

REALTY DEALERS AGREE IN OPINION

Big Deals Said to Be Nearly Closed Up, Probably Before New Year's.

ASK FOR NEW POSTOFFICE

Senator Fulton Secures \$2,500,000 in Proposed Bill, Which Causes Some Excitement Among Dealers and Brokers in City.

BY JOHN J. HARRISON. There has been no time in recent years when such a unanimity of opinion was held by realty men concerning the con-

Portland people were just beginning to realize what they have here. He said really is bound to be the very best investment possible to find anywhere. Good Progressive Building. Good progress is being made on the various big buildings under way, and the same is to be said of the smaller ones, residences particularly, so that by Spring there will be a great addition to the number of completed structures in Portland. Upon the opening of the new year indications point to an even greater building movement than has marked the past six months. Among the notable buildings to be started in the new year are the Penoyer block. Announcement on the premises in the form of an immense billboard informs the public that work is to be started next Spring on the building, and that it is to be occupied by Oida, Wortman & King. Now that this big building seems to be an assured fact, there is considerable inquiry for realty in that vicinity, but the more desirable pieces in the immediate vicinity are strongly held. The completion in a few months of the Rosenblatt Hotel, facing the site of the big store, will add value to the locality. Alder street improvements are extending rapidly toward the western end, and that street is making more marked advance than probably any other centrally located thoroughfare. Another bit of activity in the North End section is in evidence. Two quarter blocks on Fifth street are reported transferred, although particulars are not given out at present. Prices are said to be about on a par with sales made in the past few months. In summing up the tone of the market, it might be likened to electrically sur-

RECORD IN BUILDING

Permits Now Exceed Total of Last Year.

ACTIVITY MOST MARKED

Official Figures Show Value of New Structures Projected to Be in Excess of Ten Million Dollars.

Building permits for the month to date were 127 in number and \$536,170 in estimated cost; for the week ended yesterday there were 71 permits issued amounting to a total estimate of \$125,745. The total amount for the year to date is \$10,021,246, or \$584,264 in excess of the total for the entire year of 1907. These figures, compiled from the



HANDSOME NEW RESIDENCE OF ROSENTHAL SISTERS, 600 LOVEJOY STREET.

dition of the Portland market as exists today. In every office one is greeted with smiles and words of confidence concerning the outlook, and no less than six big deals for inside holdings are about ready to close up and be announced.

Those not directly interested in realty deals may not understand why publicity is withheld when buyer and seller agree on price and terms, but it is a well-known and well-established fact that with most realty men a deal is not considered safe to announce publicly until every precaution is taken to have the transaction stick.

Several things are liable to happen to call the whole thing off before final papers pass. The abstract may show a clouded title something may arise which might prevent the prospective buyer from coming through with his deposit or first payment; a "piker," upon learning of the deal, might come forward with a higher offer and scare off the seller; in fact, there are numbers of contingencies possible, any of which would upset the deal.

Will Have New Postoffice.

One of the announcements last week that will start speculation once more among realty men is that Senator Fulton has introduced a bill in Congress authorizing the expenditure of \$2,500,000 for the purchase of a site and construction of a new Federal building in Portland. A new postoffice is regarded as imperative necessary for the needs of this city, and it is generally believed that the present building is required, or one of similar size, for the United States courts and other Government uses. The small blocks in Portland render it inexpedient to erect a new building large enough to accommodate the postoffice and funeral quarters for the other branches of the service. Another site, therefore, must be secured, and while rumors have settled the choice in the neighborhood of the present building, so far as is known no definite action has been taken at Washington with reference to another site.

FORM DEVELOPMENT LEAGUE

People of Piedmont Organize for Advancement of Suburb.

A large percentage of the residents of Piedmont met at the home of L. D. Wiggins, 1212 Vancouver avenue, and formed an organization called the Piedmont Development League, having for its objects the material and social advancement of Piedmont. L. D. Wiggins was elected president and J. W. Higgins secretary. A proposition to build a club house in the tract, similar to the one in Irvington, was recommended favorably, and the investment company has signified its willingness to assist the members in the movement and designated a large block of ground that could be secured for the club house and tennis courts. The subject of street improvements was discussed, and it was the unanimous opinion that the tract should be improved with cement sidewalks, and the streets put in a good, serviceable condition. Owing to the fact that the district has no sewer system, or gas mains, and that the water pipes are rapidly becoming inadequate to supply the demands made on them, it was decided that it would be a very unwise proceeding to even consider any hard surface pavement at the present time.

Portland Well Known East.

Prominent residents of Portland who have made recent trips East say on their return that the fame of this city as a place for investment in realty has spread to a great degree in the last two years, due principally to its rapid growth and its avoidance of boom features. The successful advertising campaign that has been prosecuted by the commercial bodies of the city also has had good effect. T. E. Wilcox, who returned from an extended trip a week ago, said in an interview that he found investors in the East well informed on conditions in the Pacific Northwest, and quite ready to place money in enterprises here. He said that in financial circles he found Portland to be well-known as a good place in which to invest, in the way of loans and realty. Mr. Wilcox made a remark on a streetcar during the week, when advising the owner of a Washington-street corner to hold on to the property, that

CHRY FOR CHEAPER MATERIAL

Good Paving Wanted, but Citizens Object to Overcharge.

East Side property owners are interested in the outcome of the investigation of the rockcrushing question by a special committee recently appointed at the East Side meeting. They are interested for the reason that many miles of streets are to be improved, possibly with crushed rock, or hard pavement, and are anxious for cheaper material. In Multnomah Addition ten miles of paving is being done, but much of it was held up and retarded for want of crushed rock, according to the property owners.

More miles of streets will be paved on the East Side the next year than ever before. Large additions to the territory of the city have been made, and these suburbs are coming in with petitions for improvements. Montavilla wants improvement. The district between Sunnyside and Mount Tabor is asking for street improvements, and Sellwood is after more paved streets.

Other suburbs—Piedmont, North Albina, Woodlawn and portions of the Peninsula—want paved streets, and double the amount of paving material will be used over last year, hence property owners are anxious to know where it is all to come from and what must be paid for it. Property owners do not care whether the city or private concerns supply the material, so they can get it at reasonable rates—and they declare they are going to get it somehow, and cheaply.

People of Piedmont Organize for Advancement of Suburb.

A large percentage of the residents of Piedmont met at the home of L. D. Wiggins, 1212 Vancouver avenue, and formed an organization called the Piedmont Development League, having for its objects the material and social advancement of Piedmont. L. D. Wiggins was elected president and J. W. Higgins secretary. A proposition to build a club house in the tract, similar to the one in Irvington, was recommended favorably, and the investment company has signified its willingness to assist the members in the movement and designated a large block of ground that could be secured for the club house and tennis courts. The subject of street improvements was discussed, and it was the unanimous opinion that the tract should be improved with cement sidewalks, and the streets put in a good, serviceable condition. Owing to the fact that the district has no sewer system, or gas mains, and that the water pipes are rapidly becoming inadequate to supply the demands made on them, it was decided that it would be a very unwise proceeding to even consider any hard surface pavement at the present time.

Owners Anxious for Carline.

Agitation for a streetcar extension on the Section Line road has been resumed. It is desired to get the Hawthorne avenue line, which now runs to West avenue, built out the Section Line to a point opposite Kelly Butte, or the Kelly farm. It is argued that this extension would benefit the Hawthorne line, and the output from the county quarry should the city ever go into partnership with the county in the rock-crushing business. It is reported that the property owners on the Section Line road are willing to give enough of their property to make the road 30 feet wide if they can get a streetcar line.

Coal! Coal! Coal! Gibraltar screened lump; no smoke; no snot. Guaranteed weight. Prompt delivery. Oregon Fuel Co. A 1908; M 65.

official records, speak eloquently enough without further comment.

Through negotiations by Van W. Anderson, E. J. Daly sold to Charles Gaud three lots on Portland Heights for \$4000. It is the buyer's intention to erect a modern residence on the tract.

A network of reinforcement is being placed on the first floor of the Imperial Hotel annex and steel rod uprights for the first story are also in place. Concrete construction will start in a few days.

Material is being assembled in large quantities on the Lower Peninsula for early start of work in the construction of the various buildings for the Union Meat Company's big plant. At Kenton several houses are under way and work of grading and further laying out of streets is progressing.

Whidden & Lewis have been commissioned by the board of directors of the Arlington Club to prepare plans and specifications for the new clubhouse that is to be erected on the park block facing Salmon street.

Sinnott & Sinnott and Isaac Swett, who own the lot on the northwest corner of Tenth and Burnside streets, have under consideration the erection of a modern building on the site, the height to depend on requirements of tenants. The lot was bought from R. B. Lamson about two years ago. As outlined at present there will be four stories on the ground floor with the other stories devoted to apartments or rooming houses.

Cornice line of terra cotta is being placed in position on the finished fifth story of the Rosenblatt Hotel. When this is finished the interior sixth story will be built and the whole put under roof.

The building of the Pacific Paper Company at Fourth and Ankeny streets is under roof and work has been started on the interior, which will be rushed to completion. The company expects to move into its new quarters soon after February 1.

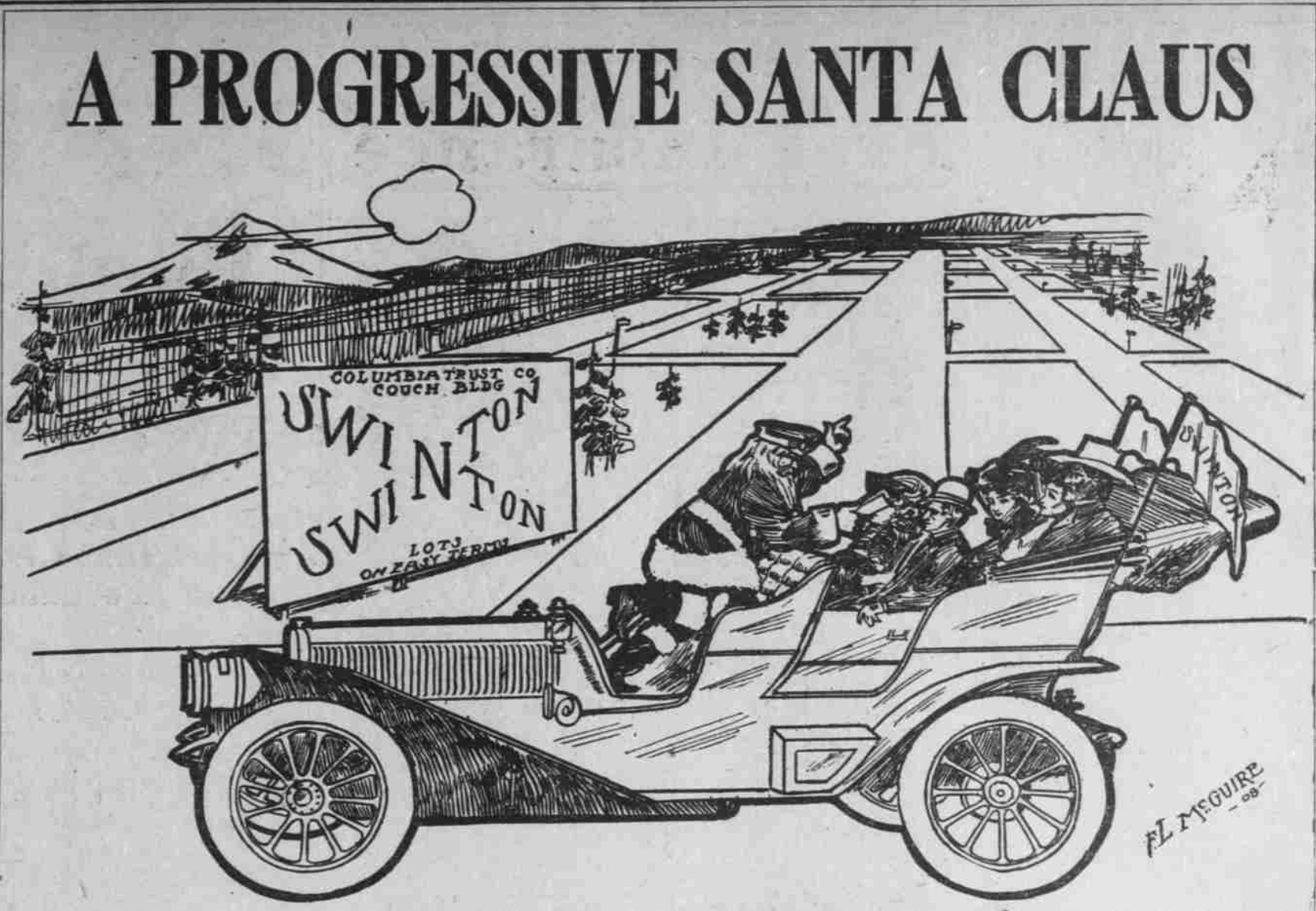
Benes, Hendricks & Tobey will be ready to turn over the new Chandler Hotel at Marshall so that it may be opened for guests about the first of the year. The hotel is five stories in height and is along the same lines of architecture as the Cornwell Hotel in this city. Two carloads of furniture were sent down on the Alliance last night to be placed in the hotel.

Joseph Jacobberger has prepared plans for a \$1000 bungalow to be built on Portland Heights for Henry Bruhonne.

The six-story reinforced concrete building at Eighth and Everett, being erected by the Loring estate for Eismann-Frank Drug Company is ready for the roof, work on which will begin this week. Benes, Hendricks & Tobey are the architects.

Mail & Van Borstel have sold for Frank J. Richardson to H. T. Hudson 62x100 and four-lot flats situated on the north side of Northrup street between Twenty-fourth and Twenty-fifth streets. Consideration was \$12,000 cash, and the income is \$110 per month. Mr. Hudson bought this property for an investment.

E. J. Daly reports the sale of the quarter block on the southwest corner of Fourteenth and Overton; consideration, \$22,500. There are four cottages on the property, which is in the heart of the warehouse district; besides the trolley track on Fourteenth street will probably be discontinued and a railroad switch substituted. The property was owned by L. E. Kern. The name of the purchaser will be given out later. He also reports the sale of one and one-half lots at the head of Lovejoy street belonging to the



Did you ever stop to think what becomes of your Christmas presents year after year? Perhaps you can show some of them today, but have any of them ever increased in value? Don't let this Christmas pass without making the most valuable gift possible. Make a payment and get a contract for a lot at SWINTON. Present this to some member of your family whom you are most interested in as to their future. If they happen to be making their own living, have them keep up the payments of 2 per cent per month. Almost any one can do it if they try and this obligation will be the making of them. The recipient of such a gift will look back to the Christmas of 1908 as the brightest and most substantial of all.

Every man, woman and child should own some real estate in Portland these prosperous days, but the best opportunities are now offered on the Peninsula. The richest men in America made most of their money in real estate.

If you are not thoroughly convinced that Portland will be the New York City of the Pacific Coast you will not deny that it will grow many times greater than it is, hence the values of real estate will increase step by step with its growth.

Only a few reasons why Portland should be the largest and best city in the West:

It is the only fresh water harbor on the Pacific Coast. Has five transcontinental railroads. Is the healthiest city and has the lowest death rate of any city in the United States. It has an unlimited supply of pure water. It is the first in lumber and wheat exports on the Pacific Coast, and above all is a city of homes.

Hundreds of houses are contracted for in Swift & Co.'s townsite, Kenton, for their employes. Kenton is near SWINTON on the west and is one and a half miles south of the packing plant and stockyards. A trestle of that length is already built and streetcar rails laid thereon. By early Summer this industry which is going to make a new Portland will be in operation. Part of SWINTON is only four blocks from Piedmont and is but three miles directly north of the Steel Bridge. Two city railroads are projected to run through SWINTON, as it is the center of the peninsula. SWINTON building restrictions will make it first-class residential property. Columbia Trust Company are grading the streets to city engineer's stakes and putting in mains through each street for Bull Run water. While this improvement is going on we are making a reduction of 10 per cent on the price of our lots. We have made a new record for the sale of subdivision lots in Portland. Over 850 lots have been sold since the middle of September, which leaves less than 200 unsold. At this rate they will all be gone before Christmas. Each customer is a booster and most of them intend to build. Already numerous contracts have been let for substantial houses. Values will surely double in a year.

We will continue to run our automobiles out to SWINTON to show our lots while they last. Any day and any hour you elect, but by all means don't put it off. Get your choice while you can. Already some of our early purchasers have made good profits selling and reinvesting in this very property.

COLUMBIA TRUST COMPANY

SEVENTH FLOOR COUCH BUILDING FOURTH STREET NEAR WASHINGTON

Barker estate to W. B. Pascock; consideration, \$2500. Mr. Daly also reports the sale of the lot on Willamette Heights, belonging to Earl M. Wilbur, of Berkeley, Cal., to H. W. Stone; consideration, \$1500.

Option has been secured by the Multnomah Club for four acres of land adjoining the present holdings of the club at a consideration of \$40,000. The ground is part of the King tract and if the scheme goes through it is said to be the intention of the club to erect a new clubhouse and enlarge the field.

Sales were made last week by Otto & Harkoon as follows: Harrauld Johnson's 650-acre farm in Benton County to James McDonough, for \$10,000; O. J. Wicklund's 10-acre farm near Clackamas, to L. Rasmussen, for \$3500; four lots at Arbor Lodge, formerly owned by Frank Brubaker, to Albert Larsen, \$3300.

E. J. Daly and W. G. Fox have purchased from the Oregon Iron & Steel Company a river front lot containing about two acres opposite the Rock Island Club, with a river frontage of about 300 feet.

In Wheeler Addition, P. H. Schulerman has sold to L. L. Matlock, lots 7 and 8, block 27, for \$15,000. This property includes the old Holladay

Hotel building on the corner of Holladay avenue and Adams street. The building is an old structure and a landmark in that portion of the East Side, built by Ben. Holladay in his reign as railroad king in this state.

The Ladd estate sold to Edwin Caswell and J. Raymond Rodgers lots 7 and 8, block 21, East Portland, for \$12,500.

Charles K. Henry & Son have sold to a local man the southwest corner of Fifth and Couch streets for \$40,000. The property was owned by James McDevitt and is occupied by the Uncle Sam Hotel. They also sold to another local man the northeast corner of Fifteenth and Marshall streets for \$16,000.

The buyer will at once erect a four-story warehouse and office, costing \$40,000, for the General Electric Company, of Schenectady, N. Y. This site is opposite Marshall-Wellis site, and on the new Fifteenth street rail line. They have sold for M. B. Wells to J. C. Bracher, a timberman, a residence at East Twenty-first and Hancock for \$7,000.

Vandusen & Walton report the following sales: The Majestic apartments, Clay street near West Park to William Fuqua, consideration, \$20,000; 109x100 feet corner Northrup and Twenty-fifth

streets, W. M. Hunt to Lena Reivers, \$10,000; 38 acres unimproved near Tigardville, to W. Fuqua, for \$5000; corner Montgomery and Eleventh streets to C. W. Helmer, \$1250; one lot on Killingsworth avenue near Denver to A. H. Barkman, \$500.

Killingsworth avenue and Gay street, to Mrs. L. Sharp, \$1350; 10 acres near Lents to W. Fuqua, \$5000; corner East Washington and Twenty-eighth street to C. W. Helmer, \$1250; one lot on Killingsworth avenue near Denver to A. H. Barkman, \$500.

Advertisement for H. W. Manning L. & S. Co. featuring 'Modern System of Lighting' and 'HOLLOW WIRE Gasoline Lighting Systems'. Includes illustrations of various lamps and a gas cylinder. Text describes the benefits of the lighting systems, such as being easy to install and providing a clear, steady light.

Advertisement for M. J. Walsh Co. for 'CHRISTMAS The Feast of Light'. Includes an illustration of a Christmas tree and text describing the company's offerings of electric lamps and lighting fixtures. Salesrooms are listed at 311 Stark St.

Advertisement for 'Suitable Xmas Gifts' from Western Electric Works. Includes an illustration of a woman and text describing various electric gifts like cooking stoves, lamps, and novelties. The company is located at 61 Sixth Street, Portland, Oregon.