

HEALTHY TONE IN PROPERTY MARKET

Recent Sales Indicate Sharp
Advance in Values in Two
Important Districts.

BUILDING GOES ON APACE

Busy Scenes in Almost Every Section of City and More Activity Is Indicated for the Coming Spring and Summer.

While there was a waiting market last week in all branches of realty business, there is enough reflected tone from more recent transactions to keep dealers keyed up. The most talked-of districts of the city just now are the Peninsula tracts and the Northwest end. Concerning the lower Peninsula, an enterprise that was passed over at the time of its announcement without much comment is the big saw-mill and lumber plant planned for a location adjoining the meat packing establishment that is rapidly assuming form. The projectors of the lumberyard and mill evidently mean business on a large scale.

A suitable tract of land has been secured and the company has quietly obtained possession of immense stands of timber in Washington County. The most interesting feature of the deal lies in the fact that according to fairly well authenticated reports, the Swifts hold interest in the timber deal and in the project plant on the Slough. Other owners in the enterprise are the "Texas crowd" headed by L. C. Menafee, and with these capitalists behind the enterprise there are no doubts entertained that the project will develop into one of the largest lumber concerns on the Pacific Coast.

Good Demand for Lots.

With these two plants assured for the district, there is naturally a good demand for building lots in the vicinity. Large numbers of working people will find employment when the plants get into operation, and these will want to live in the vicinity. Hundreds of lots have been sold in the platted tracts in that part of the Peninsula, both to intending builders of dwellings and to investors, who reasonably believe that values are to advance, even to a greater degree than in less favored sections of the East Side farther south, where the advances have been remarkable.

There is another feature favorable to the building up of the lower Peninsula, and that is the almost certain location of other manufacturing plants along the Slough. With rail and water transportation available, easy means for reaching the city and cheap prices for lands, the start already made is but a precursor of what is to come.

Slightly different conditions enter into the building up of the Northwest end. That part of the city by reason of terminal yards and dockage has attracted wholesale business and manufacturing as no other district of the city has yet approached. Last week there continued to be sales of quarter-blocks and large pieces for occupancy by firms which are now located on the tier of blocks between Twelfth and Thirteenth streets, and who are located in the downtown parts of the city.

Outside Inquiry for Sites.

Inquiry is made by concerns intending to locate in Portland either with home plants or branches of business established elsewhere. One is not required to be very much of a prophet to foresee what a few years is to bring in the northwest end. Down in the neighborhood of Guild's Lake another movement is started that promises rapid development of that locality. The site-building plant that has already bought 55 acres will be one of the principal improvements intended for the district, and it has been the experience in other localities that when one big enterprise locates in a given place smaller ones spring up in the same neighborhood.

No information of a reliable nature was obtainable as to the railroad deal for the tier of blocks about which so many conjectures have been made. It has settled down to a fact that when reliable information is received it must come from some Eastern source, for local agencies of the lines are not informed as to the deal and indulge in guesses the same as outsiders. One of the most persistent rumors is that the Chicago, Milwaukee & Puget Sound is behind the deal and the acquisition of one of the electric lines is coupled with the transaction also.

Car Service Promised.

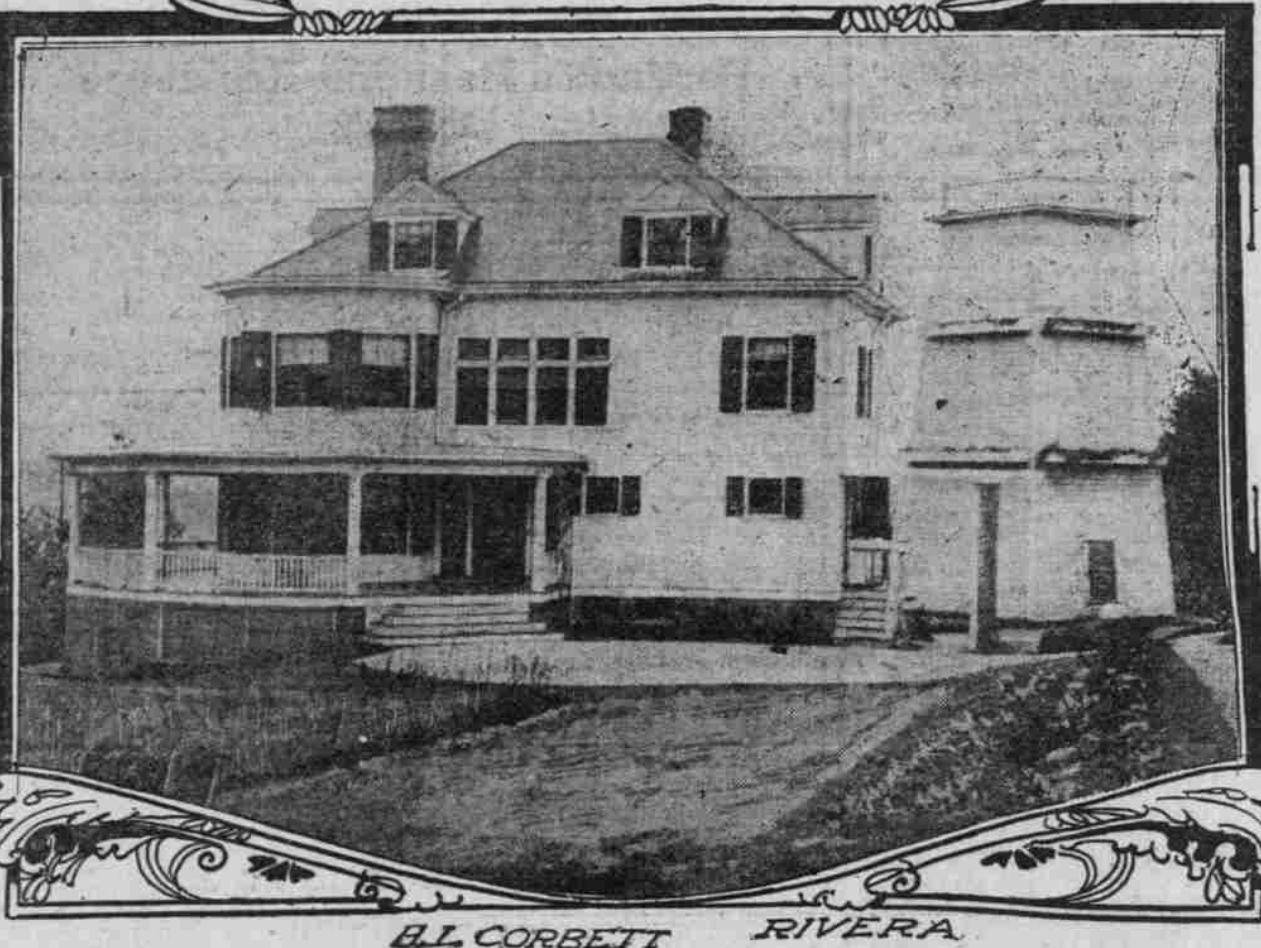
Reverting to the lower Peninsula, there is in early prospect an extension of the streetcar lines into that district, the effect of which is not difficult to determine. One of the chief drawbacks for some of the new plats in pushing sales for immediate possession has been the lack of car service. Now that the streetcar company is to extend its lines to that district a greater movement than ever is reasonably to be expected. The week's building permits reached a total of \$519,498. By days the amounts were, January 30, \$68,102; February 1, \$48,021; February 2, \$112,368; February 3, \$115,762; February 4, \$19,486; and February 5, \$108,518. The largest single permit was for the Lewis office building at Fourth and Oak, \$200,000, only a part of which is included in the first permit. The first permit for the Wilcox building at Seventh and Stark, now being erected for an annex of the Imperial Hotel, also figured.

Good progress is being made on all the large structures under way, and every day's work counts. The Y. M. C. A. is rapidly approaching completion of the walls, the Henry has reached the second story, the Fuller has reached the third floor with concrete and brick, the Lombard is receiving a temporary roof, the Oregon Hotel annex is growing in the space between the old building and the recently completed annex on Park, the Rosenblatt is practically finished as to outside walls and embellishment, the Imperial Hotel annex has reached the third story and several warehouses in the northwest end are being rushed through, despite rumors that the whole district is to be gobbed up by mysterious syndicates. These rumors retard rather than improve building conditions in that district, but commissions are being given every day for more plans for the section.

Will Build Brick Apartments.

Parish, Watkins & Co. report the sale of a lot on Eleventh street, between Main and Salmon streets, 50x

FINE HOMES IN OUTSKIRTS OF PORTLAND



100 feet, for \$11,500, to a non-resident, whose name is withheld for the present. The property was sold for Ellis G. Hughes, administrator. The purchaser intends to erect a three-story and basement brick building on the three-room apartments of the very latest style and design. Building will be commenced as soon as the weather conditions become favorable.

GIVES REVIEW OF CLUB WORK

Judge Munly Tells of East Side Improvements.

M. G. Munly, president of the North East Side Improvement Association, reviewed the work and improvement undertaken in the section north of Sullivan's Gulch, at the meeting Friday night. Among other things Judge Munly said:

"I think the members of this club have reason to be gratified with achievements in this portion of the city. Examination of the building statistics show that 60 per cent of all buildings erected on the East Side in 1908 were built in North East Side, the territory of this organization. The indications are that the ratio will be larger the coming year. The revision of the charter was the outgrowth of a resolution adopted by this club, and pushed by a committee of members. The new Albina high school is the result of the work of this club, in conjunction with the other clubs of this section."

"What progress we have made toward the erection of another bridge across the Willamette River for North Portland is due to this club. While there was some criticism on account of the \$5000 expended for an expert engineer in connection with this bridge we should find consolation in the fact that no engineering blunder has been made, as has been discovered in New York whereby some of the costly bridges there must be rebuilt. We have had settled for us the question of subways for the present, as it has been shown that subways can be built only at great expense such as Portland at present cannot well bear. We are taking part in the park movement also."

"I want to say that the proposed interstate bridge across the Columbia River is of great importance to Oregon and Washington, and in my judgment is a movement in the right direction. I will say that probably there is not a city in the United States where there are so many active civic improvement clubs all pulling for public betterments. I think that the question of municipal statesmanship is coming to the front and will have an important place in our problems, and these civic organizations are schools for the study of these municipal problems. Municipal statesmanship is important, and becoming more so, for it will deal with all municipal problems, betterment of

sewerage, health conditions, school facilities, streets and other things."

MAKES PORTLAND INVESTMENT

Captain Belcher Buys Upper Washington-Street Site.

E. J. Daly and Beno & Ballis have completed the purchase from N. A. King of a parcel of land 187x198 feet, on the Southwest corner of Twenty-first and Washington streets. The property is vacant except the residence occupied by Mr. King. Price paid was \$50,000. Although the purchase was

closed yesterday, it was made about six weeks ago. Messrs. Daly, Beno & Ballis resold the property to Captain C. T. Belcher, of Collins Hot Springs, for \$50,000. Captain Belcher expects to erect a fine brick building on the Washington-street frontage.

Fr. W. Spencer, of Salem, Or., has purchased from the Apartment Building Co. a three-story frame apartment on the Southeast corner of Kearney and Twenty-first streets, covering a lot 40x80 feet, for \$21,500. The building has just been completed. The sale was made by E. J. Daly.

Double-sole shoes keep your feet dry. Special sale prices at Rosenthal's.

BEAVERTON-REEDVILLE ACREAGE

This beautiful prairie tract, comprising about 3500 acres, located nine miles southwest of the business center of the city, on the Fourth-street railway, with a service of five trains each way per day, is selling rapidly to homebuilders and investors.

Our platting provided a uniform systems of roads, not promised or shown on paper only, never to be made except by purchasers, but actually completed, cleared of every obstruction, plowed and graded and ready for travel, which is a great convenience to the purchaser and will aid wonderfully in the rapid development of the entire community.

Our acreage is platted in tracts of from 1/2 to 20 acres each, and selling at \$75 to \$300 per acre, with a small cash payment and balance to suit purchaser.

One acre of this very fertile soil, planted to fruit, nuts or vegetables will yield a most satisfactory return, and the growth of the city will add value in this locality each year.

Call at our office and arrange to go with us, without expense to you, to examine this choice property, the best value in the vicinity of Portland today.

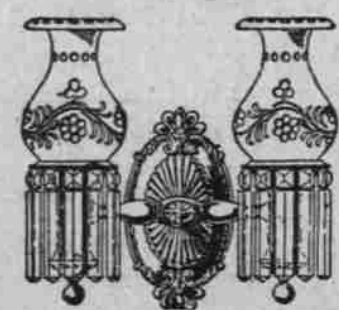
See our list of city property under New Today, this issue.

List your property with us.

THE SHAW-PEAR COMPANY

245 1/2 STARK STREET

Modern Lighting



Well-placed lights add to the dignity of the hall—the elegance of the drawing-room—the service of the library. Allow our lighting experts plenty of time for creative work; we will individualize your home without additional charge. The intimate charm of the living-room is enhanced by a set of Androns. Come in and see what beautiful ones we carry.

M. J. Walsh Co. Salesrooms
311 Stark

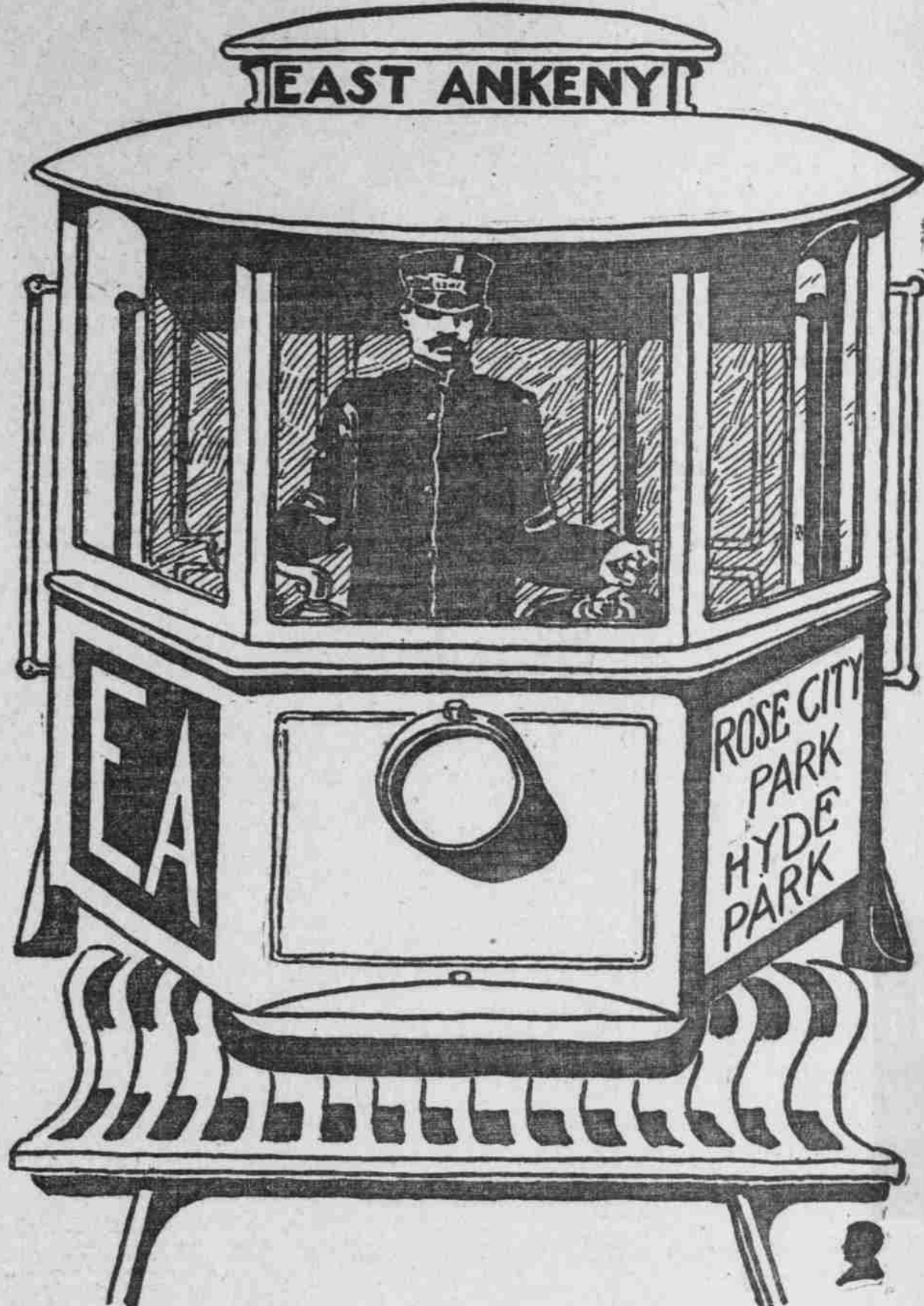
PHOENIX IRON WORKS

Engineers, Founders,
Machinists and Boiler-makers,
Building and Structural Work.

WE MAKE
Fire Hydrants, Log Hauls, Cast
Gears, Hydraulic Cylinders, Water
Gates, Lumber Trucks, etc.

Hawthorne Ave. and East Third
PORTLAND, OR.

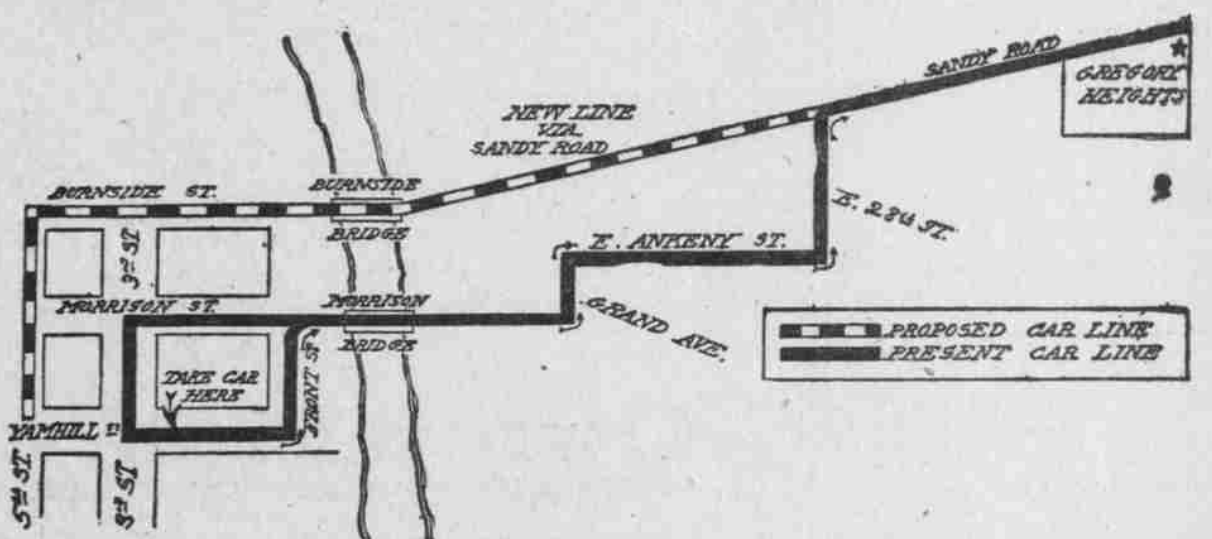
THE WAY TO GREGORY HEIGHTS



Take the car at Third and Yamhill streets; take the car that carries the above sign; let no purpose sway you from visiting GREGORY HEIGHTS at once. If

you think there is any possible danger of your getting 'aboard the wrong car, take this advertisement with you. Ride to the end of the line, where you will be

met and GREGORY HEIGHTS will be shown to you. You will also see the number of homes that have been started and the lot of work already done.



YOU MUST GO OUT TO GREGORY HEIGHTS TODAY, SURE

Pick out the lot that you think will suit you best. First payments as small as \$12.50 and terms as easy as \$5.00 a month. Gregory's architect will be there and assist you in preparing plans for your home. When you have decided upon the home you wish, arrangements may be made immediately with Gregory and your house started within a week. Cut out the rent-paying proposition and pay rent to yourself for a change. In GREGORY HEIGHTS you will have cement walks and curbs, graded streets, Bull Run water and all the convenience of first-class transportation to and from the city at a five-cent fare. Work upon the new line across the Burnside Bridge is almost ready to be begun, making the ride to GREGORY HEIGHTS about 20 minutes.

ONLY OFFICE AT GREGORY HEIGHTS

20
MINUTE
RIDE

GREGORY

OWN
YOUR
HOME

INVESTMENT COMPANY