

### LENTS CENTER OF GROWING DISTRICT

Nearly 20,000 People Live in Territory Seeking Annexation to City.

### BIG SCHOOLHOUSE BUILT

Majority of Residents Occupy Own Homes—Bull Run Water to Be Supplied District—Wireless Station Is Ready.

The school district is completing a 20-room schoolhouse at Lents at a cost of nearly \$90,000. Last year eight rooms were built and the remainder of the building is being finished this year. This will provide Lents with one of the biggest schoolhouses in the district. It is largely a reproduction of the general features of the Thompson building and will accommodate about 1000 pupils. Last year the enrollment was about 800 pupils.

The remarkable feature of this big building is that it is outside of Portland, nearly one mile from the city limits. Less than six years ago a four-room schoolhouse was sufficient, but now there are two large schoolhouses, one at Lents and one at Astoria, each with 800 pupils, and still there is a space between the two where there is demand for another schoolhouse.

#### Prosperity Is Notable.

Lents is considered one of the most prosperous suburbs of the city. It is a business center of importance for several miles. Eastward and southward there has been a great growth, but this growth is more pronounced toward the east than in other directions, development being along both sides of the Foster Road. The large tracts as far as Sycamore Station, on the Oregon Water Power Company's line, have been divided into small tracts. A few years ago land here sold for \$30 an acre, but it now brings from \$100 to \$150. More generally land is held at the latter figure. There is an extensive settlement a mile east of Lents, and at Sycamore Station the Sycamore Acres, a tract of 55 acres recently placed on the market, is selling rapidly. Sycamore Station is the entrance to Paradise Valley, and up to the entrance all the farms have been subdivided into acreage tracts of from one to ten acres, and these have found a ready sale. All this section is tributary to Lents.

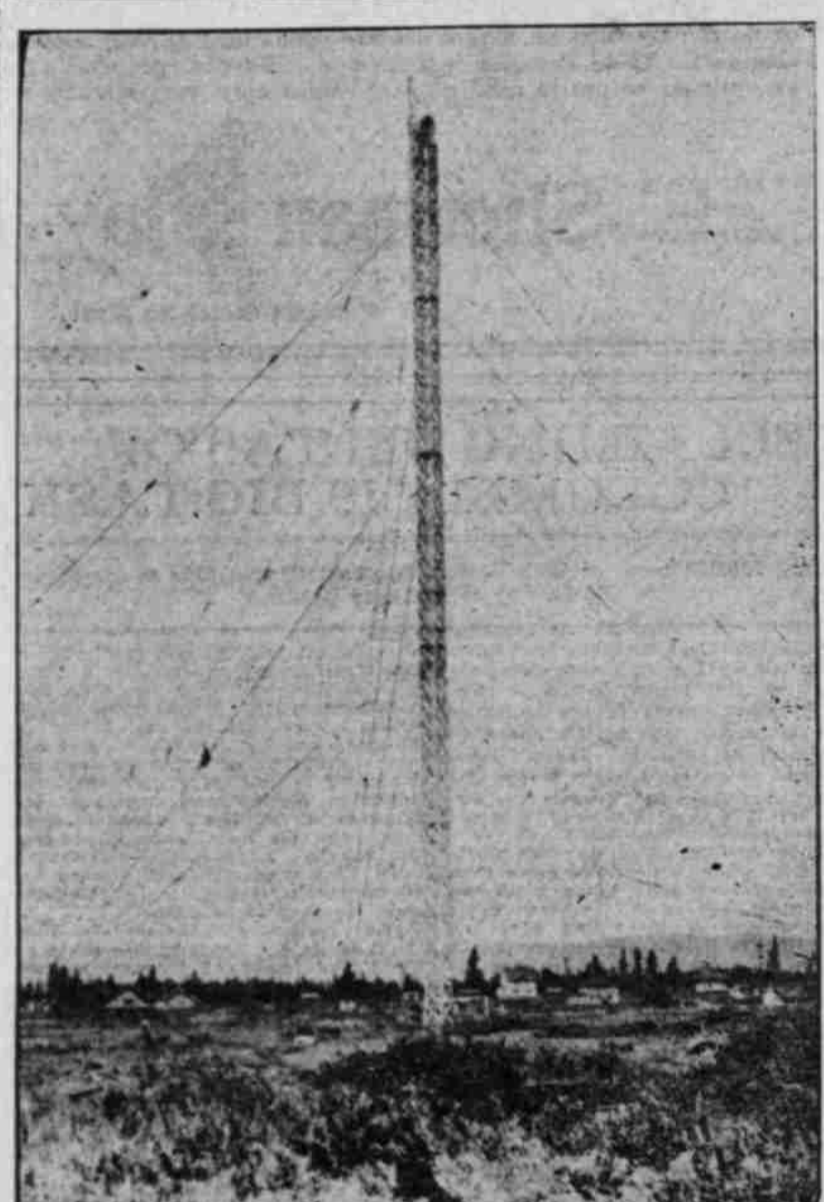
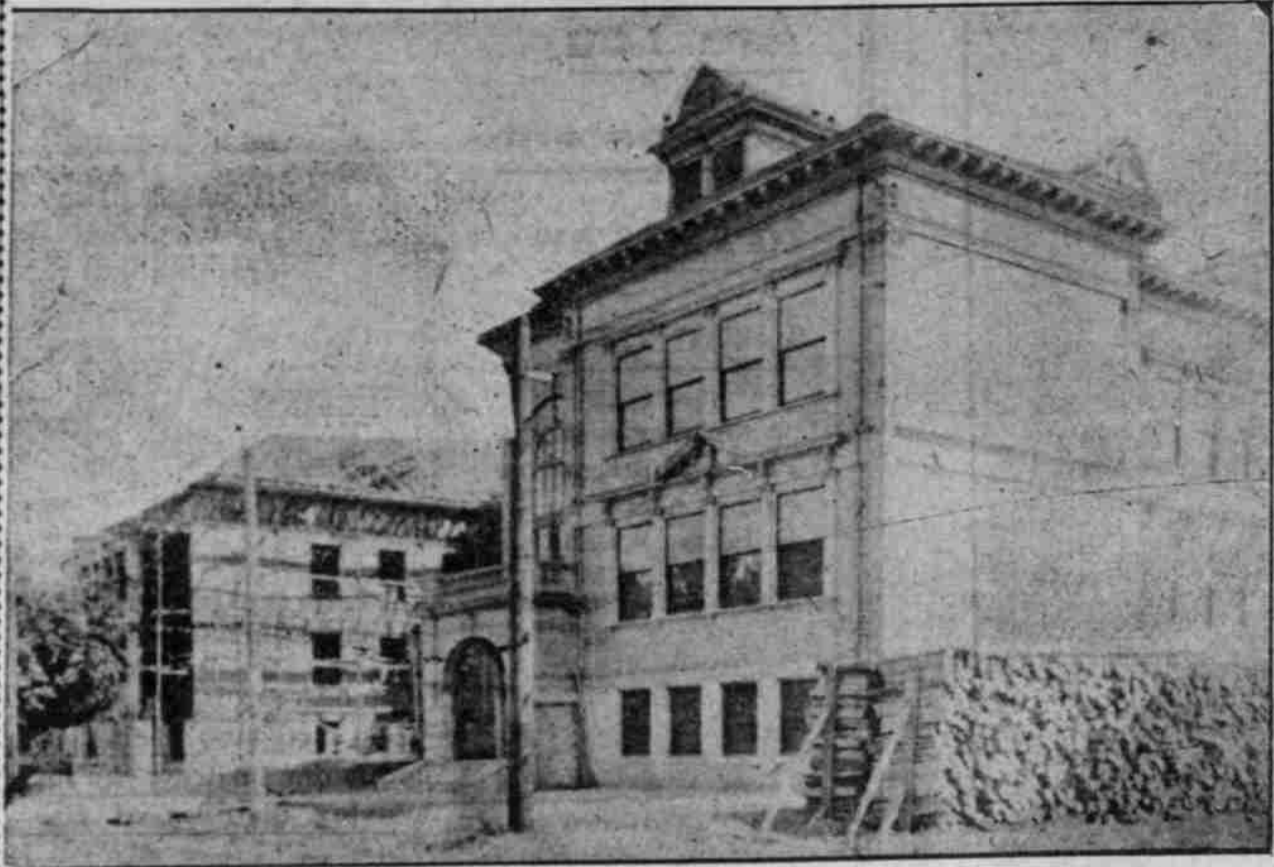
#### Wireless Station Installed.

A wireless telegraph company is building one of the most expensive stations in the Northwest at Lents. The company bought a six-acre tract in the southern part of Lents, and has already erected two steel towers, 225 feet high. It is said that it is to be the important Portland station of a large wireless telegraph company. A new Evangelical Church was recently completed at Lents at a cost of \$10,000. H. A. Darnall, editor and proprietor of the Gresham Herald, has completed a concrete building on Main street, which he will occupy in his business. It cost about \$2,000. Another important business in this suburb is the new bank, which recently opened its doors. The new bank has made an excellent start, the first month's deposits amounting to \$18,000. The officers of the bank are connected with the Scandinavian-American Bank of Portland. Lents Grange has a membership of nearly 100, and has a fine concrete hall. Lents has an aggressive Commercial Club, and also a prosperous branch library.

#### District May Be Annexed.

When the Woodmere water plant was taken over by the city, it also included the water supply of Lents, and that the city is now supplying this entire section with Bull Run water. It is estimated that there are 7000 people between the city limits at Gresham, Astoria and Sycamore Station, and between the Powell Valley Road and Johnson Creek. This is a most conservative estimate, and some put the figures at 10,000. Including the Gilbert schoolhouse, there are two schoolhouses in this section, and at one the enrollment has

### NEW ENTERPRISES AT LENTS SHOW HEALTHY DEVELOPMENT.



SCHOOL BUILDING COSTING \$90,000 NEARING COMPLETION—THE STEEL TOWER, 225 FEET HIGH, ERRECTED AT WIRELESS TELEGRAPH STATION.

been 800 pupils. There is some talk of annexation of this district, but the lines have not been determined. At the last general election the eastern line was fixed at the junction of the Mount Scott and Gresham branches of the Portland Railway, Light & Power Company, but that line excluded a large population. The next time annexation is voted on, the line will be fixed at least a mile beyond the junction. Annexation is urged on the grounds that the schoolhouse is erected by the city, and the district now has city water. While it has been supposed that

greater growth of Portland, on the East Side, is toward the Columbia River, the city is growing almost as rapidly toward the southeast to and beyond Mt. Scott. This is exclusively a residence district, where a majority of the people own their own homes. There are fully 20,000 people between Gresham and Johnson Creek. The main portion of the district now has Bull Run water, but there are several private water plants which have been outgrown by the growth of the surrounding country. The people are clamoring for Bull Run water. When the new Bull Run pipe line has been completed it will be possible to supply this entire district by laying adequate reinforcing mains and replacing the small pipes which now serve the purposes of the people very poorly.

The county makes fine macadam roads and maintains them with crushed rock from Kelly Butte. The Foster Road is the main thoroughfare clear through the South East Side, and it is the business highway through to Lents. The main portion of the district now has Bull Run water, but there are several private water plants which have been outgrown by the growth of the surrounding country. The people are clamoring for Bull Run water. When the new Bull Run pipe line has been completed it will be possible to supply this entire district by laying adequate reinforcing mains and replacing the small pipes which now serve the purposes of the people very poorly.

### EYES UPON OREGON

Middle Western Farmers to Flock to State.

### BIG COLONY IS ORGANIZED

Preparations Under Way for Immense Land Development—Syndicate to Take Over Yamhill County Tract.

That land development in Oregon will reach tremendous proportions in the next two or three years is the belief of C. F. Spaulding, who returned from Chicago last week. Mr. Spaulding interviewed a large number of persons who are interested particularly in Oregon and he says that hundreds of well-to-do farmers will come to Oregon this fall to invest in lands. Mr. Spaulding organized a Chicago syndicate to take over 1000 acres of land in Yamhill County. C. W. Spaulding, of Chicago, who inspected the parts of the Willamette Valley is the best he has ever examined. He was connected for many years with the land department of the Union Pacific system.

C. W. Spaulding announces that the 1000-acre tract will be put into a high state of cultivation and will be conducted as a commercial farm. The initial outlay will be about \$100,000. The development of the holdings will require an additional expenditure of a large sum. The farm will be conducted exclusively for the benefit of the syndicate members.

O. P. Spaulding will leave for Chicago in a few days to bring 57 families to Oregon for colonization. A large tract suitable for diversified farming will be taken over by the newcomers and developed by them.

"There are thousands of homeseekers in the Middle West who are preparing to come to this state during the fall harvest excursions," said Mr. Spaulding. "Many of them will have large sums to invest in Oregon lands. Oregon is better advertised than any of the Northwest states."

With the building of the Panama Canal, there is to be an immense movement of homeseekers to the Pacific Coast. Within the next five years Oregon will get 250,000 new citizens, nearly all of whom will settle on lands west of the Cascades and will become actual producers. Western Oregon, with its mild climate and rich soil, is destined to become one of the greatest agricultural sections in the United States.

#### Chehalis Hotel Deal Closed.

CHEHALIS, Wash., Aug. 19.—(Special.)—A few days ago a deal was closed whereby Frank Schwartz, a farmer living at Crego, has taken over the hotel on the corner of North and State streets, owned and operated for 22 consecutive years by Ben Allender. Mr. Allender with his family moved to Chehalis in September, 1889. They bought the property where the hotel now stands, and three years later were burned out. He moved across the railroad track onto Chehalis avenue, where he conducted another hotel for a short time, or until he could rebuild at his present site, where he has remained ever since. Mr. Allender owns a farm on the Newaukum river and will move his family there.

#### White Brothers Busy.

White Brothers, architects of Oregon City, have completed plans for a four-room addition to the Williamette School building south of Oregon City. The company is also working on the plans for alterations on the new Oregon City Courthouse and will call for bids this week.

#### T. G. Anderson Busy.

Eight bungalows are being erected by T. G. Anderson on East Sixty-first

### PENINSULA LAND SELLS

MOVEMENT IN FACTORY SITES IS ACTIVE.

Large Part of 800-Acre Tract Is Subdivided, Having Rail and Water Facilities.

Convinced that Portland is just coming into its own as the important shipping and manufacturing center of the Pacific Coast, the owners of the 800-acre tract lying east of the Swift holdings, between the Columbia River and Columbia Slough, have subdivided a portion of the property and have placed it on the market as factory sites. The land is owned by the Factory Sites Improvement Company.

Much of the tract has frontage on either body of water. It is planned to have a spur extended from the O-W. R. & N. through the property to the Columbia River. When this improvement is completed the property will have both rail and water shipping facilities.

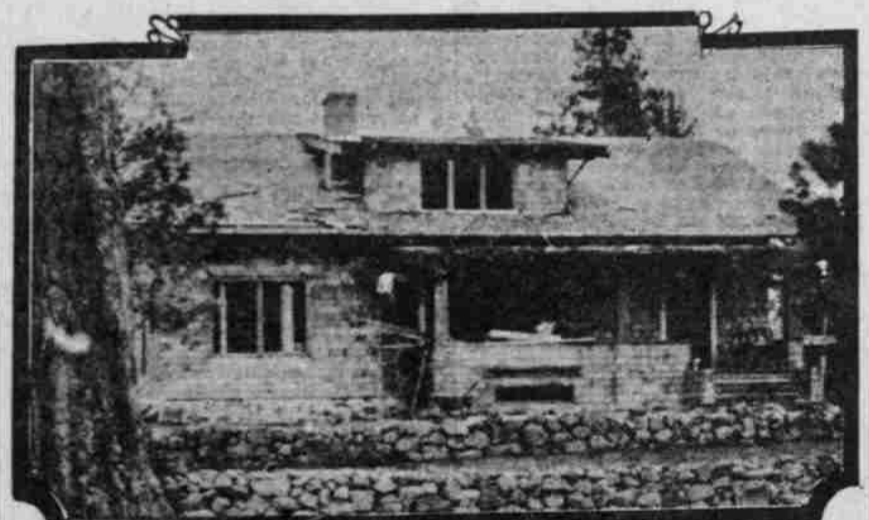
With the completion of the North Bank road into Portland about three years ago, the possibilities of the Peninsula as a manufacturing and shipping district of great magnitude were established and the development of the properties there has been remarkable, there having been invested in different plants up to the present time over \$4,000,000. Among the large concerns which have been located on the Peninsula are the Union Meat Company, Swift & Company, the Union Stockyards Company and the Schwarzhild & Sulberger Company. The latter concern is now building a plant that will cost approximately \$600,000.

Since plans for new subdivision on the market a few days ago, Mead & Murphy, the sales agents, report that a large number of sites have been sold.

#### Goldendale Plar Filed.

GOLDENDALE, Wash., Aug. 19.—(Special.)—E. C. Cottrell has filed with Auditor Gunnung, of Klickitat County, a plat covering the first addition to the town of Lyle. The addition contains 182 lots and the cost of recording the plat was \$228. It was one of the largest plats ever filed in this county. The Lyle Company is preparing to develop the water power in the Klickitat River near Lyle, and with the power light the town of Lyle and irrigate a large tract of land in that locality.

### BEND HAS MANY BEAUTIFUL HOMES, SEVERAL RANKING WELL WITH THOSE OF PORTLAND.



COMPLETE RESIDENCE OF G. P. PUTNAM AT BEND.



A. N. LARA HOME BEFORE COMPLETION.

BEND, Or., Aug. 12.—(Special.)—While the handsome residences of Portland and the larger cities of the Willamette Valley towns continue to attract praise for their beauty, those interested in a really development would perhaps find a surprise in stores for their should they make a sight-seeing tour through the interior portions of the state and view the home building that is in progress at Bend. This interior city is adding to what nature has done to entitle it to the appellation of "city beautiful." The artlessness of the residences being erected makes the town rank with those of Portland's famous residential districts, in appearance and finish, if a not in size.

### MODERN IRVINGTON HOME HAS MANY CONVENIENCES.



EVERY KNOWN COMFORT AND LABOR-SAVING DEVICE INCLUDED IN NEW RESIDENCE OF GEORGE E. FROST.

One of the prettiest and most convenient of Irvington cottages is that erected by George E. Frost, at 145 East Fifteenth street, North. The home has just been completed. It fronts to the east, furnishing a good view, and presents a pretty appearance with a large artistic porch and unique front elevation. The living-room is 27 feet long and is broken by two pillars and an arch, which form a music-room adjoining the living-room. On the south side of the living-room is a fireplace which, with the large plate-glass windows and mantel mirror extending to the ceiling, gives a cheerful appearance to the room. The hall forms a right angle and at the further end opens onto a small porch on the north side of the house. Sliding double doors at the back of the hall open into the dining-room, 12x12 feet, with beamed ceiling and paneled wainscoting. Back of the dining-room and in the northwest corner of the house is a sewing-room. The kitchen is reached from the dining-room through a pass-pantry, which is provided with cupboards, drawers and other conveniences. The kitchen and pantry are finished in white enamel and the rest of the wood work on this floor is fir. The second floor is divided into hall, four large bedrooms, sleeping-porch, wardrobe, linen closets and bathroom with tile floor. These rooms are finished in white enamel. There is an attractive fireplace in the front bedroom over the living-room. The third story is finished complete, with two large bedrooms, hall, closets, lavatory. Mr. and Mrs. Frost planned the home, and it was constructed by R. B. Rice.

#### FOUR-STORY BRICK WILL RISE

Roseburg to Have One of Finest Buildings in Valley.

ROSEBURG, Or., Aug. 19.—(Special.)—Ground was broken Monday for the four-story office building to be erected at the corner of Rose and Cass streets by J. W. Perkins, a local capitalist. The structure will be of brick and will be one of the finest buildings in Oregon south of Portland. The ground floor will be utilized for store purposes, while the second, third and fourth floors will be divided into office rooms. Being modern in every particular, the building will be equipped with steam heat, elevator service, running water in every office and free janitor service. The contract for the building was awarded to W. C. Arthur & Son, of Portland, and the builders are now on the ground. The contract price is about \$40,000. The building is to be completed by January 1, 1912. The Perkins building will be the tallest structure in the city and will present an imposing appearance. The location is ideal, being in the street leading from the depot to the main business thoroughfare.

#### Daily Building Leased.

The four storerooms in the new building erected by E. J. Daly at the northwest corner of Nineteenth and Washington streets have been leased for a term of five years to the White Motorcar Company. The new location will be used exclusively as salesrooms. The interior of the rooms is being finished in hardwood. The floors will be of oak. It is expected that the salesrooms will be among the most attractive in the city.

## BEND, OREGON THE WAY TO WEALTH

With more tillable land surrounding it than there is in the whole of the States of New York and Connecticut combined.

With 250,000 acres of irrigated land surrounding it, with the largest standing body of yellow pine timber in the United States at its door; with more power than Niagara and Spokane Falls within ten miles of Bend; with TWO railways racing to reach Bend; with such men as J. J. Hill, Robert S. Lovett and John D. Porter, railway builders; John F. Stevens, a world-renowned engineer; Hon. T. B. Wilcox, one of the largest grain buyers in the world; G. W. Lorimer, a great electrical engineer; with the Bend Board of Trade, and the Portland Board of Trade, with several real estate specialists, they all claim that BEND, OREGON, will make a city of 25,000 in five years or less. It costs you nothing to INVESTIGATE where we are selling. Business and close-in residence lots, 50x140, within four blocks of the Union Depot Site, at an average price of

**\$200 PER LOT**  
**TERMS \$10 PER MONTH**

Free, certified abstract, perfect title. This property is selling fast. Wake up—be somebody! Make a start for independence! Investigate, then buy if satisfied. Get out of that narrow rut. Make a start.

**The NEWLON-KOLLER CO., Inc.**  
301 Buchanan Building, 286 1/2 Washington Street.  
Office Open Evenings Until 8 o'Clock.

## LOOK TOWARDS THE FUTURE

You can do so now if you take the opportunity of purchasing a lot in

## SOUTHMORELAND

Close to the REED INSTITUTE. Only 3 blocks from car and 15 minutes from center of city. These lots all lie very pretty and are 50x100 or over. Moderately restricted.

Prices \$460 and Up on Terms.

## A. B. HALL & COMPANY

Marshall 339 302 Rothchild Bldg.

Street, between Klokittat and Stanton streets, in Rose City Park Addition, averaging in cost from \$2500 to \$3500, or a total of about \$20,000. Three of these buildings have been completed and the foundations of the others have been laid. Mr. Anderson has built 19 houses, mostly of the bungalow type, in Rose City Park and Rossmere. He has also just completed three residences in the Morningside Addition, on East Seventy-first and East Stark streets, on the east slope of Mount Tabor. Mr. Anderson will complete the buildings he has under construction in Rose City Park and then transition in his building operations to the West

Side and put up some dwellings on Council Crest. G. W. Priest has started on the erection of four dwellings in Rose City Park and Irvington, which cost from \$2000 to \$3500.

#### New Library Work Harried.

The foundation and basement of the new East Side Library building, which is being built at the corner of East Eleventh and East Flanders streets, is completed, and work has started on the walls. The building will cover a quarter block, and will be completed about November 1.

## Burlington

Portland's Splendidly Located Suburb

On the Spokane, Portland and Seattle, the Northern Pacific and the United Railways, thirteen miles from Portland. Frequent and fast train service.

**BURLINGTON OFFERS ADEQUATE DEEP-SEA AND RAIL SHIPPING FACILITIES FOR ALL TIME TO COME.**

Industries seeking locations are invited to investigate Burlington. Ideal surroundings for workingmen. Fine drinking water and electric lights.

**Ruth Trust Company**  
Main 5076, A 3774. 235 Stark St., Portland, Or.

## OUT OF THE TRAIN ON TO THE SAND GARIBALDI BEACH

If you really knew how rapidly beach property had been purchased during the last few years, pending the completion of all this wonderful railroad reconstruction, you would not hesitate a moment to pick out a location for a Summer home. While it is true that OVER HALF OF GARIBALDI BEACH HAS BEEN SOLD, it is possible to still select an ideal building site, either in the woods, along the shore of a fresh water lake or on the sands close to the surf—and all within the sound of the sea. The GARIBALDI BEACH ASSOCIATION, representing the eleven planned resorts along this six-mile stretch of delightful ocean shore, takes pleasure in announcing that these are THE ONLY RESORTS ON THE OREGON COAST where it is possible to step from the train platform to the sand beach. GARIBALDI BEACH will be reached directly from Portland by rail more quickly than any other, will be more convenient, closer and equally as beautiful for all recreation purposes as any other section of the Pacific Coast.

### The Garibaldi Beach Association

Either of the following offices will provide full information.  
OCEANLAKE PARK, 701 Spaulding Bldg.  
BEALS ADDITION, F. R. Beals, Tillamook, Or.  
TILLAMOOK BEACH, 412 Board of Trade.  
BAR VIEW, 217 Railway Exchange.  
MANHATTAN BEACH, 228 Stark St.  
ELMORE PARK, 317 Railway Exchange.  
ROCK A WAY, 701-702 Spaulding Bldg.  
ROSE CITY BEACH, 226 Failing Bldg.  
LAKE LITTLE, 325 Railway Exchange.  
SEA VIEW, 448 Sherlock Building.  
TWIN ROCKS, 214 Selling Bldg.