

HOTEL MEN NOT FEARING FUTURE

Recent Failures Discussed in
Realty Circles, but Effect
Not Dangerous.

GOOD SUMMER PREDICTED

Past Week, While Lacking Sensa-
tional Features, Is Regarded as
Satisfactory by Dealers in
All Classes of Property.

BY JOHN J. HARRISON.
Rather a singular condition of af-
fairs is presented in the fact that two
hotels opened recently were compelled
to close their doors, while at the same
time every hotel in the city, including
those that have turned people away
for lack of room.

In one case the hotel was under the
management of one of the best-known
hotelmen on the coast, and his house-
hold had become so well known that trav-
elers knew of its location and ap-
pointments weeks before arriving in
Portland. All except those in the im-
mediate confidence of the proprietor
supposed that the house was paying a
good profit, and when announcement
was made that it was to go out of
business there was great surprise ex-
pressed. The other hotel was supposed
to be paying almost up to the time
of its closing.

Causes Much Discussion.
Naturally, the closing up of these
hotels has furnished much food for
discussion in realty and hotel circles.
In neither case, so far as known, was
the enterprise started "on a shoestring."
It is known that rental in a
total of over \$11,000 was paid for a
term of less than a year, or above 6
per cent on the owner's valuation of
the property. At the time of the fail-
ure, the hotelman said that drain was
more than the house could stand. In
this opinion he was borne out by other
proprietors of the city.

Men old in the business assert that
a hotel in order to pay expenses and a
fair rate of interest to owner must
be made to bring in per room at least
\$3 a week—for houses having from 75
rooms upward. They figure that on a
property valued at \$300,000 6 per cent
interest would require \$18,000; help, 20
people, averaging \$2 a day, would
mean \$14,000, and interest on say
\$40,000 invested in furniture and fix-
tures would mean \$2,400. These three
items, therefore, would require the
raising of \$35,000 a year. Seventy-five
rooms, averaging \$2 a week, would
bring just that revenue, leaving nothing
for incidentals nor a landlord's salary.

The next question discussed in realty
circles among these failures is as to
valuations placed on the properties by
their owners. Owners of property for
sale, figures are given, on present or
asking price rather than cost or bid
figure. Say an improved lot cost \$200,000.
A revenue of \$18,000 would strike an
average investor as a pretty good
thing for there are few investments
bringing 3 per cent revenue these days.

The closing of these hotels seems
not to have a depressing effect
on the market nor to deter builders.
Three big additions to hotel accom-
modations are now under way. The
Portland Hotel, all old estab-
lished hostilities. The coming sum-
mer is expected to tax every hotel
and roominghouse in the city to its
utmost capacity, and the business of tour-
ists on the way to the Alaska-Yukon-
Pacific fair will make Portland either
going or coming.

Market in Good Shape.

The general realty market is in ex-
cellent shape, and while few large
transactions figured in last week's
business, there is no indication of a
break in existing values. Even in the
small pieces handled values kept up
even to recent sales reported.
Dealers outside the coterie handling
platted tracts are keeping up the
way suburban lot sales keep up.
They said a year ago that too many
tracts were being put on the market,
and that an end to the deluge of
residence sites must come soon. In-
stead of that prediction coming true,
other and larger tracts were platted
and sold readily. Today there is no
end in sight. From all districts of the
city and suburbs heavy sales of lots
are reported and the building of dwell-
ings keeps up the remarkable pace in
that direction started two years ago.
From 100 to 500 permits are issued
every month for new houses to be
erected on these sites, and still new
buyers and builders appear every day.
Apartment-houses are springing up
like magic in the older parts of the
city, and a very welcome improvement
in the class of these community-homes
is noticeable. There are few months ago
new frame apartment-houses were the
rule, they are now the exception. Some
new buildings of the modern brick
type compare favorably with those
found in the large cities of the East.
Excavation for the Friede building,
on Fifth street, has been started, and
that for the Olds, Wortman & King, at
West Park and Alder, is well advanced.
More favorably, now that weather con-
ditions are improved. Concrete pier
bases are going in for the Lewis
building, at Fourth and Oak. The base-
ment for the public market at Fourth
and Hoyt is nearly ready for founda-
tion walls. In the northwest end sev-
eral large structures are coming into
view over surrounding smaller build-
ings. Work is progressing on the Bol-
ton Chinese building at Fourth and
Gilean. Interior work is started on the
Labbie concrete building at Eighth and
Everett, and will carry the car tracks
structures are approaching completion.

ACTIVITY AT SWIFT PLANT

Construction Operations Under Way
on Large Scale on Peninsula.

At the Swift plant on the Lower Pen-
insula there is great activity. The
3000-foot elevated roadway across the
Columbia Slough from Kenton to the
site of the packing plant is being fin-
ished. It will be the main avenue for
the packing-house and manufacturing
district, and will carry the car tracks
from Pippin street. On the main
building the Union Pacific has 250 men
at work. The main building will be
250,000 feet, six stories high, and the
walls are up to the first story. Pre-
liminary work is being done on the
stockyards, and filling is in progress
on the other buildings. A concrete
wharf is being built with a slip for
deep water vessels.

The Monarch Lumber Company,
which will turn out 250,000 feet of
lumber a day, has a large force at
work grading and preparing to erect

the secondary plant. During the past
week hundreds of carloads of building
material has been shipped to the
ground. Extraordinary activity will
be witnessed at "packingtown," hence-
forward.

BUYS SITE FOR HORSEBARN

Blooded Stock to Be Feature of
Ruby Farm.

Forty acres of the Graham farm on the
Base Line road, 11 miles from the city,
have just been purchased by A. C. Ruby,
of the Ruby Company, for \$200 an acre.
The tract adjoins the 140 acres Mr. Ruby
purchased some time ago. The land is
convenient to the Fairview extension of
the O. W. P.

It is announced that the purchaser will
make the land secured the permanent
Western home of the A. C. Ruby Com-
pany, which is among the heaviest im-
porters of blooded draft and coach
horses in the United States, and has
agents buying horses wherever show-
ing the best animals are to be had. It is an-
nounced that several new buildings will
be erected on the tract this year, and
the Ruby Farm will be made the distrib-
uting center for fine stock in the North-
west.

Half Block Sold.
Lots 1, 2, 13 and 14, block 13, in Wal-

NEW PLANT BEGUN

Work Started on East Side on
Cold-Storage Works.

WILL COVER HALF A BLOCK

Building to Cost \$145,000. Being
Erected for National Cold-
Storage & Ice Company—Four
Months to Build.

A contract has been let for the erec-
tion of a brick and reinforced concrete
building on the half-block bounded
by East Washington, East First and
East Water streets, between Bingham & Mc-
Lellan, by the National Cold Storage
& Ice Company, and yesterday the con-

secure control of this large acreage is a
syndicate that intends to use the lands
for stock fattening.
The Columbia Slough country is ex-
ceedingly fertile and well-watered. For
stock raising the entire section, from the
site of the Swift plant to Troutdale, con-
ditions are almost ideal. Near Fairview
is the great Sun Dial farm owned by H. C.
Campbell and other Portland men, em-
bracing over 1200 acres of land, which is
devoted to stock raising. It is possible
that investors, seeing the great value
of this land, are securing the pioneer
farms with a view to future development.

There is also a conjecture that another
packing company is quietly getting hold
of this acreage, a theory that seems rea-
sonable, as the location will afford both
water and rail transportation, with the
Columbia River on one side and the pros-
pective Troutdale cut-off on the other.
Whatever the real object, the buying goes
on, and it is known that negotiations are
in progress for much more of the farm
land in that district. Several \$100,000
sales will be closed up in a short time.
The original sale in this district was to
Hartman & Thompson in 1907, of 1125
acres, including the Prescott tract of 400
acres, 134 acres of the Coester tract, 185
of the Pfeiffer tract and 14 of the Bronaugh.
Practically all this land has been
platted and includes Rose City Park,
Hyde Park, Belle Crest, the Coun-
ty, Gregory Heights and some
other platted tracts.
Nearly 900 lots have been sold in Rose
City Park. Over \$300,000 in improve-

FREE CORD MADE

February Building Permits
Show Banner Month.

OVER \$1,000,000 VALUES

What Was Lost in January Is More
Than Made Up by Fine Show-
ing in Month Just
Closed.

February building permits made a banner
record. In the same month in 1908
the total estimated cost of buildings for
which permits were issued was \$308,383; in
1907, \$386,748; for 1906, \$533,500, and for the
month just ended the total reached

Beaverton-Reedville Acreage

"THE PASADENA OF OREGON"

Two miles east and west by three miles north and south included
in one platting of about 3500 acres.

This large area, platted in tracts of from 1/2 acre to 20 acres each,
insures the most wonderful community development in any direction
out of Portland.

Our system of completed roads, extending along one or more sides
of each and every tract, no matter how small, is especially remarked
by all who see them.

These roads are not promised or on paper only, but actually cleared
of all obstructions, graded and traveled.

Located nine miles southwest of Courthouse, with the Fourth-
street railway extending through the tract, 40 minutes' ride, five
trains each way per day; road soon to be electrified. This exten-
sive and rapidly developing community is soon to be a substantial
suburb.

Seven hundred homes, averaging 5 acres each, will constitute a
community that will require and provide all modern conveniences.

The soil is very fertile and is especially suited to the raising of
fruit, nuts and vegetables.

Tracts of such size as you desire can now be had at from \$100 to
\$300 per acre, with a small cash payment and the balance to suit
your convenience.

Confirm our assertions by an examination of our properties.
Call at our office and arrange to go with us, without expense to
you, and investigate our lands.

THE SHAW-PEAR COMPANY

245 1/2 STARK STREET, PORTLAND, OR.

MAKE ROAD TO SELLWOOD

PROPOSAL TO OPEN EAST SEV-
ENTEENTH.

Intended to Give Better Highway to
Growing Southeast District
of the City.

The most important movement in the
southeast side is the opening of East
Seventeenth street from Alameda street
south through Midway and the Ladd
farm to Sellwood, on a route that will par-
allel the Milwaukie road. Incidental, and
yet of vast importance, is the prospec-
tive platting of that portion of the Ladd
farm between the Milwaukie road and
the Southern Pacific Railway. It is known
that tentative plans have been drawn up
for the platting of this big tract, and
William M. Ladd has signified his de-
sire that East Seventeenth street be ex-
tended through the farm as a line par-
allel with the Milwaukie road.
He has expressed also a willingness to
have East Seventeenth paved as soon as
opened. It is said to be the intention of
the managers of the Ladd estate to lay
out the other streets to conform to the di-
rection of the Milwaukie road, which is
a permanent road and cannot be changed.
It does not run exactly north and south,
and East Seventeenth street will connect
with East Nineteenth street at Sellwood.

At Midway are two blocks through
which the street must be opened, and
there will be considerable damage ex-
pense. L. W. Darling, president of the
Milway Improvement Association, says:
"The need of East Seventeenth is above
everything else in this district. At present
we have only the Milwaukie road, and
that is a considerable portion of travel
that now uses the Milwaukie road. I have
been over the street, and believe that
the cost will be small compared with
the great benefit to be derived from the
opening. Besides, the Ladd estate is
now ready and willing to open East Sev-
enteenth street through the farm, and go
ahead with a first-class pavement. We
cannot expect to get another water main
until we can open this street. Some resi-
dents favor opening East Twentieth
street, but if it were opened at this time
the south end would be down in the
ravine at Sellwood, at about East Twen-
ty-third street, and would be of small value
for anybody."

J. O. Carter, Hawaiian Pioneer.

HONOLULU, Feb. 27.—J. O. Carter, for
many years a prominent figure in the
business and political life of the Ha-
waiian Islands, died today, aged 72 years.
He was adviser to Queen Liliuokalani at
the time the monarchy was overthrown.
He was one of the oldest white natives
of the islands.

PHOENIX IRON WORKS

Engineers, Founders,
Mechanists and Rollers,
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, OIL.

Builders--Remodelers

Don't discredit your property by putting
wooden floors in bathrooms, lavatories, halls or
public entries, etc.

Modern sanitation absolutely demands dur-
able, non-absorbent, dustless tiling on these rooms.

If property is sold, you get back their full value,
or they attract and hold fastidious tenants at 10
to 15 per cent higher rentals. Phone for estimates,
or call and see 'vitrified tiling—it is its own
argument.

Salesrooms 311
Stark Street

M. J. Walsh Co.

Electric Cooking Devices
At One-Half Price

Guaranteed Electric
Curling Irons \$3.75

WESTERN ELECTRIC WORKS

Phones Main 1696, A 1696. No. 61 Sixth Street, Portland, Oregon.

NEW WAREHOUSE COVERS ENTIRE BLOCK BOUNDED BY TWELFTH, THIRTEENTH, DAVIS AND COUCH STREETS.



CONCRETE AND BRICK BUILDING NEARING COMPLETION TO BE OCCUPIED BY W. P. FULLER & CO.

nut Park, North Albina, has been sold
preparatory to starting work on the
foundation. Over 1000 piles will be
driven for the foundation.

The building will cover the half-
block 100x200, and the main portion
will be three stories high. Part of
the building, 50x100 on East Washing-
ton street, will be 1 1/2 stories high
with basement. Floor and sides of the
basement will be reinforced with con-
crete and over this there will be a
layer of pitch three-fourths of an inch
thick, then two layers of cork two
inches thick, followed by a layer of
reinforced concrete six inches thick.
Walls of the first story will be 17
inches thick, and all walls will be in-
sulated. The interior finish will be of
slow burning construction. The en-
gine room will be on East Water street
and the boilers will be 150 horsepower.
Oil will be used for fuel. In the base-
ment the ice-storage room will be 100x
100 and there will be 275,000 cubic
feet of cold-storage space. The South-
ern Pacific has trackage on East
First street and the O. W. P. on East
Water street.

A. Paget, of San Francisco, is the
architect and directing engineer, and
he will superintend construction of the
plant, which is to be completed by
July 1. The cost will be \$145,000.
William Reid is president, and Charles
Smith vice-president and general man-
ager, and Wilbur Reid is secretary.

GOOD MOVEMENT NORTH

ACREAGE BEYOND ROSE CITY
PARK TAKEN.

May Mean Establishment of An-
other Packing Plant or at Least
Cattle Ranching.

There is considerable speculation as to
the movement to acquire large acreage
tracts north of Rose City Park, as evi-
denced the past few weeks. It is not
thought probable that these Columbia
Slough farms are wanted for platting
purposes, as there is still a large area
in the Rose City Park district and sur-
roundings yet to be settled up, and al-
though there is big growth there, it is
thought that back of the movement to

tractors began clearing the ground
preparatory to starting work on the
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ments have been made, outside the
houses that have been erected. With
all these improvements covering now
over 1500 acres, and with the move-
ment to purchase acreage tracts on toward the
Columbia River, there appears evidence
of big growth in the Northeast.

BUILD APARTMENT HOUSE

AMERICAN REALTY COMPANY
BUYS SITE ON NOB HILL.

Newly-Organized Corporation Plans
to Erect Fireproof Structure—Of-
ficers and Trustees Announced.

The American Realty Company has
taken options on three lots on Nob Hill
and is planning to erect in the near
future one of the largest and finest fire-
proof apartment-houses on the Pacific
Coast. President Samuel Connel has
this announcement yesterday. The Amer-
ican Realty Company entered the local
real estate market for the first time last
week, when the purchase of the Mar-
borough apartment-house at Twenty-first
and Flanders streets, for \$54,000, from
Dr. F. S. Baily, was concluded.
The company was organized recently
with a capital stock of \$100,000 by prom-
inent Portland business men for the pur-
pose of handling in income-bearing prop-
erty. In operation it follows the lines
of the American Real Estate Company
of New York City, and invests the pro-
ceeds derived from the sale of profit-
sharing bonds in income-bearing prop-
erty. The officers of the company, an-
nouncement of which was also made yester-
day, are as follows: Samuel Connel, president;
J. M. Lettier, first vice-president;
A. H. Dovers, second vice-president;
I. C. Sanford, third vice-president;
D. A. Pattillo, secretary-treasurer;
H. Daniel, assistant secretary; trustees,
A. Booth, H. M. Adams, S. B. Barker,
R. L. Darrow, W. W. Cotton, G. Lom-
bard, D. W. Campbell, T. W. B. London
and V. Major.

Large Holladay Sale.

W. A. Wheeler sold to H. B. Adams
the south half of the south half of
block 22, Holladay Addition for \$12,
000. The property sold is on Union
avenue and East Irving street.

FIRST CONCRETE BUILDING ON UNION AVENUE.



STORES AND OFFICES BEING ERRECTED BY WILLIAM REID AT CORNER OF KILLINGSWORTH AVENUE.

Work on the basement for the two-story concrete building at Killingsworth and Union avenues, East Side,
is completed. The building being erected by William Reid has the distinction of being the first of its kind
on Union avenue. The basement is nine feet in height and will extend under the entire 50x100 structure.
There are to be five stores on Union avenue, and on the second floor there will be 22 rooms to rent for of-
fices and living-rooms. The completed work will cost, as now estimated, \$18,700.



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