

PACKINGTOWN LOTS COME HIGH

Activity of Swift Puts
Backbone in Property
on Peninsula.

INCREASED PRICES ARE RULING MARKET

Twenty-Five Foot Lots Now Selling
for Two and Three Times as Much
as Paid Heretofore—Opinions on
Market Differ.

When 25-foot lots in the Swift Packing company's townsite command the attention of conservative investors and are eagerly bought up at prices two and three times as great as any figures heretofore paid for peninsula lots, there is conclusive evidence of a widespread belief that the big packing interests of the middle west have determined to make Portland the most important meat-packing center on the Pacific coast.

During the past week two lots in what is to become the business center of Kenwood were sold to bona-fide purchasers for \$1,625 each. Seven lots in the same tract were sold to one purchaser for \$4,900, while numerous transfers were noted in Kenwood of lots in the business area selling for from \$1,500 to \$1,500. These are, of course, the top prices for peninsula property, although lots in the vicinity of Meigs Junction, East St. Johns and Columbia street, have brought very attractive figures since immediately after it became an established fact that the Swift plant would go up on the peninsula.

Demand for Lots.
Among local realty dealers there is a wide diversity of opinion as to market conditions. Those firms that make a specialty of handling suburban tracts and those that deal exclusively in medium-priced residence sites in the better class of residential districts express the utmost satisfaction with market conditions. But the firms that handle high-priced inside holdings in the residence or business sections are dissatisfied with the volume of trading.

The week just closed was without unusual or sensational features so far as trading in real estate is concerned. A steady inquiry for income-paying investments with a fair increase in the volume of sales, correctly summarizes the week's business.

Realty brokers and investors are looking forward with pleasure to the next excursion of the realty board, which is scheduled to take place next Saturday, May 3, with Hood River as the objective point.

All thoughtful residents of Portland have reason to feel proud of April's record in building permits and property transfers. Both records show tremendous gains, but the latter is more to be found in the building permits. Here the total for the month reaches nearly to the million mark, or, to be exact, \$1,000,000.

This is over \$300,000 greater than any other month since the first of the year, and is equal to any month in 1907 except May. Practically all the new construction, as shown by the record of permits, provided for in either single dwellings, flats, apartments and small business blocks. In the record of the entire month of April not a permit was taken out for a structure of the class A type.

High Record for Month.
During the month just ended the realty transfer record went well above \$3,000,000. This sum, however, was nearly double what it should have been, since the total embraces the transfer of a part of the north bank road to the Northern Pacific, the consideration in the instrument of sale being \$1,500,000. This transaction does not properly belong in the list of realty deals, hence it is but fair to give the total transfers for April at \$1,500,000, which at that is a gain of nearly \$200,000 over either February or March.

After more than a year of vexatious delays the Pacific Bridge company has at last succeeded in carrying out its plan to begin filling the 21 blocks of East Portland along the river. The contract was given the contract over one year ago. This is by odds the most important fill contract so far let in Portland, meaning the building of 1,750,000 cubic yards of earth, thereby making available for business purposes a large area of immensely valuable street frontage. The fill will cost the property-owners in round numbers \$300,000, but it is estimated that it will add more than twice its cost to the market value of the property affected.

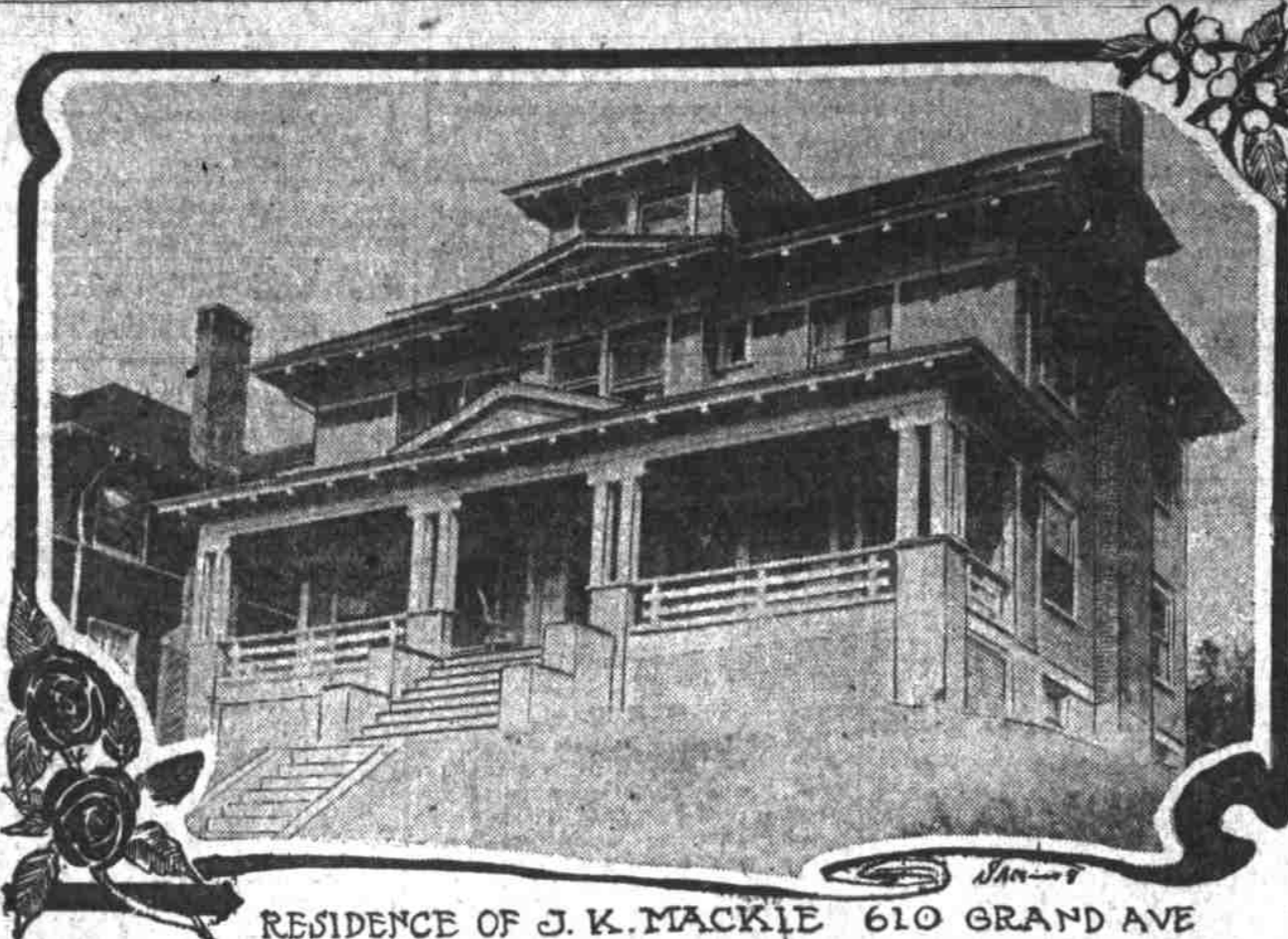
The Pacific Bridge company has made elaborate preparations and expended a large sum of money in order to enable it to properly carry out its fill contract.

The most expensive piece of machinery that has been built in connection with this work is a huge floating dredge 100x40 feet, equipped with hoisting, swinging and "spud" engines. On the dredge is a huge steel dipper with a capacity of four cubic yards, all of which is capable of raising 200 cubic yards of gravel per hour when digging in 20 feet of water. This is the most powerful piece of machinery that has ever been turned out in Portland.

**CONFERENCE HAS
PROVEN SUCCESSFUL**

The Free Methodist conference which closes tonight at First church, corner East Ninth and Mill streets, has been an interesting and profitable one. Bishop Wilson T. Hogue addressed the conference yesterday morning on "How to Succeed in the Ministry."

The stationing committee reported the districts assigned to the three elders who were elected by the conference.



RESIDENCE OF J. K. MACKIE 610 GRAND AVE



RESIDENCE OF P. H. PETERSON 608 GRAND AVE

THOUSANDS SPENT IN NEW CITY DWELLINGS

Architects Busy Planning
Expensive Residences
for Portland.

Mrs. G. F. Wells has commissioned Architect C. C. Robbins to prepare plans and specifications for a modern 11-room residence to be erected on East Twenty-first and Tillamook streets. The building will be strictly up to date in every particular and will cost about \$12,000.

The basement plans for the new Central Christian church to be erected at East Twentieth and Salmon streets will soon start. The remainder of the plans will be completed in about 60 days time, after which it is expected to award contracts and complete the building. This will be a modern church structure, in size 72 by 114, concrete foundations, stone to base line with brick with stone relief superstructure, and will cost about \$45,000.

New Residences Go Up.
The new home of Lewis Montgomery, erected from plans by Mr. Robbins, is now entirely completed and occupied by the owner. This large home occupies one half block and the garage, percolator, ornamental flower garden and drives an additional quarter block. The residence contains 14 rooms of full grown dimensions, aside from finished basement and attic, conservatory, sleeping balconies, double baths, and other accessories, hot water heating, gas and electric lighting, phone system, all in conduit, with the first floor apartments finished throughout in quarter-sawn eastern oak, and the second floor rooms in flat grain yellow fir. This home represents an expenditure for buildings of approximately \$25,000.

The residence of J. H. Hatfield at Union avenue and Pearl street is nearing completion. This is of eight rooms, modern colonial and will cost approximately \$3,500.

The new home of Rev. J. F. Ghormley at East Twentieth and Salmon streets will be completed in about 10 days time. It is of seven rooms with all up-to-date requirements, and will cost about \$2,700.

The residence of Albert J. Murphy on Sellwood near Gutenberg avenue is also nearing completion. This is of

eight rooms with full basement and attic, hot air heating, gas and electric lighting, and will cost about \$3,500.

The new Masonic Temple at Oregon City is practically completed and partly occupied. This is constructed of reinforced concrete, three stories high and will cost approximately \$49,000. This is being completed for Multnomah lodge, No. 1, A. E. & A. M. and the lodge has elegant quarters, provided for its use on the third floor and attic. The first floor is occupied by a department store and the second floor arranged for offices.

ALLEGES INCREASE ON BOX SHOOKS

Astoria's Commercial Spokesman
Makes Complaint of Rate Raise
Not Yet Posted.

(Salem Bureau of The Journal, 327 State Street.)
Salem, Or., May 2.—J. H. Whyte, secretary of the Astoria chamber of commerce, has filed a complaint with the railroad commission, alleging that the rate on box shooks from Astoria to San Francisco has been increased from 30 to 37 cents per hundred pounds. He says that such an increase is a discrimination that seriously hampers the millmen on the lower Columbia river.

The railroad commission has not received any notice that such an increase has been made and believes that Mr. Whyte has been misinformed. There are no bills accompanying Mr. Whyte's complaint on which to base any steps for action. According to the rates filed in the office of the railroad commission the rates are still 30 cents from Astoria to San Francisco.

DOUGLAS' G. O. P. IS ANTI-BOURNE

(Special Dispatch to The Journal.)
Roseburg, Or., May 2.—The Republican county convention today elected the following delegates to the state convention at Portland, May 14: Frank E. Alley, A. C. Marsters, F. H. Conn, H. Gallup, H. L. Miller, H. G. Sommers, W. T. Emery, John E. Love and J. E. Batty. This delegation is decidedly anti-Bourne.

REALTY BOARD WILL VISIT APPLE TOWN

Hood River Residents Will
Take Members Through
Fertile Valleys.

The next excursion of the Portland realty board will be to Hood River, on the steamer Charles E. Spencer, leaving the Washington street dock at 7 a. m. Saturday, May 9, arriving at Hood River at 1:30 p. m., where the citizens of that valley will await the excursion with vehicles and automobiles and conduct them through the valley up the west and down the east side, visiting well known orchards en route, stopping for half an hour at the hall of the Pine Grove grange, where the celebrated Winter Banana apples, produced by members of the Portland realty board. The return trip will be made at 4:30 p. m., arriving at Portland at 9 p. m.

The citizens of the valley are making elaborate preparations for entertaining the realty board and among other features a special train will be run out from Hood River by the Mount Hood Railway company so as to give the citizens of Hood River an opportunity of meeting their guest and hearing the speeches at the Pine Grove grange hall.

ASSESSOR STRAIN AT DEATH'S DOOR

(Special Dispatch to The Journal.)
Pendleton, Or., May 2.—C. P. Strain, assessor of Umatilla county, and one of eastern Oregon's best known men, was operated on this afternoon for appendicitis. Late this evening the doctors state that his case is very serious and that the chances of recovery are against him, though they have faint hope. Strain was attacked a week ago.

Today

In the time to make the investment in real estate, either for a home or for an investment. It is our aim and desire to place on the market this first-class property at a very low price, so that those desiring to make small monthly payments can in a few years own their own homes.

and

We wish to call your attention to the beautiful addition of Lorrinton. Lots 50x100 at from \$210 up; streets 60 feet wide and graded and water mains laid to every lot.

Tomorrow

Never comes, so that today is the time to act. Take a W-W car at Third and Yamhill; get off at Woodstock; the sign at the station points the way to Lorrinton.

MOORE INVESTMENT COMPANY

AGENT ALWAYS ON
THE GROUND.

Phone Sellwood 1234.

For Close in Sightly Restricted Residence Property

Take Mississippi Ave. car, ask for transfer to Russell and Shaver, get off at the end of the line, and

SEE OVERLOOK

AGENTS ON GROUND

A. F. Swensson & Co.

253 1/2 WASHINGTON ST.

PHONES: MAIN 3055; A-3055

McKenna Junction

Come out today and buy a few lots at McKenna Junction. Great changes will take place at McKenna Junction within the year. Prices will advance rapidly and steadily. Just opposite McKenna Junction, Swift & Co. will spend \$4,000,000. Remember, McKenna Junction has nearly a mile of frontage on the 100-foot Columbia boulevard. Columbia boulevard will be what Washington street is to Portland. Railroad yards, factories and other industries will be established at McKenna Junction. Tracks are now being laid from McKenna Junction to the Swift plant.

\$300—Residence lots commanding unobstructed view of the mountains and Columbia River. Bull Run water.

\$375—Business lots on Fliske, Stratton and Newman streets, in blocks adjoining Columbia boulevard.

\$400—Business lots on Chautauqua boulevard in blocks adjoining Columbia boulevard.

Terms, 10 per cent cash and 10 per cent quarterly.

W. H. GRINDSTAFF

Offices—Goddard Station, on the St. Johns Carline.
No. 510 Commercial Bldg. Phone Main 6009.

FARM BARGAINS IN CLARKE CO., WASH.

120 ACRES rich land, 16 miles from Vancouver, 1 1/2 miles from river town and boat-landing and 4 1/2 miles from river and railroad town. 58 acres under fine state of cultivation, 40 acres green timber, balance pasture, good 6-room house, barn 6x16, granary and all other necessary outbuildings, living stream and fine spring with ram and water system, water piped to house and barn. 2 1/2 acres orchard of assorted fruits in full bearing in fine neighborhood. Price \$14,500. Add soon. \$4,500; balance 3 or 5 years 6 per cent.

110 ACRES, all under cultivation, 18 acres in orchard of assorted fruits in full bearing, fenced and cross fenced, into 12 fields. Fine modern 10-room plastered house, barn 60x100, fruit dryer that cost \$2,500, and is just as good as new, granary, root house, incubator and brooder house, water works that cost \$300, wind and steam pumps, team, 4 cows, 2 heifers, 2 brood sows, 1 registered boar, 1 wagon, 1 hack, 3 horse sulky plow, binder, drill, mower, spring-tooth harrow, new Empire separator, all small farming tools and all crops. The orchard on this place paid 9 per cent last year. 1/2 miles from this city, 1 1/2 miles from country town, church, stores, etc., graded school on place. Price, \$12,500; terms \$2,500 cash, balance 6 per cent.

88 ACRES best of land, 10 acres under cultivation, 5 acres in assorted orchard of best variety, 28 acres in green marketable saw timber, well and never failing stream, place fenced and cross fenced, in thickly settled locality, 1/2 mile from country town, R. F. D. mail and telephone in house and 10 miles from Vancouver on good graded road, new modern 7-room cottage (modern), barn 60x60 and all necessary outbuildings, fenced and cross fenced, good orchard in full bearing. Personal property, good team, wagon and harnesses, new buggy, spring wagon, all farming tools, 4 milch cows, etc., etc., all for \$5,800; easy terms.

60 ACRES, 14 acres cleared, more easily cleared, 30 acres fine saw timber, 40 acres for places, good orchard, well and 2 springs, 1/2 mile from school and church, 3 1/2 miles from good town on N. E. R. and Columbia river and 15 miles from Vancouver on level road. Personal property, cream separator, bone grinder, all farming tools, 11 sheep, 3 lambs, 3 fine milch cows, 8 head of young cattle, 3 horses and 2-year-old colt, wagon, surrey, spring wagon, some hay, 200 chickens, incubator, Emsy organ and all household furniture, etc., etc., all for only \$4,300. An extra good buy. See it. Terms can be arranged.

OUR PLACES ARE GUARANTEED TO BE AS ADVERTISED.
THOMPSON & SWAN,
CITIZENS NATIONAL BANK BLDG. VANCOUVER, WASH.

FARMS

\$150 PER ACRE—735 acres on Burnt Ridge creek, 1/2 mile from Vancouver Heights and 10 miles from trolley line to be built this summer; land all cleared and on good county road; place is covered with bearing prunes, apples and grapes, also running water.

\$150 PER ACRE—10 acres, 10 miles from Portland. Splendid buy.

260 ACRES of land, 180 under cultivation; level; no waste; all fenced and crossed in seven different fields; about 40 acres standing timber; 1/2 mile to railroad station; rural route and telephone; the buildings consist of 2 barns, large wagon shed and all other outbuildings necessary; 3 good wells and a 10-room house; the most beautiful home in Marion county; lots of fruit of all kinds in orchard. This beautiful and ideal farm will be sold for \$45 per acre, complete in every detail; \$4,500 cash, balance time.

\$1 PER ACRE—160 acres, 10 miles from Portland, near Scappoose, with the timber and cordwood enough to pay for the place; a fine dairy farm and good orchard land after cleared. This is a snap, as land is held at \$20 to \$25 per acre all around it now.

\$5.50 PER ACRE—400 acres at Ostrander, Washington; splendid new 100 pasture and dairy farm, and good land after cleared.

WE HAVE LOTS IN ALL PARTS OF PORTLAND.
If you have any property to sell, write us.
If you have any property to trade, write us.
If you want to buy, write us.

\$150 PER ACRE—30 acres apple land, unimproved; all land in this vicinity is selling for \$250 to \$1,000 per acre; 1/2 miles from Hood River and on Hood River railway; this is fine.

WE HAVE SOME FINE FRUIT LANDS in this district bearing fine winter varieties of apples, and fruit that will pay for the land in the next few crops.

J. W. CURRAN, 225 Failing Bldg.



Store and Apartment Building of H. J. Wilkins, Rose City Park.

SERENE PARK

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\$2250

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Parlor
Dining Room
Beamed Ceiling
2 Large Bedrooms
Tiled Kitchen
Tiled Bathroom
Toilet
and Lavatory
Apply to

Nordby Lumber Company
223 Lumber Exchange. Phones Main 1277; A-3316.

Pacific Iron Works

O. E. Heintz, Manager. Phone East 57; Home B-1157.

Castings of All Kinds Steel Buildings and Bridges

IN STOCK—3 to 24-inch Beams, 4 to 15-inch Channels
1 1/2 x 1 1/2 to 8 x 8-inch Angles

East End Burnside Street Bridge Portland, Oregon