures in Gould Troubles.

NEW YORK, Nov. 14.—A decree of absolute divorce was granted today by Justice Bischoff to Mrs. A. Johnstone Farnum from Dustin Farnum, the actor. Farnum recently was named a co-respondent by Howard Gould in his answer to the suit brought against him by Katherine Chapman Gould. By order of the court the papers in the Farnum suit were sealed.

### ROCKEFELLER TO TELL ALL

Will Go on Witness Stand Willingly and Disclose Oil Facts.

NEW YORK, Nov. 14.—John D. Rockefeller is expected to go on the witness stand when the hearing in the Government's suit to dissolve the Standard Oil Company is resumed next week, and tell the story of that gigantic corporation. It is said that Mr. Rockefeller will be a willing witness, and that for some time he has been desirous of clearing up certain matters concerning the company.

At the office of the Standard Oil Company it was stated that the company will subpoena Mr. Rockefeller, John D. Archbold, vice-president, and J. A. Moffett, a director of the Standard Oil Company, as witnesses for the company. It is expected that Mr. Archbold and Moffett will follow Mr. Rockefeller on the witness-stand.

### Thousands for New Churches.

TOPEKA, Kan., Nov. 14.—The convention of the Home Missions Board of the Methodist Episcopal Church today appropriated \$100,000 toward the rebuilding of the churches destroyed in the San Francisco earthquake. It was suggested that \$50,000 more was badly needed. Bishop Hamilton, of Boston, led the debate in favor of the appropriation. It is expected that the division of the state funds will be completed before Monday.



### 'TIS OF THE HOME WE SPEAK

It should be well lighted and heated. We have the latest improved designs in lighting fixtures, mantels, grates, dogirons and andirons. You should investigate our line and prices before buying.

### M. J. WALSH CO.

Electric and Gas Work in All Its Branches Promptly Attended to. Ring Either Phone.  
311 Stark, Between Fifth and Sixth. Open Saturday Evenings.

# MORE SWINTON

But very few lots are now left in the original plat of Swinton. The sale has been phenomenal. Many people have seen the opportunity and seized it. Others have failed to do so and regret it.

The demand for Swinton lots has been so great that the Columbia Trust Company has been induced to file a new plat comprising Blocks 41 to 54, in all less than 400 lots. This new section adjoins the old plat of Swinton on the south, lying between Russett and Bryant streets, and is as choice as any part of Swinton. It is high and level and overlooks every lot in the old plat, shade trees are bountiful and the view is superb. At the rate the first 600 lots sold this new plat will not last over 30 days.

To the early buyers we will offer a 10 per cent discount, as we did in the original plat. This discount is only for a short time pending the progress of the improvements and is subject to recall without notice.

Don't delay to make an early selection.

## SWINTON SELLS TO THOSE WHO KNOW

Don't Turn Your Back on This Last Opportunity to Secure for Yourself a Holding in Swinton

Lost opportunity is the greatest regret of a man's life. Don't let your tears of lost opportunity mingle with those of the Chicago, Omaha, Kansas City, St. Joseph and Fort Worth citizens, who failed to take unto themselves the prolific partnership offered by opportunity when Swift came to their home towns as he has come to ours.

In answer to another marked demand the Columbia Trust Company has platted Newmarket Row—as the name implies a row of market building lots (only 45 in number)—along the west side of Albina avenue and the proposed street railway extension to the packing plant.

## LOCATION

This property is in close proximity to the east to the big piece of land known as Kenton, and chosen by Swift & Company as a homesite for employes of the company, who will be unable to build their own homes. Upon this piece of land hundreds of cottages are to be erected.

The elevation of Swinton is high—in fact, the highest on the peninsula proper. Toward the north there is a gentle slope to the Columbia River, presenting a magnificent view of that mighty artery of commerce, the green hills of Washington and the city and barracks at Vancouver, just over the river. The city to the south is in plain view, the entire distance being down hill from Swinton. Points of interest may be easily discerned, and the beautiful hills to the west of the city form a striking background of green for this majestic panorama.

## VALUES

The genius that made the packing industry, that raised Chicago from a hamlet of 20,000 to a metropolis of 2,000,000, that peopled the plains of the great Middle West, that created the cities of South Omaha, Fort Worth and St. Joseph, that made a new Kansas City, is now coming to Portland.

Already the mere locating of the Swift plant on the peninsula in Portland has increased realty valuations 50 per cent, adding many millions of dollars of profit to present holders of property.

Already this first step has created the necessity and demand for many miles of additional street railways.

Already the great railroads of the nation have made their preparations. One has excavated a tremendous cut for a right of way. Another will tunnel for a mile under a fine residence district of Portland. One has spanned the mighty Columbia with a huge steel bridge. One has built hundreds of miles of new railroad just to be in touch, seemingly, with this great giant of trade. One is building an enormous concrete dock in Portland, preliminary to handling a large share of the Oriental traffic originated by the packing plants. A half-dozen other transcontinental lines are building with mighty energy to participate in the material prosperity of Portland. Inferurban electric lines are being projected in every possible direction. All because Portland has been selected as the heart and center of operation by the greatest manufacturing enterprise of modern times.

Is it wonder that Portland's peninsular property is rising so in value?

The industry that has made a Chicago, an Omaha, a Kansas City, a St. Joseph and a Fort Worth is about to make a Portland. And Portland being a terminal, cannot escape even greater destiny than the other cities.

If the future is as generous to Swinton as the past year has been, it will not be at all surprising if the purchaser who buys now will easily double his money within twelve months. The peninsula is just as certain to be the most populous part of the Great East Side as the East Side is already the biggest part of Portland. It is population that makes real estate values. The logic of the situation, therefore, demands that the man of good judgment shall invest right here and right now. The amount may be little or big, as you wish, while the returns will be bountiful.

Improvement work is being prosecuted with vigor. All streets are being graded and city water mains laid.

Purchasers secure all improvements within the purchase price.

Building restriction of \$1500 covers all of Swinton south of Watts street.

Newmarket Row is the very heart of the great peninsular residence section. In this little section the restriction does not apply and it is open for the location of markets, stores and business places such as a large residence section requires.

## PRICES ARE RIGHT

TERMS: 10% Down, 2% per Month, 5% Discount for Cash

**Columbia Trust Company**  
7th Floor, Couch Building