AT MOUNT TABOR

Sightly District on East Side Undergoes Big Development in Past Few Months.

COSTS \$200,000

Three Dwellings Completed at Total Outlay of \$100,000 - Other Beautiful Residences Rise. Be Developed.

Mount Tabor is rapidly becoming on of the most popular residence districts of the East Side. Slow to get started, if has improved rapidly since the Morn-ingside Addition was opened and thrown on the market a few months ago. The opening and improving of Belmont street has greatly facilitated general development, as it provides a fine highway from the Willamette Filver to the summit of Mount Tabor

Prior to the opening of Belmont street there were no direct streets running to Tabor Heights or to the proposed park, but with the prospects of extending the street, property own-ers in that district improved with hard-surface pavements East Sixtyeighth and East Sixty-ninth between East Yamhill and East Stark streets. Also East Morrison and East Alder streets have been paved through Ta bor Heights.

ber Heights.

East Yamhill street has been partly improved from East Sixty-ninth street down the east side of Mount Tabor to East Seventy-sixth street, so that it is new possible for an automobile to run over Mount Tabor by way of Belmont East Sixty-ninth and East Yamhill streets. Altogether the street improvements, including Belmont, from East Sixty-first to East Sixty-ninth streets, have cost fully \$200,000.

Improvement of the streets has assisted in the development of Tabor

sisted in the development of Tabor Heights materially. Sale of building lots in the Morning Side Addition was rapid from the start. A large num-ber of attractive homes have been built in Tabor Haights, especially near East Stark street and on the slopes near the Base Line road. A more beautiful building location would be hard to

Elaborate Homes Are Built. B. S. Josselyn, who purchased the Massachusetts building and grounds north of Belmont street in the Morn-ing Side Addition, has completely transformed the building and grounds at a large expense. There are few if any more beautiful residences and grounds in Portland.

grounds in Portland.

Further eastward on the higher levels of Mount Tabor many new residences coating from \$2500 and upward have been built since the Morning Side Addition was placed on the market. To the eastward and in all directions there is an unsurpassed view. On East Pifty-fifth and East Nalman streets Robert Brooks is com-Malmon streets Robert Brooks is com-

ras new home of C. H. Chick on Bel-mont and East Fifty-third streets, costing \$30,000, has been completed. It ranks as the most elaborate home erected at Meunt Tabor except that of Blaine B. Smith, just across Belmont Blaine B. Smith, just across Belmont street, which, with the grounds and garage, represents an expenditure of more than \$25,000. Mr. Chick's residence has been elaborately finished in-side and outside. Facing East Fifty-third street is a concrete garage, which is part of Mr. Chick's property. It is provided with work benches, oil tank and equipment for the care of

Across the street from Mr. Chick's home is the home of D. E. Galbraith, now occupied. Another high-class rest-dence has been started on Belmont and East Fifty-second streets, which will cost about \$15,000. Henceforth only high-class residences probably will be built at Mount Tabor, as the value of the property has been increasing rep-idly the past few years. On either idly the past few years. On either tide of East Fifty-fifth street there a paying district which extends to a paying district which extends to East Forty-ninth street, where the property owners have paid out more than \$200,000 for water mains, sewers, aldewalks and hard-surface pave-

Mt. Tabor Park to Be Improved.

Improvements of the Mount Tabor Park, according to the promises made by the Park Hoard, is being urged by the Mount Tabor Push Club. C. H. Welch, president of the club, said yes-

"We were given assurances that the Park Board would spend \$15,000 this year in the improvement of Mount Tahor Park and surveys were made of roads to run around the sale was summit. Our club will in- Hartshorne.

sist that this be done. The general plan is such that the roads to be graded through the park will start and they will connect with East Yamhill and East Sixtieth streets and indirectly with Belmont and pass around the park on a gentle grade to the top. It will be a popular drive from the center of the city to the summit of Mount Tabor Park. We think we will have one of the direct parks in the entire Portland system.

"Included in the plans to make beautiful the Mount Tabor Park is a cascade between the upper and lower new reservoirs, which will add to the attractiveness. The plan of the drive has placed the road along the margin of the upper reservoir. When these developments have been completed, we shall be able to invite strangers to visit one of the most attractive spots in Portland, where they can have a view of the great reservoirs of the city's water plant and also the beautiful suburbs stretching out eastward to the foot of Mount Hood. Mount Tabor Park is a valuable asset of Portland."

Two School Buildings Rise.

Two School Buildings Rise.

It is considered almost certain that East Stark, or the city end of the Base Line road, will be improved next year, from its present end at East Forty-first street. Just how far the improvement will extend remains to be decided, but it probably will be carried to East Sixty-second street. It is one of the central streets of the East Side and it is expected that next year it will be paved to Tabor Heights and connect with East Sixty-ninth street. The School Beard is completing two large schoolhouses. At Belmont and East Fifty-first street the Glencoe is setting the west wing of the building, which was built two years ago It will be an 18-room structure with an assembly hall, and can accommodate 100 to 800 pupils easily. The new part will alone contain eight classrooms.

At East Statieth and East Ash streets the district is completing the Mount Tabor schoolhouse, started two years ago, to take the pince of the old build-ing on East Stark and East Sixtleth streets, which was destroyed by fire.
Mount Tabor will thus have two
modern schoolhouses by the first of
the year, which will represent a cost
of \$150,000.

BIG PROGRESS IS MADE

LAURELHURST ADDITION WAS OPENED 2 YEARS AGO TODAY.

Transformation of Farm Into Beautiful Residence District Completed at Great Cost.

Today is the second anniversary of the opening of Laurelhurst, Portland's largest residence addition. Just two years ago this property, then known as the Hazelfern Farm, was purchased from the Ladd Estate Company by a syndicate of Seattle and Portland capttalists for a consideration in the neigh-borhood of \$2,000,000. At the time it was the largest realty transaction that had ever been made in Portland, and while many large realty deals have been made here since the Laurelhurst sale, none have approached it, so far as the size and consideration is con-

Cerned.

Laurelhurst today presents a vastly different appearance from the Ladd dairy farm of two years ago. The tract is now a magnificently improved high-grade residence addition, and is rapidly filling up with a superior class of at-tractive, up-to-date homes. Nearly \$2,000,000 has been expended in the last Balmon streets Robert Brooks is completing a fine residence, which will cost completed \$20,000. There is a cement foundation and the superstructure is partly of red pressed brick above the first fleer. The upper portion of the building is rough-most cement. In the rear of the house is a double concrete garage, which will be reached from East Fifty-fifth street by a concrete firiveway. The grounds will be highly improved.

This building is in the same class with the home of E. R. Cobb on the safe tide of East Fifty-fifth, which.

The tractive up-to-date homes. Nearly \$2,000,000 has been expended in the last 18 months in improving Laurelhurst. There are now in the addition 16 miles of any applied and a greater part of the addition 16 miles of the streets. During the fifty war, there have been exceed nearly 150 residences in Laurelhurst, ranging in value from \$1500 to \$25,000.

The tractive up-to-date homes. Nearly \$2,000,000 has been expended in the last 18 months in improving Laurelhurst. There are now in the addition 16 miles of cement with the addition 16 miles of applied to the last 18 months in improving Laurelhurst. There are now in the addition 16 miles of applied to the addition 16 miles of applied to the concrete garage, which will be reached from 5000,000 has been expended in the last 18 months in improving Laurelhurst. There are now in the addition 16 miles of applied to the concrete garage, which will be reached from 500,000 has been expended in the last 18 months in improving Laurelhurst. There are now in the addition 16 miles of cement in the reached from 51 months in improving Laurelhurst. There are now in the addition 16 miles of cement in the addition 16 miles of applied to the concrete garage which will be highly be proved.

The proving Laurelhurst are now in the addition 16 miles of cement in the addition 16 miles of the addition 18 miles of cement in the addition 18 miles of cement in the additi

This building is in the same class in value from \$1500 to \$25,000.

With the home of B. R. Cobb on the sant side of East Fifty-fifth, which with the grounds, cost over \$35,000.

The tract was originally laid out after the most approved scientific land-scape architecture. The streets were

Mead & Murphy, selling agents for Laurelhurst, have extended an invitation to the automobilists of the city to use the streets of Laurelhurst throughout the rainy season for pleasure motoring. The property is reached from the center of the city over the Burnside bridge and East Burnside street, which is hard surfaced to and through the addition. The 26 miles of asphalt streets in Laurelhurst, together with the hard surface on East Burnside, will afford the automobilists several hours of pleasant motoring during the Winter afternoons.

Laurelhurst is the scene of unusual building activity, and has been throughout the Summer and Fall, nearly 100

out the Summer and Pall, nearly 100 new homes having been completed there

CALIFORNIAN ACQUIRES TRACT

TYPES OF COSTLY HOMES BUILT IN MOUNT TABOR DISTRICT.



EAST 5388 ST WEAR BELMONT

ng investors who have joined the

tract upon which he int

PLAN MODERN SANITARIUM

Benedictine Sisters of the Sick Poor

Campaign for Funds.

cially for those afflicted with tubercu-

losis, the Benedictine Sisters of the

Sick Poor have begun a campaign to raise funds sufficient to meet the expense of the undertaking. The struc-

ture will be erected at St. Theresa Station, on the Oregon Water Power line.

and will be known as St. Theresa Sana-

The style of architecture will be mod-ern Renaissance influenced by the moresque construction. The exterior moresque construction. The exterior will be of pressed brick facade, treated with glazed white terra cotta and gray

Plans for the building, which have been completed by H. M. Fancher, provide for three stories and basement.

To provide a modern sanatorium for poor persons in ill health and espe-

Activity in New Subdivision Unequalled in Portland.

FIRST PLATTINGS ARE SOLD

Nearly \$350,000 Worth of Property Disposed of in Two Weeks. Landscape Gardening and Model Farms Planned

Among investors who have joined the organization recently is Walter Bowne, of New York City. Mr. Bowne was in Portland last week and was so impressed with the possibilities of Parkrose that he purchased a substantial block of the company's stock. Other persons who have joined the organization are: General C. F. Beebe, Captain Gordon Voorhies and United States Senator Chamberlain. W. D. Wheelwright has purchased a large individual tract upon which he larges to make extensive improvements. Surpassing all records in Portland in the sale of suburban property, Hartman have sold nearly \$350,000 worth of lots and acreage in Parkrose, a beautiful sub-division located east of Rose City Park. Up to yesterday virtually all of the lots in the first platting were disposed of and also nearly all of the one-acre home sites in the adjoining sub-division had been sold.

When it was realized a few days ago that the demand for this class of property was exceeding expectations, it was decided by the Parkrose Association to put surveyers in the field immediately and prepare additional areas for the market. Many reservations have been made already for home sites in the second plattings.

second plattings.
"The public has been eager fr M. D. Say Purchases 52-Acre Farm in Clackumas County.

After exploiting the country between Santa Barbara, Cal., and Portland by herseback in quest of a desirable country place, M. D. Say found the kind of tract he was seeking in Clackafas County, a few miles from the city. The farm which Mr. Say purchased is highly improved and was owned several years by J. F. Snyder.

The farm which Mr. Say purchased is highly improved and was owned several years by J. F. Snyder.

The farm contains \$2 acres and is well adapted to diversified farming. It is improved with good buildings. The public has been eager from the first to acquire property in these holdings." said E. L. Thompson, of Hartman & Thompson. "We have been literally swamped for reservations. When we prepared the first to acquire property in these holdings." said E. L. Thompson, of Hartman & Thompson. "We have been literally swamped for reservations. When we prepared the first plattings we believed that it would not be necessary to place additional tracts on the market until next Spring. It was most surprising when we found that we had cleaned up the first two sections in less than two weeks.

The unprecedented activity proves that the public wants first-class soil and plenty of room for homes at the right kind of prices. They will find these conditions in Parkrose. The location is pleas. By far the greater percentage of the buyers are homebuilders and within the next few months.

there is no doubt that many dwellings will be erected."

The organization is now planning to establish model farms on the one-acre tracts. Neat and substantial bungalows, small barns, poultry-houses and other buildings will be established on the acre-tracts. One of the important improvements will be landscape gardening. Charles E. Landgren, an expert ACREAGE SALES AT ABERNATHY HEIGHTS REACH \$70,000. improvements will be landscape garden-ing. Charles E. Landgren, an expert landscape gardener, has been engaged to conduct this part of the develop-ment. Provision will be made for flower beds, lawns, driveways, fruit trees, shade trees and berries on these tracts.

Activity in District in Past Few Days Is Marked-Improvements to Be Installed.

Tracts.

"There is no district so near the city that can be treated so easily and beautifully," said Mr. Landgren. "The land lies ideally, the soil is exceedingly rich and there is everything in its favor. All kinds of fruits and vegetables will grow here to the best advantage." Within the past few days there has been a marked activity in Abernathy Heights property, near Riverview. Chapin & Heriow, agents for these home sites, made sales amounting to over \$79,000. The tracts are subdi-vided into one to four and five-acre building sites and they command a striking view of the river and the Preparations are being made by the Portland Railway, Light & Power Company to extend the Rose City carline into the center of Parkrose. The franchise for the line has been granted by the county and actual construction of the extension will be started in a short time.

W. Lewis purchased from C. E. Dant a 2.70-acre tract, upon which he plans to erect an elaborate dwelling. There is a fine spring on the place. C. E. Dent purchased from the Aber-

nathy Heights Company a tract of 7.56 acres at \$2000 an acre.

Martha A. Hoyt purchased a one-acre tract for \$2000; S. M. Mears a tract of 281 acres for \$5600; E. O. Allen a site of \$.93 acres, for \$7800; C. D. Brunn a 4.13-acre tract, for \$8260.

Other property sold by the Abernathy

Other property sold by the Abernathy Heights Company was a tract of 5.75 acres to John A. Shepard for \$11,500. In addition to making these sales, Chapin & Heriaw sold for C. D. Brunn a modern six-room house on Palatine Hill to W. S. Turner for \$5000.

A five-acre tract on Keilogg Lake, near Milwaukle, was sold to Thomas Roberts for W. S. Love, the consideration being \$11,500. The tract is highly improved and Mr. Love will occupy it as his country home.

it as his country home.

The Abernathy Heights Company is planning to install a complete water system for the district. Bull Run water will be piped to the tracts for domestic purposes, while additional mains will be laid to use river water for irriga-

HISTORIC GROWTH ATTENDS LIBRARY

Public of Portland Is Given First Free Reading-Room 48 Years Ago.

LEGACY AIDS INSTITUTION

Library Association Finally Provides Entire County With Facilities.

Elaborate New Home to

When a number of Portland's pioneer citizens inaugurated the circulating library in 1883, little did they think that their initiatory efforts would prove the means of providing for posterity such an important and useful institution which in 48 years has crys-talized into the present Portland Li-brary Association. The spirit of up-lift and charity was characteristic of those early residents and they builded

those early residents and they builded better than they knew.

From its inception the free library movement in Portland grew steadily and for 12 years the institution was dependent solely upon contributions for its maintenance. In 1875 nine public-spirited citizens banded together to place the institution on a stronger basis and it was incorporated under the state laws as the Portland Library Association. The incorporators were state laws as the Portland Indraly As-sociation. The incorporators were prominent pioneers, all of whom are now deceased. They were: Matthew P. Deady, H. W. Corbett, Lehman Blum, Addison C. Gibbs, M. W. Fechhelmer, Henry Falling, W. S. Laud and Ph. C. Legncy Alda Association.

Its membership was comprised of persons who paid individual sums of

Its membership was comprised of persons who paid individual sums of \$250. These payments entitled contributors to permanent membership. Together with donations and membership payments, the investment funds have increased materially and at present amount to \$114,500.

By additional subscriptions the association was enabled to purchase the one-half block on Stark street between Seventh and Park streets. This property was acquired in 1886 for \$20,000. Upon the demise of Elia M. Smith, there was left to the association a legacy of \$150,000 to be expended in the erection of a library building. The building was constructed and opened June 30, 1893, and has since been used as the main headquarters and library. The building was designed for a circulating library and has never been suitable to the demands of a public library, with its greatly increasing use and circulation.

and circulation.

In the late '90s a number of citizen In the late '90s a number of citizens organized a free public library, with rooms in the City Hail. At that time there were few books on the shelves of the free public library. This institution at once became exceedingly popular and in a short time the facilities for accommodating the public were entirely inadequate. The library was maintained entirely by voluntary contributions. After a few years an effort was made to get the city to take the institution over and conduct it as a municipal institution.

Free Library Given Home.

Free Library Given Home. Eree Library Given Heme.

Largely through the efforts of W. L. Brewster a state law was passed authorizing cities to levy a tax for library purposes and to enter into contracts with existing library associations. This law was enacted in 1901 and the directors of the association entered into a contract with the city in July of the same year, by the terms of which it was agreed to provide the citizens with free use of the library. The city agreed to levy a special tax of one-fifth of 1 mill to maintain one-fifth of 1 mill to maintain

he library. In 1903 the Legislature passed a bill In 1903 the Legislature parameter authorizing the counties to establish free county libraries or to enter into free county libraries or to enter in contracts with existing library ass contracts with counties with free library facilities. In that year Multnomah County contracted with the Portland Library Association to provide free library and reading-room facilities for the residents of the county

Circulation Growth Big.

Circulation Growth Big.

Under this arrangement there was no circulation as a free public library during the first year. In the second year the circulation was 110,000. That was nine years ago. The present circulation is 770,000 and is said to be one of the largest in the country.

At present there are, besides the central library, four branches on the East Side, one at Sellwood, one at Albina, one in Central East Portland and one at North Albina. The association pro-

one in Central East Portland and one at North Albina. The association provides the needs of the county schools, there being at present 55. There are 33 city schools which are supplied with library facilities. In addition there are 23 deposit stations in the county.

One of the most noteworthy private collections turned over to the association was received upon the death of

John Wilson, a retired England, whose demise occurred in September, 1900. There were 25,000 vol-umes in Mr. Wilson's private library, many of them being rare and costly books. These books formed the nucleus of the association's reference col-lection which, in many respects, is considered one of the most unique and valuable extant.

New Building to Rise To Miss Mary Frances Isom, the H-brarian, and her corps of assistants much of the success of the present H-brary system is due. The library staff

brary system is due. The library staff at present is composed of 37 members. With the sale of the library site last week for \$400,000, the association has acquired a full block bounded by Yamhill, Taylor, Tenth and Eleventh streets, where there will be erected within the next two years an elaborate and spacious buiding.

The board of directors of the Portland Library Association is composed of the following: President, W. B. Ayer; vice-president, T. L. Eliot; treasurer, R. L. Sabin; W. L. Brewster, Mary F. Failing, R. W. Montague, R. H. Strong, W. M. Ladd and W. F. Woodward.

REED COLLEGE PLANS RUSHED

Actual Construction on Buildings to Begin in Few Days.

With the drawings almost ready for he contractors and the first of the the contractors and the first of the buildings already staked out on the campus in Eastmoreland, the com-mencement of actual construction work on Reed College will receive an impetus on the return to Portland of Hudson Bridge Hastings, chairman of the committee on grounds and build-

the committee on grounds and buildings.

Proffessor Hastings, who has been making a trip of inspection covering the more modern universities of the East and Middle West is due to return tomorrow. He plans to devote his entire time to the immense work incolved in having the buildings completed in every detail when the college moves to its own campus in the Fall of 1912.

To this end an immense temperary wooden trestie is being constructed on the site of the Eastmoreland viaduct to vacilitate the construction of the permanent structure and in addition to provide a roadway for the delivery of building materials to the campus. It will also allow the heavy steel ralls and other material to be deposited in Eastmoreland for the completion of the special car track throughquut the property. Aiready the trenches have been prepared and poles erected and the remainder of the work will now be carried out in probably 30 days.

C. W. FULTON BUYS FINE HOME Several Modern Dwellings Sold in

Irvington Last Week. That there is active trading in resi-dence property is indicated in the num-ber of sales made in the last few days

dence property is indicated in the number of sales made in the last few days by E. A. Holsington. Among the deals closed by Mr. Holsington was the sale to C. W. Fulton, ex-United States Senator, of a home at East Twentieth and Weidler streets, in Irvington. The house is modern throughout, and the interior is finished artistically. It was designed and built by Z. K. Greenough. The purchase price was \$10,000. Frank Drigard, a recent arrival from Iowa, purchased a modern seven-room residence on East Twenty-seventh and Brazee streets for \$7500. C. K. Martin bought a seven-room house at East Fifty-third and Salmon streets for \$6000. Ellen V. Mann purchased residence property on East Fiftieth street for \$8550. Fred Clack bought for an investment a six-room house on Wygant street for \$5500. Maggie E. Pomeroy purchased a five-room bungalow on East Forty-second street for \$3400. Daniel Schmitke bought a lot on East Davis street for \$1500.

Norman Bennett, of Omaha, Neb., purchased for investment a ten-acre orchard track near Sheridan for \$5000.

chased for investment a ten-acre or chard track near Sherldan for \$5000.

LAURELHURST HOME BOUGHT Active Week in Realty Sales Is Reported by Charles Ringler.

Chas. Ringler & Company report a busy week in real estate sales. Ellen V. Beatey sold to P. L. Rees, a lumber dealer, a modern seven-room bungalow on a 75x100-foot lot on Laddington Court, Laurelhurst, for \$7250. This is one of the most beautiful places in this exclusive addition and is situated on a high and sightly elevation. Manning L. Howard purchased through this firm a lot in Laurelhurst

for \$1600. It is located on Laurelhurst

avenue, near Glisan street.

Among the other sales of realty were
three half-acre tracts in Parkrose. H.
C. Wilson, a contractor, was the purchaser, and he will hold the property as an investment.

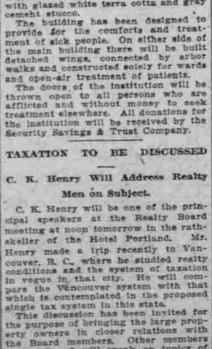
as an investment.

The firm has added a high-grade investment department. B. K. Davis has taken charge of this, and reports several sales, with a demand for more than the firm can fill. A noticeable feature is the influx of out-of-town and East-ern investors who are looking for business openings.

Work Starts on Frame Apartment.

the plans for a two-story frame apart-ment building to be erected for W. A. Dempsey at East Ninth and Hancock streets. It will have full cement base-ment and will contain four apartments of six rooms each. The building will tion was received upon the death of be fitted with modern convenience

SANATORIUM TO BE BUILT FOR PENNILESS AND SICK PERSONS. INSTITUTION WILL BE LOCATED AT ST. THERESA STATION.



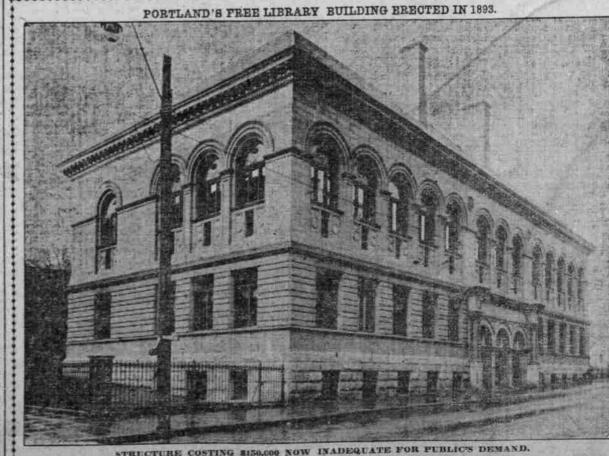
skeller of the Hotel Portland. Mr. Henry made a trip recently to Vancouver. B. C. where he studied realty conditions and the system of taxation in vogue in that city. He will compare the Vancouver system with that which is contemplated in the proposed single tax system in this state.

This discussion has been invited for the purpose of bringing the large property owners in closer relations with the Board members. Other members of the Board will speak on topics of local interest.

Mr

local interest.

Prosident Chapin urges all persons interested in the work of the Board to attend the luncheon.



STRUCTURE COSTING \$150,000 NOW INADEQUATE FOR PUBLIC'S DEMAND.