

### MEASURES BEAR LARGE BUILDINGS

#### Improvement Plans Are Feature of Week's Developments in Real Estate.

### RENEWED ACTIVITY SHOWN

#### Sales in Down-Town District Reflect Good Tone of Market—Important Deals in Outside Areas Are Reported.

Last week was momentous in the history of realty transactions in Portland. The features of the week were the arrangement of several large leases, which will result in the construction of handsome buildings on the leased properties. Sales in the downtown district were little behind the leases in importance. There was an instant revival of the active trading and not only was this noticeable in the downtown properties, but important tracts of acreage were dealt in all over the state. Large development plans were announced and everywhere evidence was given of the rapid growth and development of Portland and Oregon.

Sales of real estate in newly platted additions continued on the same scale as in the previous week. Downtown properties, especially along the Park street in the downtown district, on upper Alder street and in the Nob Hill district were also factors in several sales, those along Park and West Park streets being even greater than in any previous week, despite marked activity in the last three months in this section.

The closing of three large leases was, however, the principal factor in an active week. The first of these deals to be closed was the lease for 50 years by M. W. Hunt, of Portland, of the Irving Mills, to Matthew P. Lee, of Chicago, of the northwest corner, 50x100, of Park and Morrison streets. This was leased on a basis of 6 per cent net income on a valuation of \$225,000 for the full term. In the lease is included an option to buy the property within a year at \$200,000. The purchaser will erect a 10-story class building, costing \$300,000. It will be used for a retail dry goods store and for a restaurant. Mr. Lee, Mr. Hunt bought this property from H. M. Calkins last summer for \$150,000. The lease goes into effect in 60 days, or as soon as the present tenants move from the location.

The second of these large leases is for the 50x100 feet at the southwest corner of Park and Washington streets, which was leased by Platt & Platt, attorneys, for 50 years. This property, owned by D. F. Durkheimer and Leo Friede, was leased for a ground rental of 6 per cent on \$250,000, or a rental of \$1000 a month at the start, increasing \$100 a month every five years of the period of the lease. It is at present occupied under lease by the Royal Bakery Company. This lease expires in July, 1911, when the new lessees will begin the erection of a 10-story building for office purposes. This structure will cost in the neighborhood of \$350,000. The owners bought this property 13 years ago for \$14,000 when it was bringing in a rental of \$130 a month.

The third lease was of 175 feet on the south side of Burnside street, between Seventh and Eighth streets. This was leased to Lowengart & Company as a site for a six-story building to be built at a cost of \$100,000 by the owners. Work will begin at once and be rushed to completion. Hennes & Hendricks are the architects. It may be completed this fall. Mr. Lowengart will occupy the building with his wholesale millinery establishment. This lease was for 10 years, at a ground rental of ten years on the basis of 7 per cent interest on \$100,000 ground valuation and the same for the building. The property is situated on the corner lot and was bought by them last summer for \$75,500.

In the vicinity of the Broadway bridge landing on the East Side activity has been noticeable recently. An apartment-house at Cherry and Wheeler streets, containing seven modern apartments, has been sold through the agency of A. H. Birrell & Company for \$14,000. The same firm reports the sale of a two-story house at East Fifty-third and Belmont streets for \$1400, and several other smaller sales of outlying property.

Along the Park streets the sales have been especially heavy. Sales reported last week included a tract on the corner of \$10,000 to \$20,000 in this district. H. M. Leffert bought a corner at Park and Jefferson for \$20,000. The Beacon Investment Company bought a lot at West Park and Columbia for \$23,500 and sold it for \$25,000; F. L. Shull bought a quarter block at Harrison and Jackson streets for \$21,000; the Park Harris Investment Company bought a lot at Park and Harrison streets for \$18,000; James H. Chase sold a lot at Seventh and Harrison for \$12,500 and other sales in the same vicinity were reported. These sales all were made at prices indicating a sharp advance over prices paid a few months ago and the great activity has probably been brought about on account of the low valuations which have been placed upon properties along these two streets.

Sales on South Twelfth and South Eleventh streets were also a factor in the week's trading, three deals having been completed at figures ranging from \$11,500 to \$21,000. These were for properties at Twelfth and Harrison and at Eleventh and Montgomery streets. A quarter block at Twelfth and Harrison brought \$11,000, a single lot on the same intersection \$12,500 and a single lot at Eleventh and Montgomery \$11,000.

A local wholesale company whose name is withheld has purchased 100-150 feet at the northwest corner of Eugene and Gisan streets from Eugene Pirrard for \$15,000. The property is improved with old buildings, which these will be removed and replaced with a brick warehouse. The sale was made through the agency of Goldsmith & Company.

J. K. Stern, a ladies' tailor, located on Washington street, has bought a fractional lot 48x25 feet, on the north side of Alder street, 50 feet west of Twelfth street. The property was bought from George Heuser for \$25,000. Mr. Heuser had owned this property three years. He paid \$15,000 for it. The new owner will construct a brick building for his own occupancy.

E. C. Nicholson has bought 50x100 feet on Aspen street on Willamette Heights from N. B. Jensen for \$2750. The property is improved with a mod-

### BIG BAYS NUMEROUS

#### Demand for Oregon Farms Unusually Strong.

### ALL KINDS ARE INVOLVED

#### Sale of Wagon Road Grant Leads All Realty Transactions—Central Oregon Tracts and Willamette Fruit Lands Change Hands.

Great as has been the demand for property in Portland, the swarm of investors seeking farm lands seems to be even greater from the wealth of sales in great tracts of acreage which were reported last week. Deals in this class of real estate indicate a great influx of well-to-do settlers locating in Oregon from the East, and that a large amount of Portland capital has recently been going into the lands lying tributary to this city.

Prominent in these deals is, of course, the great undertaking in Central Oregon, where Minnesota capitalists are buying 500,000 acres of land, comprising the holdings of the Willamette Valley & Cascade Mountain Wagon Road corporation. This great deal, involving upwards of \$5,000,000, will, if finally closed, result in the opening up of a great tract of timber lands, involving hundreds of thousands of acres and said to contain 1,000,000,000 feet of timber, hundreds of thousands of acres of wheat lands and a great quantity of the rich undeveloped land of Central Oregon. With this deal comes the strong probability that a railroad is to be built connecting Eastern and Western Oregon by means of a cross-state line.

A large deal in timber, negotiated last week, was the purchase of the Smokey Chapman holdings in the Chapman Timber Company by Henry Turfish and associates of Minnesota. This involves a tract of 17,000 acres of fine timber located back of Scappoose, and includes a fine logging railroad.

### BUILD BUDDHIST TEMPLE

#### JAPANESE PLAN FOR HOUSE OF WORSHIP.

#### Site on Tenth Street Near Everett Will Soon Be Scene of Building Operations.

A. C. Ewart, architect, has prepared plans for a Japanese Buddhist Temple, to be erected on Tenth street, between Everett and Flinders streets. The contract for the structure has been awarded to Zanello & Sons, the cost to be \$15,000.

Plans for the building were prepared last fall, but owing to delays the start was not possible until now. The building will be a three-story brick, 47x50 feet. The first floor will be used as a place of worship and the other floors for various purposes.

Roberts & Roberts, architects, have prepared plans for a two-story brick building to be erected at the northeast corner of East Tenth and East Everett streets. The structure will be 50x100 feet and will be used for laundry purposes. The cost will be \$15,000. Work will be started in the immediate future.

### Kelso Man Buys in Irvington.

James Wallace, of Kelso, Wash., has purchased a quarter block at the southeast corner of East Nineteenth and Stanton streets, and also a quarter on the southwest corner of East Twentieth and Stanton streets, from the Irvington Investment Company for \$7500. This block is in the choicest part of Irvington and Wallace bought with the intention of erecting a home this Spring.

### Thirteen Lots Sell in Welch Borough.

The following sales have recently been made in Welch Borough, on the eastern slope of Mount Tabor: O. Rowe, lot for \$375; John Oliver, two lots for \$700; W. A. Ewbank, lot for \$300; J. H. Heim, lot for \$300; A. Sleep, lot for \$300; N. P. Hansen, lot for \$300; Hughes Bros., three lots for \$1900; John Wards, lot for \$1000; O. Rowe, two lots for \$1800. These lots all are on high ground.

### New Apartment-House Starts.

D. McKee has drawn plans for a three-story apartment-house to be erected on East Fourteenth and Madison streets for Miss P. H. White. Excavations have been started for the basement of the building. It will be an attractive structure.

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# HOW TO MAKE MONEY

## Buy Some Lots in the City of Othello, the Logical Railroad Center of Eastern Washington, Supported by 400,000 Farms

Othello is the logical center and gateway of the Inland Empire's great western farm and orchard land. It is division headquarters of the Milwaukee road, and the natural radiating point for feeder branches already under construction both northerly and southerly. It is the natural location for the future great metropolis, with unusual advantages for successful manufacturing and other industries, and all the requisites for effectually and conveniently carrying on the limitless commerce of this wonderfully productive region. It is difficult to estimate the possibilities and the certain destiny of this beautiful country, which may conservatively be claimed as logically tributary to Othello. There is a region about 140 miles in length east and west and about 50 or 60 miles in width north and south. For the sake of moderation, cut this down to a width of 50 miles and you have no less than 7000 square miles of land, and allowing 480,000 acres as unfit for cultivation, this will show that the areable area of first-class farm land in this territory embraces 4,000,000 acres. As it has been amply demonstrated that 10 acres of this land is sufficient to make any large family comfortably wealthy—even without growing fruit, to which this land is naturally adapted in the highest degree—this provides 400,000 10-acre farms, capable of maintaining a population of 2,000,000 persons. Othello is a model townsite, laid out on the 20th century plan. Although less than a year old, it is already assuming the mode and manner of an important city. An eminent and well-known landscapist and horticulturist

has been secured for a long term to devote all his time and art to the arboreal beautification of Othello. We are formally placing the choice business and residence lots of Othello on the market, and if one is to judge by the volume of business already done by us in our offices at Spokane, Seattle, Tacoma, Everett and Bellingham, as well as our office here in Portland, it would seem to be a foregone conclusion that our choice holdings will be snapped up within 60 days.

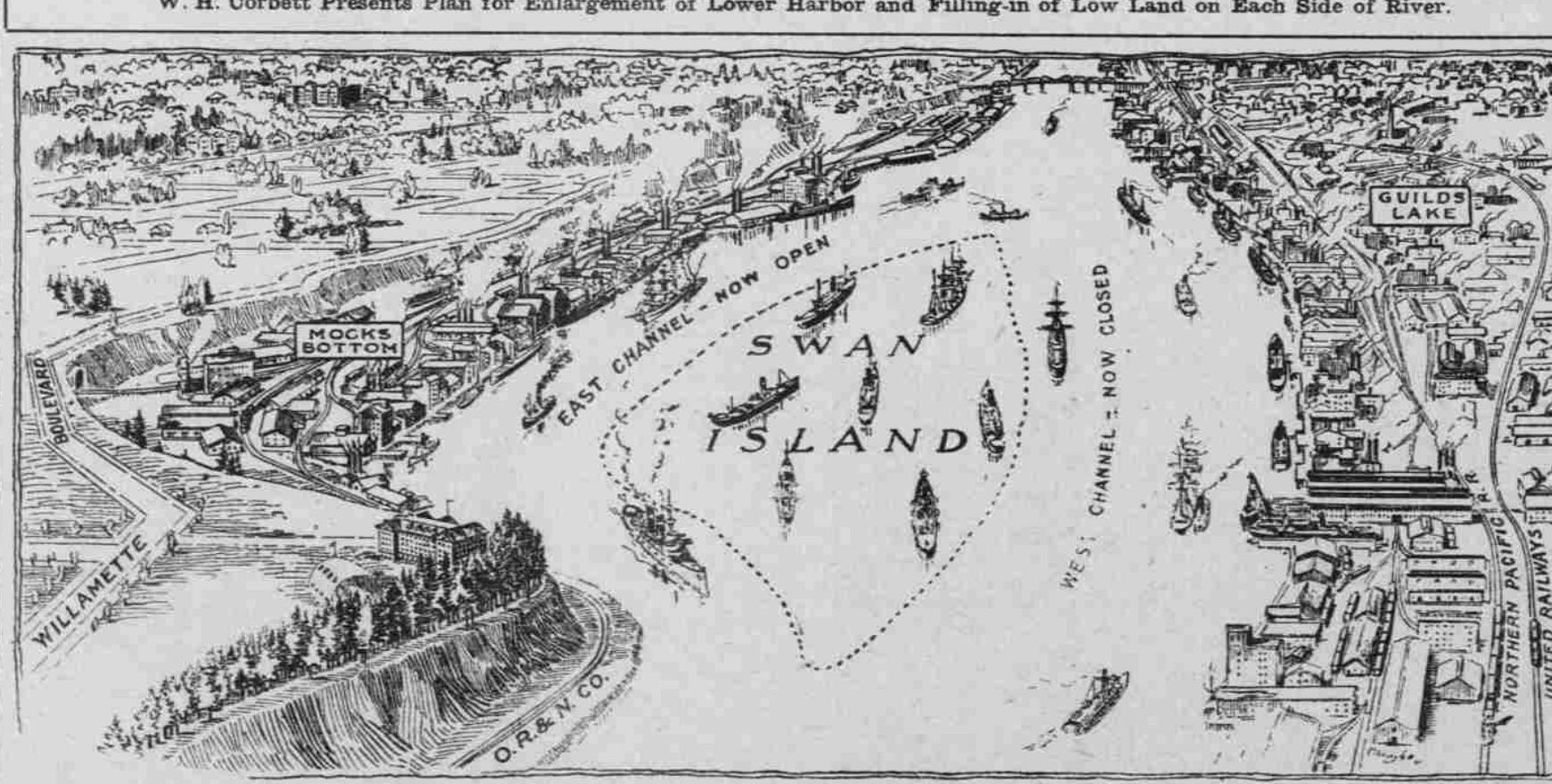
Now, Mr. Investor, Home Seeker or Working Man, you have planned time and time again to take advantage of the first opportunity to invest your money so it would make something for you. Yet opportunity after opportunity has passed by you and you are still at the cross-roads with a few dollars in the bank drawing interest. Your friend who took up the chance which you saw, but let go by, is now on Easy street, made so by his timely investment. Are you going to continue and be a PROCRASTINATOR, or are you going to be an "ISER"? We have told you about Othello in issue after issue of this paper and you have not yet invested. You know of the splendid opportunities it offers for you. Now the thing for you to do is to get in on the ground floor. The ground-floor man always reaps the largest profits. Othello lots are now selling on terms so that you can purchase without missing the cost. Just a small sum each month. Make your plans so that you can call at our offices, and let us tell you something of this young giant of the West. Write us for free booklet.

# OTHELLO IMPROVEMENT CO.

P. B. NEWKIRK, Managing Director  
219-220 Commercial Club Bldg. Corner Fifth and Oak Streets

## REMOVAL OF SWAN ISLAND ADVOCATED

W. H. Corbett Presents Plan for Enlargement of Lower Harbor and Filling-in of Low Land on Each Side of River.



lowlands of Mock's Bottom and Guild's Lake. The extensive areas of these now useless locations would be converted into ideal factory sites with adequate railroad and marine transportation facilities. Various other projects for accomplishing the same purpose have been put forward from time to time, but none seem to offer the same natural development of what we already have as that suggested by the carrying out of this project. Moreover, the scheme lends itself to development by easy and economical stages to meet the growing requirements, and does not involve any unusual alteration of the face of nature.

The first step to secure such a result will be the carrying out of a project already under way by the Port of Portland Commission in co-operation with the United States Engineers, by the dredging out of the west channel.

This should go forward immediately, as the demands for it are already pressing. After that the growing needs of our commercial relations will determine the necessity for the ultimate removal of Swan Island, which can be done by easy stages, working from the lower point and adding to the extent of the mooring basin from year to year. Every time we take a yard of sand from this location to the main land we remove that much of an obstacle to navigation and create that much of a foundation at some point where it is needed for our industrial growth, and no private ownership of any citizen of this community, who possesses an ounce of patriotism, should permit the opportunities of such ownership to interfere with a general community enterprise. At the same time it is not expected that reasonable consideration should not be given to any private interests involved, and the benefits ac-

quired to property owners on both the east and west banks of the river should be easily adjusted to meet the legitimate requirements of the present owners of Swan Island. In other words the details of the accomplishment can be left to ordinary business arrangements between our representative citizens whose property ownership is involved.

The scheme has been presented and outlined by the writer with absolutely no motive except that of securing for this port the grasp of commerce and dignity of appearance, which it deserves. No claim is made as to any novelty of thought in the premises, but merely an illustration of results, which will appeal to those who have not acquiesced themselves with the logic of Portland's position as a challenger for Pacific Coast supremacy.

W. H. CORBETT.

**Bakery Will Build on Belmont.**  
J. M. Wallace has been awarded the contract for the erection of the three-story building for the New York bakery on the corner of East Seventh and Belmont streets for \$40,000. It will cover 100x100. Excavations have been started for the basement of this building. Goddard & Wiedrick sold a 60x50 lot on the southeast corner of East Eleventh and Alberta streets for H. A. Walker to Peter Nelson for \$8000. The property is improved with a two-story frame building used for stores with flats on the second story, all of which is rented.

**Flats Will Cost \$30,000.**  
Excavating has been started for the basement of a three-story brick basement apartment house to be erected on the southeast corner of East Couch and Eighth streets for I. C. Major, who recently bought the corner lot for \$6500. The building will be 50x100, and the cost is estimated at \$30,000. A feature of the building is that all the rooms will have outside fronts. Wall furniture will be installed in each flat. J. Bryson Moore, architect for the Portland Realty & Construction Company, has drawn the plans for this building. It will be one of the finest apartment houses erected on the East Side. Mr. Major recently came to Portland from Spokane.

**JUST READY FEB. 25th, 1910.**

## Builders Taking Great Interest

More attention is now paid to lighting fixtures than any other decoration of the home. The new designs just received by the M. J. Walsh Co., from the leading manufacturers, are the richest and most practical ever shown in Portland.

You should see our beautiful line of Tiffany lustered and imported lines of glassware.

It's worth investigation.

# M. J. Walsh Co.

TILING, WIRING AND ELECTRICAL SUPPLIES  
311 STARK STREET, NEAR SIXTH  
Main 879. Both Phones. A 1578.