



SCHMEER FLATS, PARK BET. HARRISON & HALL.



ALBERT BERNI
186 E. 16TH ST.

EDGAR W. ROWE,
657-RODNEY AVE.

MARKED DEMAND FOR CITY LOTS

Selling Agents Report Unusual Number of Sales Since November.

LIST OF RECORDED PLATS

In All Districts of Portland, Home-Makers and Investors Are Buying Realty While the Prices Remain Reasonable.

Covering the gently sloping banks of the Willamette, the rolling area farther eastward and the heights back of the city, the suburban growth of Portland has been a far-reaching as it has been rapid. Districts that a few years ago were vacant stretches, save for a few scattered houses, have been transformed into thriving residence communities, where dwellings have sprung up by dozens, as though in a night, and which possess all the desirable improvements of a modern home district in addition to natural surroundings equaled in few cities. This rapid widening of the line that separates city from country is one of the most significant phases of Portland's development.

The growth of Portland for several years past has made necessary the erection of thousands of new homes. To secure sites for these dwellings large tracts of new land have been opened in every direction from the heart of the city. For the most part this extension has been in the hands of local firms, which have secured and platted large vacant tracts. In preparing these tracts for residence lots, hundreds of thousands of dollars have been expended. Almost without exception, the most modern improvements have been made, including hard-surface streets, water and sewer mains, cement curbs and walks.

Although hundreds of acres have been opened up in this way, the movement has not been too extensive, as is shown by the large numbers of homes erected. A steady demand for lots has been shown and the purchasers as a rule have bought, not as a speculation, but for the purpose of establishing homes for themselves. This activity was never more marked than at present, as can be ascertained by taking a car ride into any of the newer portions of the city, where one is certain to witness convincing evidence of the construction movement.

Among the principal plats that have been put on the market, with their locations and plats showing their development, are the following:

Hancock-Street Addition.
Hancock-street Addition—B. M. Lombard is selling agent for lots in Hancock-street Addition. This tract is located between Tillamook and Broadway, Thirty-third and Thirty-seventh streets. It was platted in November, 1907, since which time 78 lots have been sold. Streets are graded and the lots also have been graded to a uniform level. Mr. Lombard reports a good demand for these lots and that three houses have been started with others in prospect. There is a building restriction of \$2000. Water and electric lighting are installed.

University Park.
University Park—University Land Company, represented by Francis L. McKenna, owns the remainder of some 2000 lots platted as University Park several years ago. This property is now being looked into both by buyers who intend to build and by others who believe that situations favorable to purchase in that locality is an excellent investment on account of the projected packing plants in that vicinity. Mr. McKenna makes a point in showing that the property is so situated that no odors from the stockyards will be blown in that direction. The town of University Park has had a good, steady growth, and is now estimated to contain about 2000 population. There are between 450 and 500 children attending the public school and 185 students at Columbia University.

Rossmere.
Rossmere—Situated east of Irvington and adjoining Rose City Park is a tract of 80 acres, platted into 840 lots. J. W. Cook is manager for the sale of lots in the tract. It was platted in April, 1907, has graded streets and cement sidewalks. With a restriction extending over a period of 25 years, buildings must cost at least \$2000 and be set back 15 feet from sidewalks. Three blocks have been set aside for stores, and residences are to be built in the rest of the tract. Four dwellings have been erected and ten others are to be built this Spring. Since the opening of the tract, 170 lots have been



MILTON W. SMITH,
135 CURRY ST.



MRS. MARY M. GILLETTE, 194 ABERNETHY ST.

sold. Mr. Cook is also agent for Holladay Park Addition, where some 200 dwellings have already been built.

Sparton Company's Additions.
Sparton Company's Additions—The Sparton Company has on its list three tracts. Sparton Addition, southwest of Kenilworth, was platted in February, 1907. It consists of 18 acres, cut up into lots with streets, which are mostly graded and some of which are continuations of those running through the adjoining townsite. There have been 45 lots sold in this tract and the rest are mostly held by the company as an investment. Terrace Park, at the end of the Montavilla carline, consists of 80 acres and was platted in May, 1907. Three hundred and fourteen lots have been sold in this tract. Villa Hill adjoins Terrace Park and contains about 20 acres. It was platted in November, 1907, and five and one-half lots of the nine have been sold. Alder Springs, on the Salem electric road, situated next to Capital Hill, South Portland, is the latest tract platted by this company. The company reports a good inquiry for lots in all its holdings.

Holladay's Addition.
Holladay's Addition—Was platted in 1871 by Ben Holladay, and ever since that time has been growing in population of a good character. The tract extends from the river to East Eighteenth and from East Gillson to Tillamook street, and contained originally from 1000 to 1500 lots. There is a building restriction of \$2000 as minimum cost of dwellings. There are at present about 20 new houses being erected. The district is generally

paved and sidewalks down. The agent of the tract, the Oregon Realty Co., reports a brisk building movement in the whole district.

Jonesmore.
Jonesmore—Located on the north slope of Mount Tabor, west of Montavilla, is Jonesmore, which was platted in December, 1907, and consisted of 46 acres. George D. Schalk is agent and reports that 25 lots have been sold. Three houses are under construction. Building restriction of \$1500 as minimum. The tract has graded streets, board sidewalks and Bull Run water. Mr. Schalk reports a good inquiry for these lots.

Sunnyside.
Sunnyside—George K. Clark is selling the remaining lots of the Sunnyside townsite which was platted in 1888, there being only 30 left of the 1500 laid out in the 20-acre tract by the Sunnyside Land & Investment Company. The tract is about nine-tenths built up and has all the improvements in good streets, electric lighting, sewers, gas, water, etc. The buildings on the tract are of excellent character, averaging \$1200 in cost. Among them are four churches and a large number of stores of much higher than average cost.

McKenna Junction.
McKenna Junction—Platted at the junction of the Harriman Sound line with the O. R. & N. on the Peninsula is McKenna Junction. This and adjoining tracts were originally laid out as part of the University Park townsite several years ago. The Junction contains about 600 lots and on account of their proximity to the Swift packing plant, are now attracting much attention. W. H. Grindstaff is

agent of the company. The tract is bordered by Columbia boulevard and is intersected by 100-foot streets.

Piedmont.
Piedmont—Piedmont was platted 18 years ago and has had a gradual but steady growth. The tract contained about 180 acres, divided into 700 lots. The principal streets are graded and local improvements are going forward in a satisfactory manner. The land lies 215 feet above the level of the Columbia and is reached by the Upper Albina, Woodlawn and Vancouver lines of cars. There are at present 114 houses built on the tract, with a number of others to be erected this Spring and Summer. A restriction of \$2000 is placed on buildings, which must be set back 25 feet from the line. No saloons are permitted in the district. The Improvement Company is the owner of the property and A. C. Gage is the selling agent.

Walnut Park.
Walnut Park—Situated on the Albina carline the townsite of Walnut Park was platted in 1905. It consisted of 80 acres, subdivided into 500 lots. About 100 lots have been sold and seven buildings have been erected, with about an equal number under contract for building. The tract is said to be the highest point on the Peninsula between the two rivers. The streets are graded and cement sidewalks laid. Building restrictions require building of houses costing not less than \$2000, with lawn in front. W. M. Killingsworth is the selling agent for the tract.

Irvington.
Irvington—Irvington and the Irving-



J. C. ROBERTS
874 E. TAYLOR ST.



J. E. WERLEIN,
725 E. MADISON



walks laid. Building restrictions require building of houses costing not less than \$2000, with lawn in front. W. M. Killingsworth is the selling agent for the tract.

Irvington.
Irvington—Irvington and the Irving-

ton Additions are situated on the East Side, northeast from the old part of the city. John Irvine platted the tract in 1887, which was subdivided into about 1400 lots. Estimates place the number sold at about one-third the number originally platted. The Irvington tract extends from Tillamook to Fremont

streets, and additions extend westward and northward. There are building restrictions, which make Irvington among the highest-class residence districts in the city. With \$2500 the minimum cost of dwellings that may be erected, and the streets made of the best material, buildings set back 25