



ANOTHER OF THE FAMOUS
JACOBS-STINE CO.'S
HOMESITE PROPERTIES

WELLESLEY-ON-THE-HILL approximates idealism more nearly than any other piece of property ever opened for sale in the City of Portland. The district in which it is located was opened two years ago by The Jacobs-Stine Co. Belle Crest was offered first; North Belle Crest followed, then Hyde Park and Hyde Park No. 2, and now, outdistancing all the others, and culminating its magnificent career in the Rose City, The Jacobs-Stine Co. takes keen pride in launching **WELLESLEY-ON-THE HILL** for scores of reasons. A short ride to this magnificent piece of home-site property takes one out into the inspiring open where now man and beast are organizing decency and order out of chaos and developing one of the **MOST BEAUTIFULLY LAID OUT RESIDENCE SECTIONS** of Portland.

A Few Peculiarly Attractive Features That Make Wellesley a Lot Better Than the Others

LOCATION

WELLESLEY-ON-THE-HILL is located on Sandy Road, along which the Portland Railway, Light & Power Company is intending to build its line through to Troutdale. Sandy Road crosses **WELLESLEY-ON-THE-HILL** diagonally. It is a little northeast of the Country Club grounds and Montavilla can be seen almost due south. The entire 160 acres, of which the present offering is a small part, was acquired by The Jacobs-Stine Company several months ago and is rapidly being placed in order for the early selection of lots this Spring. To be located on a straight thoroughfare, from your home to your place of business, is an advantage you little appreciate until once you have become accustomed to it and then have it denied.

RESTRICTIONS

Inasmuch as **WELLESLEY-ON-THE-HILL** is an integral part of the restricted belt, running from Irvington due east, the Jacobs-Stine Company believes it to be the best policy to continue the rigid building restrictions there in force in the new addition. A restriction, therefore, of \$1500 is imposed upon buildings. This will be highly beneficial for the neighborhood and will actually increase the values of the property adjoining and guarantee that **WELLESLEY-ON-THE-HILL** will always be regarded as one of the best home neighborhoods in the Northwest. It is this uniformity of building restrictions that has made Bell Crest, Hyde Park and their neighbors exceptionally desirable districts in which to buy and build. A ride on the Sandy Road earline, through these recently platted additions, will immediately impress the observer with the immense value of such care in the character of the homes that are erected.

TRANSPORTATION

No part of the city is more favorably provided with transportation facilities than **WELLESLEY-ON-THE-HILL**. It has almost a double track line from downtown all the way out. It is assured that by July 1st a line to **WELLESLEY-ON-THE-HILL** will run across Burnside bridge out Burnside street and Sandy Road to the City Limits. This will make a direct diagonal line, with a promised running time of about twenty-three minutes. The present schedule of cars is from ten to fifteen minutes all day. The present East Ankeny-Rose City Park-Hyde Park lines run from Third and Yamhill, not connecting with Sandy Road until it reaches Twenty-eighth street. From Twenty-eighth street on, the line is single track, with very frequent and long switches, in no way affecting the running time of the cars.

ELEVATION

The backbone of the peninsula, beginning in the vicinity of St. John, extends in a southeasterly direction, reaching its highest elevation on the Jacobs-Stine property. Aside from the hills on the west side of the river, **WELLESLEY-ON-THE-HILL** is about the highest residence property in Portland. In all other cities the high elevation of residence property has created tremendous value for land. **WELLESLEY-ON-THE-HILL** averages 250 feet above the river, and, with the exception of Mount Tabor, is the highest property on all sides. Its altitude guarantees perpetually pure air. It lies longer in the lingering sunshine than its neighbors, and in every respect commends the property to those who are attracted by grandeur in scenic effect. The higher one goes on the earth's surface, the better the view. Thus **WELLESLEY-ON-THE-HILL** commands an unusually fine outlook. In spite of its elevation, **WELLESLEY-ON-THE-HILL** is reached by an almost imperceptible incline. There are no steep hills to tire the resident.

IMPROVEMENTS

In line with its usual policy, the Jacobs-Stine Company makes each addition it puts on the market a little better than the rest. All improvements in **WELLESLEY-ON-THE-HILL** are included in the price of the property. The most important of these are cement walks and curbs, streets graded to city grade, Bull Run water, every lot cleared and grubbed, telephone service, electric lighting, and the best streetcar service in Portland. By far the most interesting feature of the improvement work, however, is the fact that along the west side of **WELLESLEY-ON-THE-HILL**, running north and south, there will be a boulevard constructed, 140 feet wide, with a driveway on either side and a beautiful twenty-foot parkway down the center, together with a handsome pergola. It is the custom of the Jacobs-Stine Company to introduce these leading features of other large cities when building additional residence sections in Portland. The pergola above mentioned is the most attractive feature of this addition. Along the edges of this parkway will be installed rest benches at various intervals.

ENVIRONMENT

It is not too common to mention Mount Hood as a point of exceeding beauty in our scenic environment. Its majestic contour and perpetual white mantle of snow lives vividly in the hearts of the Portland men and women. Through the long, dreary, cloudy months of Winter, it is an almost invariable rule for the man with an east window commanding a view of Mount Hood, to cast his first morning glimpse in that direction, determining in his own mind the character of the weather that is to prevail during the day. **WELLESLEY-ON-THE-HILL** is in a location to view Mount Hood, as well as the Cascade Range for over one hundred miles. The Columbia Gorge, Mount Adams and Mount St. Helens, and the thousands of miles of naturally created beauty, put Portland in the foreground in all American cities. The perpetual green of the grass and the towering forms of the firs are familiar to many, but a source of never-tiring delight to all.

WE do not ask you to tell us whether you can find a better location for a home, because we firmly believe and positively know that **WELLESLEY-ON-THE-HILL** is the best homesite property in the Northwest. The home building movement has been in this direction for two years and almost every day of the year sees new houses started. Thanks to the unprecedented growth of Portland for the past few months, this entire district from Twenty-Eighth Street, East has been marvelously transformed to a thickly settled and substantially built residence community.

GUARANTEED FOR TODAY ONLY
LOTS \$150 AND UP. ALL IMPROVEMENTS

NOTE THE DIRECTIONS

EAST ANKENY
Take Car
With These
Signs
at
3rd
&
Yamhill
RIDE TO END OF LINE

NOBODY knows what the price of **WELLESLEY-ON-THE-HILL** will be tomorrow. Today the lots are \$150.00 and up. Some particularly interesting features of our selling plan, such as the special discounts of 20 per cent., the giving of a deed when the property is half paid for and the passing of title upon the payment of part cash, will be fully described by our salesmen on the tract or in our office every day. No real estate firm has ever allowed as large a discount as 20 per cent., nor has it ever been the policy to give a deed to property that has not been paid for.

TAKE ADVANTAGE OF TODAY'S
PRICES. \$150 AND UP. ALL IMPROVEMENTS

THE JACOBS-STINE COMPANY

THE LARGEST REAL ESTATE OPERATORS ON THE PACIFIC COAST

148 FIFTH STREET

PORTLAND, OREGON