

ROSE CITY PARK HAS UNDERGONE GREAT CHANGE

Three Years Ago When Bought
by Syndicate Tract Covered
With Brush—Now Scene of
Many Handsome Homes.

Whatever else the recent aviation meet in Portland accomplished one thing is certain and that is that it succeeded in opening the eyes of about 20,000 Portlanders to the fact that a most remarkable transformation has taken place in the brief space of three years on the 1100 acres comprising the half dozen or more residence additions centering around Rose City Park.

Just three years ago the Hartman-Thompson syndicate took over that immense section of the east side residence section known as Rose City Park. The land at that time was a brushy half wooded succession of plateaus entirely without improvement of any kind or character.

Change in Two Years.
Two years ago, after an entire year of development work, the only thing to show for this work was about six residences and several miles of graded streets and cement sidewalks. Now the entire section, from the Oregon Railroad & Navigation company's crossing of the Sandy Road to the farthest limits of Belle Crest is almost as thickly studded with attractive homes as any other section of the city except a few of the close in residence districts on the west side. It is no exaggeration to say that hundreds of people have built beautiful homes in the Rose City Park sections and the rapidity with which these homes are now going up indicates that the population of the district extending from East Thirty-seventh to East Sixty-second street will more than double in the next 12 months.

Other Suburbs West.
Beginning on the west at East Thirty-seventh street is Rosemead, Menefee addition, Elmhurst, Merion, Rose City Park, the Portland Country club property, Belle Crest, Hyde Park, Argyle Park, Wellesley and Glenhaven Park and Gregory Heights. In Rosemead there are between 40 and 50 attractive cottages and residences, none of which cost less than \$2000, and some of them represent an investment as much as \$5000 and \$6000. Menefee addition on the opposite side of the Sandy Road is another residence district where the sound of the builder's hammer has been heard continuously for the past six years. Elmhurst, east of Menefee addition, is entirely sold out, the 80 acres originally purchased by the platters having all passed into the hands of lot owners.

Attractive Residences.
In Rose City Park proper, along the beautiful Alameda and on many of the cross streets, are to be seen some of the most attractive residences in and around Portland. Belle Crest, just east of the original Rose City Park plat, is the scene just now of active building operations, while farther to the north and east, Hyde Park, Argyle Park and Wellesley are beginning to feel the construction activity of their older neighbors to the west.

South of Belle Crest is a 80 acre tract, subdivided into acre tracts and called Crest View Villa. Several of these acres have been subdivided and replatted and some of them are now the sites of pretty homes. East of Belle Crest is an 80 acre tract called Gregory Heights where considerable building is under way.

Part of Original Purchase.
All, or nearly all, of these additions are parts of the original Rose City Park purchase of the Hartman and Thompson syndicate. Of the original 1100 acres in the Rose City Park purchase there remains in the hands of the buying syndicate less than 200 lots and these are scattered about the original 160 acres platted by the syndicate. Rosemead, it is true, has the distinction of being the first residence section to be platted, and put on the market in the Sandy Road district, east of East Thirty-sixth street. In the entire district bounded by East Thirty-sixth, East Sixty-second, Halsey and Fremont streets, there are nearly 20 miles of cement sidewalk and almost 10 miles of graded improved streets. Street and sidewalk development in this district will continue at least two years longer before the original improvements laid out are completed.

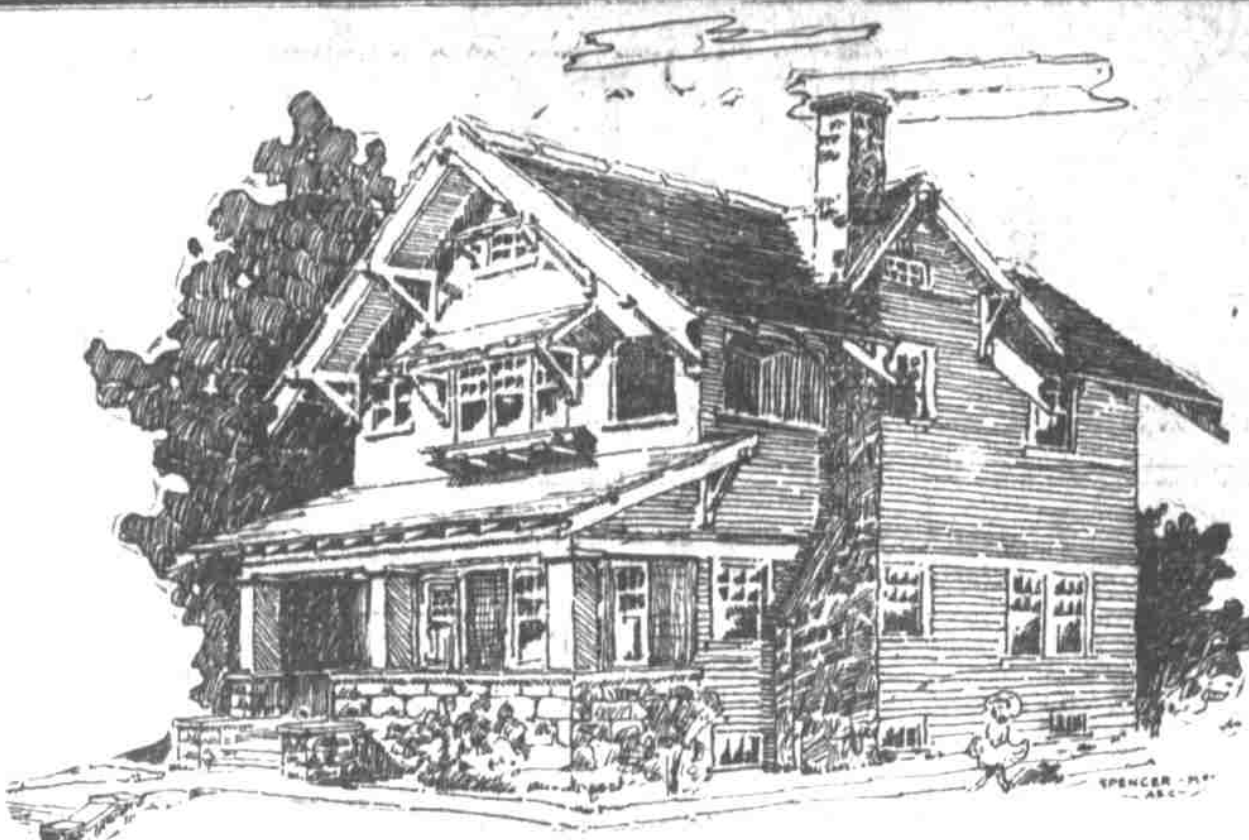
To Lay Pavement.
It is altogether probable that before this improvement program is finished an immense amount of hard surface pavement will have been laid in the more thickly settled plats. An enormous petition is now being circulated which has been signed by almost every property holder of the section, asking the council to hard surface all of the streets beyond East Thirty-sixth as far as the eastern limits of Belle Crest, and extending from Halsey, on the south to Fremont on the north.

The meaning of all this is plain, and its effect will be that the whole section from Holladay Park to the eastern limits of the original Rose City Park tract and from the Base Line road to Fremont street will become a solid residential section in which only the highest class of improvements will be allowed. The whole district is now under a substantial restriction as to the cost of residences.

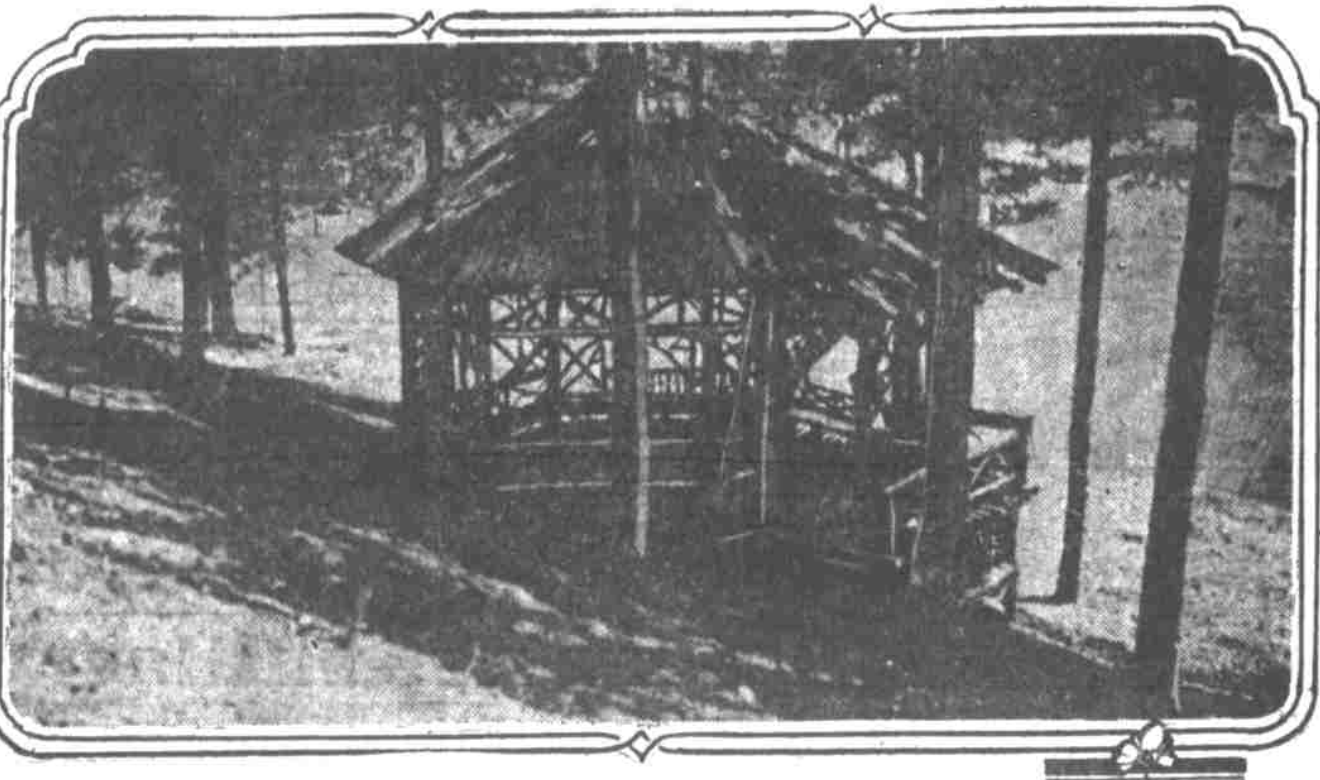
Important Links.
North and east and adjoining Irvington are two residence additions—Alameda Park and Glenhaven Park, where the same big class of improvements are to be found in Irvington and Holladay Park are being made. Both of these additions, together with Beaumont, the beautiful 130 acre tract recently purchased by the Columbia Trust company, are important links in the vast residential districts extending from Holladay Park and Irvington to the eastern limits of Rose City Park.

The Columbia Trust company's Beaumont addition was the last remaining piece of acreage of the original 1100 acre tract comprising Rose City Park, the Rose City Park syndicate having disposed of everything except a few lots. This whole area comprising fully seven square miles is under a substantial restriction as to the cost of residences, with \$1500 as the minimum, and in several of the additions the minimum is as high as \$2500.

Residents of Portland from other coast cities declare no such astonishing development has ever been seen in any other Pacific coast city as has taken place in the Rose City Park district in the brief space of two years.



Residence of Mrs. Hannah H. King. Under Construction in Alameda Park.



Restful Spot in Alameda Park.

NEW RESIDENCES FOR EAST SIDE HOME DISTRICT

E. T. Patterson to Start Construction of One of Prettiest on Tract Opposite New Mt. Tabor Reservoir.

Building of fine homes continues to be the principal industry over a large portion of the central east side residence district. Scarcely a day passes without the announcement of anywhere from one to a dozen elegant new homes either begun or preparations being made for their erection. Irvington and a large district round about the east Burnside street district, and the large territory extending from there to Hawthorne avenue, and on south through the Ladd tract seem to be the sections most sought by those purchasers who contemplate building the more pretentious class of residences.

Patterson's New Home.
One of the handsomest new homes recently announced is to be erected for E. T. Patterson on the tract opposite the new reservoir on south Mount Tabor. The residence is to be of colonial type of architecture, ample in dimensions, and will contain eight large rooms in addition to the usual number of smaller apartments such as dens, sleeping porches, etc.

The entire lower floor of the building is to be finished in oak, including the floors. A feature of the building will be the beautiful oak stairway, all of which, including the elses and steps, will be done in quarter sawed oak. The dining room, living room and den are to be paneled in oak. Enamel finish will characterize the entire upper floor.

Attractive Features.
Several very attractive features of design for the interior, such as full length plate glass mirror doors, a tiled bath and an unusually large open air bedroom. Mr. Patterson is having the attic finished up for servants' quarters. He will install a modern hot water heating plant in the basement.

At the southwest corner of East Twelfth and East Flanders M. R. Seltwiler will have two handsome two story frame cottages erected at a total cost of something like \$10,000. While the residences will only contain six rooms each, the design calls for a very expensive interior finish.

Three Modern Dwellings.
C. W. Mower, who owns a number of lots on Ladd avenue, adjoining the Vigars property, is having plans drawn for three modern dwellings which he will erect on the property. These houses will be in keeping with the handsome line of improvements that characterize this high class property. The total cost of the three houses will be between \$12,000 and \$15,000.

E. M. Rasmussen has let the contract for two eight room residences of similar design to be erected on Spruce street near Larch. The buildings will cost about \$4000 each. The foundation work of these houses was completed some time ago and the houses are now being taken for the various classes of superstructure work.

One of the most expensive and pretentious private residences to be erected in a long time in Irvington has been contracted for by William Kennard. It will occupy a quarter block on Thompson street, between East Twenty-second and East Twenty-third and will cost, when completed, \$15,000. Mr. Kennard took out the permit for this house last Monday. Work on the foundation is now under way.

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A. R. BUTLER WILL BUILD HOME IN OLMSTEAD PARK

One and Half Stories High, With 10 Rooms and Will Cost \$5000; Gates & Young Building Five Homes.

The first residence to be erected in Olmstead Park has been begun by A. R. Butler. It is to be of the 1½ story type, contain 10 rooms and will cost approximately \$5000. The site of the Butler home is one of the most elevated lots in the entire tract. The plans provide for all of the modern conveniences of the most approved residence construction. An interesting feature of the design is the billiard room in the garret or third story.

Building Five Homes.
Gates & Young, who erected many fine homes in different sections of the east side, are building five beautiful homes in the district bounded by Thompson, Brazee, East Twenty-sixth and East Twenty-seventh streets. One building has just been completed, and work on the second of this series was begun last week. This structure is to be 30 by 48 feet in dimensions, and will contain eight large rooms besides the usual number of smaller apartments.

All of the floors will be laid in hardwood. The interior finish will be done in San Donatun mahogany and white enamel. Two pressed brick fireplaces, billiard room in the basement, combination hot air and hot water heating plant, beveled plate glass doors and windows, and mahogany floor in the bath room are among the features adding comfort and beauty to the house. The cost of this structure will approximate \$5000.

Of Swiss Type.
Most of the residences being erected by this firm in the Irvington district are of the Swiss type of architecture, and cost from \$5000 to \$8000.

The Oregon Building & Trust company is preparing plans for an eight room house of the bungalow type, which will be erected for E. N. Kelso. The house will be thoroughly modern and durable, having double floors, double walls. The lower floor is to be finished in vertical grained oak.

Ralph A. Coan, a local attorney, is building a \$5000 dwelling on East Seventeenth, between Knott and Stanton streets. It is to be a seven room house, modern in design and will be given a fine interior finish. A feature of the plan is an 8 by 10 foot dressing room off each of the four bedrooms.

Cost \$4000.
F. W. Wood has broken ground on Elliot avenue, in Ladd's addition, for a seven room two story residence, to cost \$4000.

G. H. Stoner, a recent arrival from the east, has begun the erection of an eight room 1½ story frame residence

at the corner of Ladd avenue and Palm street. The building will be of the bungalow type, 50 by 60 feet in dimensions, and will cost approximately \$4500. The upper story will not be completed at this time.

Interesting features of the building will be the dressed stone porch and fireplace. Stone pillars will extend above the roof of the porch.

O. Z. Moore is excavating for a five room bungalow to be erected at East Forty-eighth and Hancock streets, at a cost of \$2750.

Though heat will make a solid or a liquid incandescent it can only increase the pressure of a gas.

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UNIVERSITY IN CHINA ON WESTERN LINES

(Publishers' Press Released Wire.)
London, March 12.—Oxford and Cambridge have joined hands to establish in China a university on western lines with up-to-date buildings and all modern appliances in the way of libraries, lecture rooms, scientific apparatus and the like. It is estimated that it will take \$1,250,000 to establish and endow the university. This amount is to be raised by popular subscription and the fund already has been started.

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Opportunity Knocks IN COLUMBIA COUNTY ACREAGE

We have 3000 acres of land in Columbia County that is within one hour's ride of Portland that we are offering at prices and terms that should appeal to investors as well as to homeseekers. The tract consists of beaverdam and low and rolling foothills, ideal for apple culture. The soil is very rich and capable of producing fruit, berries and vegetables in abundance. Transportation facilities are to be had by rail and water, which competition creates a low freight rate and makes the market easily accessible.

\$20 to \$40 Per Acre Easy Terms

The above prices will not last long. Property in this vicinity has been advancing steadily in the past few years. With the rapidity in which this country is being settled and the development which is sure to follow it will not be long, for those who buy now, till this property will double in value. Get in ahead of the developments and you will be the one to reap the largest gain.

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