

# MT. SCOTT DISTRICT UNDEVELOPEDLY PROGRESSIVE

## Good Buys

**1 Acre and 6-Room House**  
New, large windows and well built; fine well of excellent water; a very desirable home; price \$2500. Terms from car, beautiful lawn, with trees, only \$2350. Terms.

**Zimmerman & Vaughan**  
303 NUCHANAN BLDG.

## Woodmere

Portland's most beautiful suburb, streets all graded, watermain laid, beautiful shade trees on every lot. Choice lots \$175 and up.  
**FINE BARGAINS**  
New 8-room bungalow, 1/4-acre of land, \$1900.  
New 6-room bungalow 1 block from car line, \$2100. Terms to suit.  
1 1/2 acres 1/2 blocks from car line, \$550.  
One 6-room, modern house with 3 fireplaces, on 2 lots, 100 feet square, price \$3000.  
Take Mt. Scott Car—5-Cent Fare.

**R. E. ALLEN**  
WOODMERE.

## A. Chisholm High-Grade Groceries

Teas, coffee, spices and extracts, first-class butter and eggs, fresh fruits and vegetables.

**WE SOLICIT YOUR TRADE**  
Telephone your orders early and get prompt delivery.  
**ARLETA, PHONE TABOR 593**

## LOOK! LOOK!

From 1 to 2 acres in one piece, all or part at \$1500 per acre; close in; so far; on easy terms.  
1 acre at Stewart, all in fruit, fenced, 5-room, modern house, all well improved, \$3500. Terms.  
Lot 100x100, good 6-room house, lathed and plastered, fruit and shrubbery, \$1500. Half cash; 2 blocks of car, 11 acres, one mile of Lents, \$250 per acre. Terms.  
6-room house and two lots, near car, \$1900. Terms.

**STEVENSON & TAYLOR**  
Room 311 Buchanan Bldg.  
88 1/2 Washington St.

## Joe Nash ACREAGE

## TAKE A MOUNT SCOTT CAR FOR ALTOONA PARK

(TREMONT STATION)  
Newest, most sightly, lowest priced residence addition to Portland; two blocks from the Mount Scott car; parked and beautifully laid off (or homes). Water mains in, streets graded (streets 60 feet wide), 10-foot sidewalks, with parking—everything ready for immediate building. Lots \$200 and up; 10 per cent down, \$10 a month.  
**SEE ALTOONA PARK TODAY**  
**J. H. SMITH, Owner**  
Tremont Station, Mt. Scott Car line. Take Car at First and Alder Streets.

## SAVE MONEY SEWICKLY

Invest your idle dollars in one of these additions on HAWTHORNE AVENUE and East Forty-eighth street, Portland's finest home district.  
Straight Out Beautiful Hawthorne Avenue  
15 Minutes Ride From City  
Failing Addition

## HOMES LOTS

We have several new ones here ready for occupancy we are selling at rent rates.  
Bull Run Water.  
Take Mt. Scott Car at Hawthorne-Ave. Cars at First and Alder Sts. Every Seven Minutes.  
**PORTLAND REALTY AND TRUST COMPANY**  
106 Second St., PORTLAND, OR.  
R. A. Taylor, Agent on Ground.

# REMARKABLE GROWTH OF WHOLE DISTRICT, TAPPED BY MT. SCOTT LINE, CRITERION OF CITY'S GREAT EXPANSION

## Over a Dozen Thriving Suburbs Springing up Mushroom-Like, But, Unlike That Toothsome Edible, Continue to Grow and Grow Till It Would Appear They Will in Near Future Be Part and Parcel of the City of Portland

While every District traversed by city and suburban lines is growing steadily, there is none showing more rapid growth than that section tapped by the Mount Scott carline. Not mentioning the steady progress in building along Hawthorne avenue, a wonderful expansion is going on from the turn south, right out to Lents. One need but notice the heavy trolley traffic to be convinced of the importance of the string of prosperous localities on the line.

While in the past the complaints of the shortcomings of the O. W. P. were numerous and vigorous, the service has been improved to some extent, and there is not the same cause for denunciation, yet the 15,000 or more people who have realized the road are far from being satisfied with what the O. W. P. people say is good accommodations. It would appear that the only solution of the problem of uninterrupted transit on the Mount Scott line, is to double-track the system throughout. Not only this, but some assert, can the service be satisfactory.

Three or four years ago, when the present real estate boom had just established unpretentious offices and stores along the line, the houses in the form almost any of the new thirty lot suburban subdivisions counted on the figures of one land and the hand in some cases didn't have to have the full complement of digits. In this short time hundreds of homes have sprung up mushroom-like, until almost the whole line from Creston to Lents looks like part and parcel of Portland. And it is no extravagant idea to foster the thought that the city's boundary will be extended in this way to add some 15,000 more sons and daughters to her brood.

**FOR FINE GROCERIES AND General Merchandise**  
Try Us and You Will Be Served Right  
**E. L. Rayburn & Sons**  
LENTS, OR.

**SEE Joe Nash RENTALS**  
NASHVILLE FOR  
**GRIFFITH & DARROW DEALERS IN REAL ESTATE**  
Acre and Five-Acre Tracts, etc. Office Gray's Crossing, near Lents. Take Mt. Scott Car. Phone Scott 2281.

dent near Stewart's Station has proven by three years' experience that ginseng, the famous Chinese medicinal herb, can be successfully grown in this soil and climate. Ginseng is one of the most valuable productions of the soil and sells for \$12 to \$20 per pound.

**Property Values Not High.**  
In comparison with other districts, Mount Scott is not a particularly good building lot being available at from \$200 to \$500, on easy terms. Acreage is in demand, and many desirable tracts are to be found at different sections. The demand for acreage has been heavy for many weeks, and the holders of vacant cottages are busy showing their land to investors and newcomers who are looking the country over for desirable locations.

Completion of the new line of streetcar situated throughout the Mount Scott district. In fact, the schools are in school district No. 1 and under city supervision. It was only last summer that a fine, commodious \$45,000 school was built at Arleta on ground that five years ago sheltered China pheasants. Strangers do not get a very good impression of the city from the Mount Scott cars as they turn off First street into Hawthorne street. The old bridge over the bridge are anything but modern and there seems to be no attempt even to keep them respectable looking. Everything from the old to the new, including the bridge, has a dingy appearance and more than the old bridge has a tottering appearance.

**Hawthorne Avenue Building Up.**  
Hawthorne avenue is becoming a bustling thoroughfare every day and is building up fast with modern and handsome residences all the way out to Fifty-sixth street. Around Sunnyside is being built up there, and the general appearance of streets crossing Hawthorne avenue has been improved with first-class homes, Conklin Bros. having contributed to the building up of the district to some extent by erecting very pretty houses designed by them.

The telephone company comes in for a large share of criticism along this line, many people clamoring to have telephones installed in their places of business and their homes. Insufficient cable accommodation is said to be the cause of the trouble. The realty dealers are loudest in their chagrin at not being able to get telephones installed. It is eagerly secured by one of those on the big waiting list here and there.

A visit to the stores in the Mount Scott localities reveals the fact that almost any commodity can be secured without coming to the city. Nearly every line of business and profession is represented. In many of the stores large well-selected stocks of goods and the local trade is exacting and the patronage good.

**Growth Rapid and Steady.**  
Five years ago Lents was a little country place six miles west of the Portland road, reached by the O. W. P. railway's Mount Scott line. The intervening country was mostly vacant land, only a few houses here and there peeping through the brush tracks. So light was the traffic over the line that two cars running each way every 40 minutes up to 11:30 p. m. were sufficient to accommodate the ruralites.

Lents is now the southeastern part of the Mount Scott district and has a population of about 15,000. To handle the heavy traffic today over 50 cars—not ordinary streetcars, but big coaches running on a standard gauge track—are being taxed. These cars carry upwards of 100 people and, although there is a 10-minute service morning and evening with double cars, and a 20-minute service during the day and up till 12:30 a. m., the patrons of the line still find the service inadequate and are hoping for improvement. They expect a double track system to the end of the line.

**Community of Home Builders.**  
These 15,000 people in the Mount Scott district are a community of home builders. It is said that less than 3 per cent of them are tenants. Prosperity is in evidence all along the line. The first impression one gets of hundreds of comfortable and many costly residences is that they are homes—not rented houses, as is likely in any community, as the same care or attention is not given to a property by people who are likely to vacate it at any time. Much could be written about the progress which is evident all over the line, but space does not permit.

At Creston, Anabel, Archer Place, Myrtle, Stewart's, Laurelwood, Arleta, Kern, Park, Erlendale, Nashville, Fremont, Woodmere, Gray's Crossing and Lents there is evidence of activity on every hand. Scores of good substantial homes are to be seen in course of construction. Sales are being made daily to newcomers who will build homes at once.

The natural conditions are ideal for suburban homes. The soil generally being a light gravel formation, is easily and very productively yielding prolific fruit and garden truck. One resident writes:

**SEE Joe Nash MONEY TO LOAN**  
NASHVILLE FOR  
**Laurelwood Forging Ahead.**  
Ask any one at Laurelwood which is the most prosperous or prettiest suburb of Portland and you can guess the answer to the query the first time. Beautiful high and level, Laurelwood has a perfect drainage, an abundance of pure water, delightful climate, five minutes from the city and one is in the midst of the pure air from the surrounding mountains, which carries health in every zephyr.

Numerous churches—the Methodist, Baptist, Catholic, Congregational, Presbyterian and Christian are well represented. The Methodist church, lately enlarged, is still too small for the congregation. The Baptist church is being enlarged and the Roman Catholics intend to build a church in the near future. A \$40,000 school house was

erected last summer and it with other buildings used the preceding year are overtaxed. Contracts have been let for an addition of eight rooms to cost \$30,000.

Modern homes are going up on all sides. There are at least 40 homes now in course of construction and many more will be started in the near future. The Woodmen of the World contemplate the erection of a building this summer. The main street is being macadamized and the side streets are being improved.

The retail business is well represented. Churchill & Ross, real estate dealers at Laurelwood, will commence operations on their new business block in a few weeks. It will be a two-story building consisting of four stores on the ground floor with offices and lodge rooms on the second. The third story will probably be added before the summer is over.

**Kern Park Also Improving.**  
Kern Park is a desirable location and in showing healthy signs of activity. About 100 houses have been built in the last four years, and about half a dozen modern houses are now being constructed. There are three stores at this point, which is quite close to Arleta.

**Firland a Beauty Spot.**  
It is only about three and one half years ago that Firland got its name and start as a community. It is a beautiful little suburb composed principally of business and professional men who spend the days in the city at their places of business. The main thoroughfare is parked and the building restrictions assure a good class of homes.

New homes can be seen in all directions. It is reported that in the course of construction within six blocks of the station, Dorman & Roche report a brisk demand for building sites in the locality and look for even a greater growth than ever this spring and summer.

**Nashville a Favored Spot.**  
People who have not been over the Mount Scott line lately have little conception of the pretty suburban towns in that district. Nashville, with all its conveniences, apparently is a favored spot. It is built up with fine houses which are half concealed by the fine trees which abound there. Lying at an altitude of over 300 feet above sea level, and sloping gradually from the center to the naturally level. The nature of the soil makes fine lawns.

The center of this addition is at Millard avenue, where large, well-stocked places of business. The main thoroughfare found the necessary household commodities. Nashville claims an opera house, where theatricals and other amusements help to give the people even happier. The K. O. T. M. has a hall. Many prominent people have beautiful homes at Nashville. The numerous houses costing from \$3,000 to \$7,000 each. It is said that there is a good field there for a furniture store and many other mercantile concerns.

The real estate business is well represented in Nashville, the following firms doing much to attract attention to that district: Churchill & Ross, Woodmen of the World, M. S. Brown, Howard Crofton, (late secretary of Morgan Mercantile company), and Joe Nash—Mr. Nash is the founder of the district and has built and sold over 140 modern homes, and has seen the suburb spring up from nothing but forest in a short space of less than five years. He was the first to see the natural advantages of the district, and no man ever had more faith in the growth of the district than he. He and still has in Nashville. It is needless to say that Mr. Nash's efforts are all directed to the benefit of the district. Homes are now being built, and there will be no cessation of activity during the summer. Nashville has a business school and about 15 churches.

**Tremont Attracting Attention.**  
Tremont addition was platted three years ago when there were only four houses in eight acres. There are now about 100. Twenty houses have been built in Brentwood, a part of Tremont addition, which is a beautiful Park which is receiving favorable attention lately, and which will likely be the scene of home building in the spring.

**Woodmere Not Lagging.**  
This pretty suburb was placed on the market by Portland Realty & Trust company in March 1906. It appealed at once to the public and in less than five weeks all but a few scattered lots out of the whole 400 were sold. At that time the prices ranged from \$100 to \$200 on easy terms. The erection of very fine homes—above the average—and other improvements increased values materially and R. E. Allen, real estate dealer, reports that sales of available lots. With the approach of spring renewed activity is felt and Woodmere will keep up with the other Mount Scott localities.

**Gray's Crossing Active.**  
Three years ago, it is said, there were not more than a dozen houses at Gray's Crossing. It is estimated that there at least 150 houses are now and fully 15 more in course of erection within six blocks of the station. Several scores thrive at this point and although only a short distance from Lents, there is a church in Evelyn addition.

**Lents the Largest Suburb.**  
Lents is particularly well situated for the building up of a great suburban town. Being at a high altitude it has a natural drainage for sewage or septic tanks and is dry and healthy. It has four gravel roads to the city point the is popular with drivers and automobilists.

This suburb is well served with two daily mails and has four churches, a modern 10-room school, one hotel, 19 business firms, two physicians, a fire company and a band. A branch library has been open for some time and on April 12 a new school will be opened. Several fraternal societies, a strong garage and the W. M. T. U. with its war against social evils, all tend to give the community a high moral tone.

The saloon is barred by the vote of the people, who point with pride to the progress of the town without the revenue of the grog shop. Lents is a home community and has the attractions of climate and scenic location, nature being lavish with both. Mount Hood stands out with all its majesty only to the people of Lents, so they say.

Ex-Governor J. C. W. Beckham of Kentucky, who was recently defeated by ex-Governor Bradley for United States senator, has announced his permanent retirement from politics.

# These Are Choice DRUGS Bargains CHEMICALS

**Stationery, Cigars, Tobacco, Etc., At CITY PRICES**  
Bring us your prescriptions and you will be sure to have them filled right.  
**ICE CREAM AND SODA WATER IN SEASON.**

**MT. SCOTT DRUG CO.**  
A. GEISLER, Proprietor  
LENTS, OREGON  
PHONE UNION 2271.

## Chambers & Farnsworth

**FIRLAND**  
\$5000—\$2500 cash, balance long time terms. An up-to-date two-story bungalow of 8 rooms, furnace heated; 5 lots; near car.  
\$2750—\$1200 cash, balance 1 to 2 years; an 8-room, modern house, cement walks, large corner lot, fenced, shade trees, etc.; 1 block from car.  
\$2500 Cash—6-room, modern house, lot 80x140, cement walks, front, barn and chicken yard; near car.  
\$1400—\$250 cash, balance \$25 per month; 5-room, modern house, 1 lot; 3 blocks from car.  
\$1050—\$600 cash; good 3-room house, 2 lots, fenced, fruit, etc.; 1 block from car.

**Dorman & Roche**  
**Joe Nash NASHVILLE**  
Is the Founder of  
See him about it.

**Wiley, Allen & Co.**  
The Old Reliable Real Estate Firm at Lents, Or., Agents for the

**Clemson Addition**  
The only plot on the Mt. Scott line that is sold at \$1000. In houses and streets graded and water mains laid. Lots all cleared. Prices running from

**\$150 to \$200**  
Close to school and car station at Lents. You will have to get busy if you want lots in this addition, as they are going fast.

**CRESTON**  
For sale in and around Creston, all on easy payments.  
A BARGAIN—4-room house, basement, price \$550. \$300 cash, balance \$15 per month.  
8-room house, price \$2500. 1/2 cash; modern.  
3-room house, \$850—\$250 cash, balance \$15 per month.  
2-room house, \$750—\$275 cash, balance \$15 per month.  
Also fine lots right on carline, some as low as \$500 down and \$5 per month. I also have some other cheaper, and a full list of everything. Take the Mt. Scott car.

**A. Cowperthwait**  
Office at Creston, 49th & Powell Valley Mill ARLITA, Or., R. F. D. 1, Box 356, Phone Tabor 647.

## ARLETA

In looking over MT. SCOTT property you cannot afford to pass up ARLETA. It is the central trading point, has the postoffice and is nearest the elegant school building that is the pride of the Mt. Scott district. If you are interested in Mt. Scott property, you will find ARLETA & BONS headquarters for some special bargains, of which the following is a partial list:

4-room house, well-improved lot, right at station, \$1000. \$200 cash, balance \$10 monthly.  
6-room house, two well-improved lots, with strawberries, raspberries, fruits and flowers, \$1600. \$400 cash, balance \$15 monthly.  
Large 4-room house, electric lights, lot 60x100, 1 block car, a fine home, \$1300. \$500 cash, balance \$10 monthly.  
8-room house, lot 115x100, the most elegant home in the restricted district of Firland; 1 block car, \$2900. Half cash, balance to suit.  
6-room modern bungalow, 1 1/2 lot, 2 blocks car, \$1900. Easy terms.  
Splendid 5-room house, lot 60x255, \$1700. \$500 cash, balance easy, balance \$20 monthly.  
5-room house, just completed, two lots, corner, modern, halls upstairs and down, 3 closets; a splendid home, \$1900. \$1,000 cash, balance to suit.  
Nice 4-room house right at the station, \$850. \$100 cash, balance \$10 monthly.  
2-room house, nice lawn, fruits and flowers, \$750 cash.  
Splendid acre, close to car, decidedly the cheapest in this section, \$850. Terms.  
1 acre, two small buildings, well improved with fruits, berries, etc., \$1250. Terms.  
5-room, modern bungalow in restricted district, right at station, porcelain bath, lavatory, electric lights, fine fireplace, fruits, berries and flowers; this is certainly an elegant place, \$2175. \$1,500 cash, balance to suit.  
Lots for \$3 down and \$3 monthly payments that will certainly make you a good investment or building site for a home.  
**YOU HAD BETTER SEE US BEFORE PURCHASING MT. SCOTT PROPERTY**

**HARGROVE**  
Across from Arleta Station. Phone Tabor 1022. Also 1 1/2 1/2 6th st. north, Corner 6th and Gilsan.

# Mt. Scott Bargains

I have several good ones, all sizes and varieties, at different points along the Mount Scott Line. As a sample I quote this one—  
One acre three blocks from station, good six-room house, barn, chicken house, about 75 fruit trees and some small fruit; only \$2,100; \$500 cash and balance to suit you.

**O. N. FORD**  
Office at Stewart's Station. Open Sundays. Phone Tabor 591.

## Joe Nash Choice Lots

NASHVILLE FOR