

DILLMAN & HOWLAND The Prosperous and Progressive Town of Gladstone

R. FREYTAG

When the stranger comes into a new locality, with the intention of buying real estate and making an investment, his first step is usually to look up a reliable real estate firm. Not only does this apply to a stranger, but to the local public as well, for it is to this class of men that the public must look to for the sale and exchange of property.

Clackamas county being a land of opportunity, where property is constantly increasing in value, offering inducements to the investor it is but natural that we would find realty dealers here to supply the wants of the people. And standing as one of the leading and progressive realty firms of Oregon City is the one composed of S. O. Dillman and A. C. Howland.

This firm conducts a general real estate business in all of its branches, having for sale farm land, fruit land, timber land, improved and unimproved real estate, together with a choice list of city property. In fact they can furnish the investor with anything desired in the realty line, and their large list embraces many bargains which could not but help to appeal to the man seeking an investment. Their real estate business is supplemented by an insurance agency, composed of reliable and trustworthy companies.

This firm will in the near future move into their new home at 8th and Main streets, where they will have a large and well-equipped office, and where they will welcome the newcomer to Oregon City, and where the surroundings will indicate the wide-awake and progressive methods of Dillman & Howland. It can be said that this firm is strictly reliable in all business dealings and can be relied upon to the fullest extent.

Years and years ago Rudyard Kipling the great English poet, while touring the Pacific Coast, took a day off, and went fishing in the Clackamas river—a most natural thing for Kipling or anyone else to do. Evidently Kipling's luck was good, for he immediately went home and wrote a poem, in which he sang in his most elegant style, of the grandeur of the Clackamas and the joy of whipping its turbulent eddies for the gamey trout.

The junction of the Clackamas and Willamette Rivers on the south and west, picturesque Chautauqua Park—one of the "beauty spots" of Oregon—on the east, and a forest of stately firs on the north, are the natural boundaries, which 20 years ago Hon. H. E. Cross the "Father of Gladstone" chose when he laid out the present town.

Gladstone's growth has already been steady throughout the twenty years since its dedication. There have been few so-called "booms." Each

ment, with curbing and sidewalks have been completed and the nice part of the Gladstone street work system is that the work is all done by Gladstone people. While the street work was progressing the council granted franchises to two telephone companies, and also to the Portland & Oregon City Railway, the proposed line between the metropolis and Oregon City which when built, will pass through Gladstone.

The town boasts of a first class school, with grammar grades and a

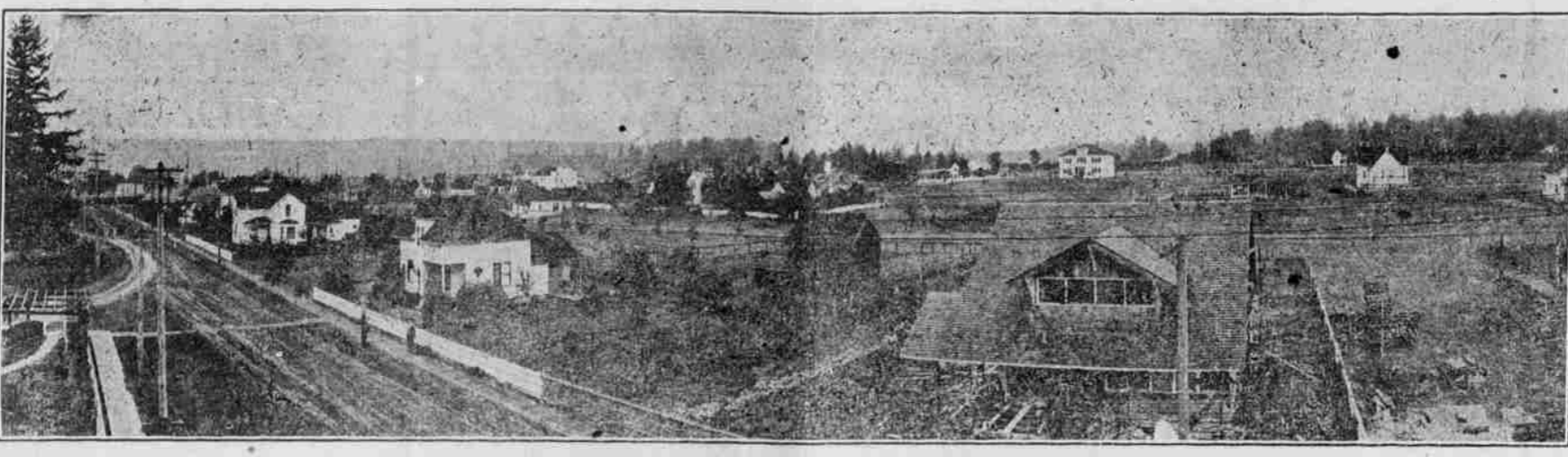
truck farms in and adjoining Gladstone, and their produce always finds a ready market in the metropolis. And there are still others who combine both, that is they have their business or professional practice in Portland or Oregon City and operate small farms, too, or at least have some little "hobby" on the side, which proves both interesting and lucrative. For instance Prof. L. A. Reid is principal of one of the large Portland schools. He lives near Gladstone, and while away his idle moments

muskmelons on his 5 acre tract and last year found a ready market for his melons. C. F. Hagerman a railroad man of Portland, living in the center of Gladstone, carried off first honors at the Marion County Poultry show a month or so ago and was given a beautiful silver loving cup for his exhibit of blooded poultry. This, too, is a "side issue," but like the other illustrations goes to show that Gladstone is more than a mere suburban town.

Northwest of Gladstone is the J.

In every community there will always be found a store which is the leader and best representative business house in that place, and Gladstone is no exception to that rule, for the store owned and conducted by Mr. R. Freytag furnishes sufficient proof of that fact. Starting about eight years ago in a very modest way, Mr. Freytag has gradually increased the scope of his business until today his store holds high rank among the mercantile establishments of Clackamas county. While the business was originally started as a grocery store, the growth of the town and demands of his trade were such as to enable him to add various other lines to his stock. In doing this he was forced to seek larger quarters, and each year has been marked by a new addition to his store until now the quarters occupied comprise several thousand feet of floor space, and present a remarkable contrast to the original store.

Progress has been the "watchword" of Mr. Freytag, and the preference given his store shows that the people of Gladstone appreciate a merchant of these qualities. The progressive methods of Mr. Freytag is enabling him to build up a general merchandise establishment which will keep pace with the growth and development of the community, and will long stand as the leading and most popular store of Gladstone. Enterprising in his business methods, reliable in all his dealing and public spirited in nature, Mr. Freytag possesses those qualities which make him a man of the highest type of citizenship.



Showing Only a Small Portion of The Residence District of Gladstone

The exact location of Kipling's jaunt is known only to Kipling. The probable location, if the averments of the people of Gladstone can be taken at face value, was about two miles north of Oregon City, where now lies the city of Gladstone, nestled against the east bank of the beautiful stream which the English writer has immortalized. For—reason the Gladstonians—the spot where now their thriving little town is located would be most likely to inspire Kipling or any other world-wide celebrity into a burst of song. Therefore, the Gladstone people, with a slight mental leap, conclude that Kipling sang, not only of the swirling Clackamas, but of the stage setting for the Gladstone that was to be.

Certainly the citizens of the little town, which today is a thriving busy little suburban city of 1,000 people, cannot be accused of being presumptuous, for a prettier, more ideal spot could not have been chosen for a

year has seen just a little more development than the previous twelve months, and in 1913, a remarkable record of 43 new homes was made. The present year promises to be even better year in the era of home-building. In 1909 the little town jumped from the infant class, incorporated, elected officers, and began to transact business in the right way. Since that time civic accomplishments have been many. Notably might be mentioned the building of a city water plant. In what was considered a rather delicate procedure at the time, the city floated \$20,000 bonds to install the pumping station, reservoir and a system of mains was installed, using the Clackamas River water which comes direct from the mountain tops through practically a virgin country. That was two years ago. Today the plant is practically self-supporting and in another year will be paying interest on the investment. During the past summer three miles of street improv-

two year's high school course, a First Christian Church, which is in a thriving condition, three grocery stores a drug store, and a large laundering establishment. One of the other "centers" is the office of the Gladstone Real Estate Association in charge of Percy A. Cross, local manager, where the large holdings of the Association, consisting of several hundred lots in the very heart of the little city are given the personal attention of Mr. Cross.

A large number of Gladstone people are in business in Portland and Oregon City. This is because they prefer the suburban life, when they can enjoy all the modern conveniences of the city life, with suitable transportation facilities. Gladstone is a five-minute ride from Portland and the five minute ride from the main line of the P. R. L. & P. between the two points. There are many other folk, however, who own and operate small

raising fine grade celery. Also might be mentioned Prof. J. W. Gray, formerly principal of the Parkplace school. Prof. Gray wisely specialized in onions this year on his 4-acre tract in Gladstone. With a threatened onion famine for 1914, starting the public in the face, needless to say, he sold his whole crop at a fancy figure a week or so ago. Again: H. E. Cross, a pioneer attorney of Oregon City, owns a 5-acre tract along the river front in east Gladstone, 25 years ago set out in peach trees. Fruit from this orchard won first prize at the Lewis and Clarke Fair several years ago. The trees are still bearing and last season hundreds of boxes of luscious Crawfords were picked. At the same time 250 bushels of oats were threshed in the orchard, while the year before Mr. Cross raised 700 bushels of potatoes on the same tract. Prof. Brenton Vedter, one of Clackamas County's school supervisors, makes a specialty of canteloupes and

M. Holwell farm, which is generally conceded to be one of the finest little produce ranches in Clackamas county. The Holwell ranch is famous for its celery, but other fancy market products are raised, and in the summer months Mr. Holwell's men make daily trips to the Portland markets, where "Better Produce" is always recognized and given preference.

Perhaps the most picturesque places in Gladstone, excepting the famous "Gladstone Park" and the city park which adjoins the river frontage, is "Bungalow Row" which lies east along Arlington and Clackamas Boulevard. Here are many beautiful little bungalows built along the river bank, all fine little homes owned by prosperous and progressive citizens. During the last three or four months at least nine new bungalows have been started in this vicinity, which before the coming summer is over will be one of the prettiest spots in the county.

The gentleman whose name heads this article is one of the prominent attorneys of the Clackamas County bar. Mr. Story came to Oregon City in 1893, since which time he has lent his best efforts in the advancement and up-building of this community. He has many times proven his ability as an able lawyer, and has done his part in bringing the bar of Clackamas county up to its high standing. Mr. Story is a native of Oregon, and he has always had the utmost faith in the great possibilities of his home state. As an attorney, and as a citizen, Mr. Story enjoys a high reputation and numbers his friends by the score throughout this community.

GEO. L. STORY

A Good Laundry
Oregon City has a good laundry, where work of the highest standard is turned out at moderate prices, and the service will compare with any laundry in the country to be found in a town of this size.

Why Not Investigate
Are you thinking of coming west to invest in land? If so, why not come to Clackamas County and investigate the resources here, and see for yourself the great possibilities that exist for the man able to purchase a small farm in this thriving community?

Clackamas County the Gateway of the Great Willamette Valley

Clackamas County, the gateway to the Willamette Valley! Clackamas County, the first to the big markets of the world!

Clackamas County adjoins the city of Portland with its 250,000 population, with its transportation lines, and its merchant ships, and has first chance in supplying the residents and the tourists who are attracted to visit the city, with the food stuffs which are used in large quantities.

When the Panama Canal is open, the products of this section will find an additional outlet, and cheaper

transportation which this new avenue of traffic will afford. Markets which have hitherto not been available, and have been unknown to Oregon, will become patrons for Oregon products. Clackamas County farmers will be first to the market.

In the last ten years great strides have been made by farmers in Clackamas County, better homes have been built, better stock has been secured, and better business methods have been employed in the management of the farms, and farm land has increased in value beyond all imagining.

Farmers who are out of debt seldom offer their farms for sale, unless a price is offered which is in excess of their expectations. In most cases farms that are for sale are those on which for one reason or another the owner has been obliged to place a heavy debt, places which have been allowed to run down and to become impoverished by the ill health of the owner, a lack of understanding of Nature's laws and demands, or willfully slovenly farming. Farms where the owner is obliged to depend upon tenants, who in many cases have neither their own interests nor those of the owner of land sufficiently at heart to make their work pay, are also found to be for sale.

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Harvest Time in Clackamas County

PORTLAND RAILWAY LIGHT & POWER CO. AN IMPORTANT FACTOR IN DEVELOPMENT OF CLACKAMAS CO.

To prepare an industrial edition of Clackamas County, setting forth its resources, progress and development, and refrain from giving proper credit to the Portland Railway, Light & Power Company would seem most inadvisable, especially when the results through this source have been so far reaching and so evident.

The electric road of this company, reaching into Clackamas County has acted as an advance agent for the progress and development of the community through which it runs. Modern houses, schools, churches and factories have sprung up all along the line, forming settlements where modern stores are conducted with a general appearance of a continued business activity.

This company maintains a thirty-

minute service between Oregon City and Portland, affording the citizens easy and rapid transportation into Oregon's metropolis. In point of service, it can be said that the company has spared no effort or expense in bringing their service up to the highest standard of efficiency. The employees are courteous and obliging, and the rates all along the line are most reasonable.

The Portland Railway, Light & Power Co. merits the highest words of praise for their enterprising efforts. The management of the Company are liberal in their views, always willing to aid with any enterprise that will benefit the community, and the operations of this company have been an important factor in the growth and development of Clackamas County.

GEOGRAPHICAL SITUATION OF CLACKAMAS COUNTY GIVES IT VARIED RESOURCES

Clackamas County, of which Oregon City is the chief business seat, is a sloping parallelogram of the most varied productiveness. The eastern border of the county traces its way through the lower snowfields of Mt. Hood and along the ridges of the Cascade range. Lying over the eastern third of the county is a rich belt of timberland, which yields splendid lumber products. Next to this is a grazing country, and then as the lower levels are reached comes the great agricultural country, and that makes a part of the productive Willamette Valley. Some of the land is best suited to fruit and nut trees, while the balance is devoted to diversified farming and the culture of berries and small fruits.

Of recent years Clackamas County corn has become famous along the Pacific slope, and has found ready sale in California. Wheat is also an important product of the county, and

averages a yield of 60 or more bushels to the acre. Potatoes of extraordinary yield and size are grown on rich soil; and much of the lower lands along the Willamette and Clackamas rivers and their tributaries are devoted to truck gardening the year round. Irrigation is unnecessary in all sections, there being plenty of moisture in the ground from running streams and springs. The farming season never ceases, owing to the mild winters, and rotation of crops keeps the fields productive.

The Key
Since the geography of the world was known the fact has been generally recognized that the Pacific Northwest holds the key to the whole trade of the wide Pacific. Transportation alone was needed to make this key useful. We now have the transportation in abundance, and by leaps and bounds our Pacific trade is growing at a rate unparalleled in history.

F. B. MADISON

F. B. Madison holds a place among the real estate dealers of Oregon City and is deserving of a special mention in this edition. He conducts a general real estate business, embracing farm land, city property and suburban homes, each of which possess advantages and attractions of their own. He has a large list to choose from, and is able to furnish the investor with any kind of property that is desired.

Mr. Madison not only has a choice list of property of all kinds, but his dealings are strictly on the "square deal" plan. It is not his intention to mis-represent property to the prospective buyer, but merely to describe its merits and value. And by adopting this method he has established the confidence of the public, and has been very successful in his operations. The office of Mr. Madison will be found at 216 Seventh street, near the S. P. depot, where all business transacted with him will receive prompt attention, and will be looked after in a satisfactory manner. He is reliable in all business transactions and his aim is to please all those who entrust their business with him.

E. H. COOPER

Was born at Lewiston, Penn., on a farm and at the age of 15 moved with his parents to Osborne Co., Kansas, where he lived on a farm for 12 years. In September 1890 came to Oregon and settled near Mulino, and took much interest in Grange and Farmer's Alliance, working for the betterment of farm conditions.

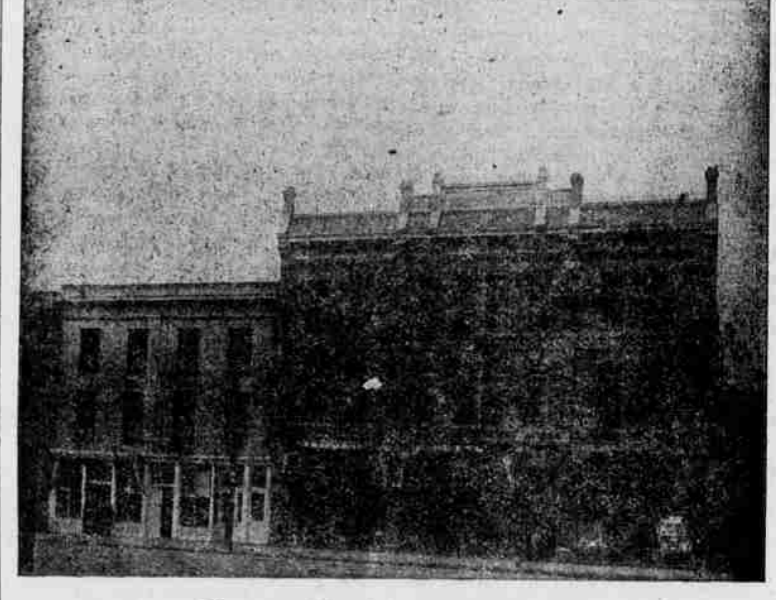
In 1897 he moved to Oregon City, and for several years served the people in a public capacity and for the last 12 years has been engaged in the real estate and insurance business, at the present time being engaged principally in fire insurance in which business by representing the most reliable companies, who settle all losses justly and promptly, and by courteous treatment of his policy holders he has built up the leading insurance business of the city. His policy holders motto is, "We're Insured with Cooper. We're all right."

For nearly 5 years he has served the city as collector of water rents, and has been for a longer term clerk of the Woodmen of the World, the largest fraternal order in the city, having a membership of over 500 members.

THE CITY DRUG STORE A PIONEER INSTITUTION

The City Drug Store, located at 411 Main street bears the distinction of being one of the pioneer business houses of Oregon City, always maintaining a reputation for faithful service and honorable dealing. The business is owned and conducted by Charman & Company, who carry a complete line of pure and fresh drugs, sundries, toilet articles, patent medicine, and in fact the stock embraces everything usually found in a first class drug store. In the compounding of prescriptions, the house enjoys an excellent reputation, and has established a broad patronage in this branch of the business.

The City Drug Store in every respect meets the requirements of a modern pharmacy, and merits its representation among the many substantial and high class business houses of Oregon City. Mr. Charman is one of our city's most prominent citizens, always having the welfare of this community at heart, and is a man who is ever willing to aid with any enterprise that will help to advance Oregon City and Clackamas county.



Charman Block--Electric Hotel

THE ELECTRIC HOTEL AND ANNEX OREGON CITY'S LEADING HOSTLERY

There is probably no line of business more important to any city, and viewed with greater interest, especially by the traveling public, than that of the hotels. So, using this logic as a standard, leads us to bring into prominence the Electric Hotel and the Electric Hotel Annex of Oregon City, both of which are under the proprietorship and management of J. J. Tobin.

The Electric Hotel proper is a three story building, devoted principally to the accommodation of permanent guests while the Annex is given up mainly to the accommodation of transient trade and commercial travelers. Both the houses enjoy an ideal location, and are provided with every convenience to assure comfort to the guests.

Probably the greatest feature of the Electric Hotel is the dining room, for it can be said without fear of successful contradiction, that the meals served can not be surpassed in the state for the price. The dining

room is celebrated far and wide for the excellence of its cuisine, always being provided with the best market affords.

Mr. Tobin came to Oregon City from Meriden, Conn., about seven years ago. He has met with remarkable success, and has demonstrated what can be accomplished by an enterprising spirit, progressive methods and a mind full of energy. He has far more than doubled the business since he took over the hotel, which is the result of valuable experience in the hotel business, together with giving the public the best for their money. Thus the Electric Hotel and Annex stand as the best representative in this branch of enterprise in Clackamas County. Personally speaking, Mr. Tobin possesses those qualities which go to make good citizenship. He is a member of the B. P. O. E. Lodge, a wholesome good fellow and his pleasing personality has won for him friends by the score.

Oregon City Pantorium

Seven years of successful business operations, during which time it has stood as the leading representative of its line in this city, is the record of the Oregon City Pantorium, owned by Mr. F. Champion. The business was established by Champion and Follansbee, and conducted the same until the death of Mr. Follansbee, Mr. Champion taking over his interest the ninth of last December.

At this establishment the public can get their clothing cleaned, dyed, pressed and repaired, the house doing both ladies' and gents' work. During the existence of the Oregon City Pantorium, it has established a reputation for work of the highest character, at most reasonable prices. A specialty is made of French and dry cleaning, and all work done by this establishment is guaranteed to give satisfaction, and by this method of doing business has resulted in the confidence of the public and a liberal pa-

tronage which is ever-increasing. The quarters occupied are located at 416 Main street and are provided with every facility for the operation of the business on the most modern plans. Mr. Champion endeavors to please his patrons in every way possible. He is a man of a public spirited nature and has many friends in this vicinity.

Shively's Opera House

An enterprise not to be overlooked in the publication of this industrial edition is that of the Shively Opera House. This theatre affords the public a chance to see many good plays that come to Oregon City. It is provided with every facility that is required to stage a play brought to a town this size, and has been the scene of many high class productions.

Mrs. Shively and daughter also conduct a millinery store, at 801 Seventh street, which plays its part in the thriving business district on "The Hill." Both mother and daughter are highly esteemed and have many friends in social circles.



Growing Corn in Clackamas County