

DEVELOPMENT OF THE SUBDIVISIONS MARKED FEATURE

New Business Centers Springing Up in Environs as the Result of Steady Growth—Small Transactions.

Subdivision development during the last year or two has constituted the really important feature of the upbuilding of the city. That is, that immense section of the city and its environs which stretches for miles to the northeast, east and southeast. Individual transactions have not been as spectacular in the way of large deals in a monetary way, or large profits, frequently bordering on the sensational, as have obtained in connection with some of the many, new business centers started at various points in the outlying districts, but in the aggregate they have far exceeded the latter, as they have in the important bearing which they exercise in the upbuilding of Portland. These subdivisions are responsible for nearly all of the local business centers which have sprung up here and there, and for their prosperity and increasing land values, just in the same way that a suburban Portland as a whole is responsible for the towering skyscrapers of the central district, as well as its lowering values.

Growth Is Steady.
For the past three or four years the development has been on a steadily augmenting scale, due to new and better lines of suburban street transportation, to a rapidly increasing population, and to growing desire among a large element of thrifty people of the laboring and clerical classes to get away from the older and congested districts of the city, and to secure a home of their own with a bit of ground amid cleaner and generally more healthful surroundings. Evidence of the increased activity in subdivision property has been amply shown in the large increase in the number of small transactions put to record during the present year, while more valuable properties have been more or less sluggish since the early days of the year.

It would be impossible here to handle in detail subdivision development throughout the city, but it may be interesting to trace its more salient and more important features.
On Upper Peninsula.
Beginning at the north, or what is termed the upper peninsula, where the first extensive subdivision of raw land was done. Practically every acre of land west from Union avenue to St. Johns and north of Killingsworth, and to the low lying land beyond Columbia slough, has been cut into city lots during the past four or five years. As a direct result of this subdivision thousands of homes have been built in that section and a score or more of prosperous business centers have sprung up.

East of Union avenue and north of Killingsworth, an immense area has been transformed into residence additions and many hundreds of new homes built.
—**Region of Rose City Park.** Fully 1000 acres has been cut into city lots and much of it built upon, while further to the east one company has subdivided a large tract. In this district the acre and half acre lot is rapidly growing into favor with those who would supplement a modest income by the cultivation of more ground than is found in the ordinary city lot.
Small Farms.
They have found these miniature farms not only a natural aid in meeting the table wants of a growing family, but also a source of health giving recreation. A vast extent of territory to the east of the city which is now too far out for residence subdivisions has been cut into acre and half acre tracts and is finding ready purchasers. East Montavilla and Mt. Tabor large tracts, which until recently were in berries and small fruits, are now flourishing residential additions. The story of the activity of the subdividers in the southeastern section of Portland is known to everybody. For a distance of eight or ten miles along the O. W. P. line practically all of the available territory has been platted into city lots and thousands of them have been built upon and are now the scenes of happy and prosperous homes.

SIX STORY WAREHOUSE IS PLANNED BY FIRM

Mitchell, Lewis & Staver, the east side implement firm, has commissioned a local architect to prepare drawings for a six story warehouse to be erected on half of the block bounded by East Cassan, East Flanders, Eighth and Ninth streets. The projected building will have ground dimensions of 93 by 233 feet and is to be of the slow burning, mill construction type. It will be used for the storage of heavy implements and machinery and will be equipped with two large freight elevators. Its estimated cost is \$150,000.

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Real Estate Man Arrested.—Augustus Walker is again in the toils of the law. Upon a bench warrant issued yesterday over a grand jury indictment he was taken into custody for questionable land trading. Walker is a real estate dealer. The indictment upon which he is now before the court accuses him of representing to Otto Hein, a local butcher, that certain lands in Oriskany county belonged to himself, free and unincumbered. Hein agreed to trade Forest Grove property for the Oriskany county lands. The trade was made a few days after which Hein discovered the title transferred by Walker was not as represented.

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Handsome Addition to Portland's Club Buildings



Architect's drawing of proposed new Waverly Country club, soon to be erected on the club's extensive holdings in southeast Portland. The building has a ground area of 125 by 200 feet

and occupies a commanding site overlooking the river and the golf links. It is to be of frame construction. The arrangement of the ground floor has been given over entirely to the entertainment feature of the club, while the second floor will be largely arranged for the living quarters of the bachelor members of the club. On the first floor is a large ball room, dining room, reception and living room, grill, buffet

and a perfectly appointed culinary department. The building will cost about \$60,000 and will be ready for occupancy before the end of the year. Plans by Whitehouse & Foulhoux.

wife to Charles H. Vlek, the consideration being \$1000.
One of the largest real estate deals reported for some time in Pendleton was filed for record this morning when A. C. Henderson, wife and sons sold 800 acres of land about three miles south of Pilot Rock on East Birch creek to Janet F. Randall of Roseman, Mont.

for a consideration named as \$10,125. It is thought the sum actually paid was much larger. The land in question is east of the Appleburg tract and is partly hill land, but about 400 acres is in crop this year.
S. M. and F. N. Bellinger have sold 320 acres of land situated near Lebaron, to Charles Dollarhide and Gus Nel-

son of Portland. The new purchasers expect to improve the land and move onto the same in the near future.
Len Eakin has bought the J. C. Adams one half section of land southeast of Grass valley, and also the crop.
Notwithstanding its many high mountain ranges Asia has fewer large waterfalls than any other continent.

BUYS LAND AS SITE FOR HOTEL

Workingmen's Hotel Is to Be Built at Twenty-third and Savier Streets.

Sol Rosenfeld, a well known Portland capitalist, has purchased a parcel of ground on Twenty-third street north as a site for a workingmen's hotel, plans for which are now being made. The site is at the southwest corner of Twenty-third and Savier streets and comprises a quarter of a block. The site was sold by Jesse H. Harrington for \$21,500.
Mr. Rosenfeld plans to build a three-story brick building covering the entire parcel. Louis Salomon & Co. handled the deal.

TWO BUNGALOWS IN ROSE CITY PARK SOLD

T. G. Anderson, the bungalow builder, sold two attractive new buildings of the bungalow type, located in the Rose City Park district. One of the houses is a six room structure located on East Sixty-first street, near Sandy road, which was bought by J. J. Berg for \$3950. It was acquired for a home, and will be occupied immediately by the new owner.
W. H. Emerick purchased the other Anderson house, located on East Forty-

RESIDENCE BUILT FOR EACH 37 1-2 MINUTE PERIOD

Remarkable Activity During Past Year Shown; 20,000 Gained in Population, According to Estimates.

Dwelling houses were built in Portland during the 12 months or fiscal year ending June 30, at an average rate of 12 4-5 for every working day, or one completed house for every 37 1-2 minutes of the eight hour work day. Estimates obtained from the most reliable sources point to the city's having gained 20,000 in population during that period.

Statistics of the building inspector's office show that permits were issued from and including July 1, 1911, to June 30, 1912, for 4000 dwellings of all classes, apartment houses not included. Vacant tracts of acreage in and about the city are being transformed into modern residence districts so rapidly that the people of Portland as a rule fail to comprehend the rapidity with which the work is being done.
seventh street, near Tillamook, for \$3500.
Another new east side dwelling which changed hands last week is the James H. Wilson home, located on East Tenth street, near Almsworth, in Highland Park, which was purchased by Daniel Fahey of the Western Oregon Lumber company for \$4500.

COUNTRY REALTY MARKET SHOWS CONTINUED GAIN

New Arrival Buys 130 Acre Farm Near Dixonville; Farm Near Woodburn Sold for \$15,000; Notes.

C. W. Brooks, a recent arrival in southern Oregon, has purchased the fine 130-acre farm formerly owned by George Judy, and situated in the vicinity of Dixonville, in the Roseburg district. The farm is said to be one of the most productive in the county.

Braaser & Baird of Union have recently closed a deal for the sale of the Waldo Perry place, near that city, for \$6000 and have also sold the Perry 40 acres of timber. This firm also closed the sale of the Hannah K. Davis place for \$3000. They report a buyer in sight for a 2400-acre tract and have another man asking for 240 acres of good farm land. Inquiries are coming faster as the weather clears up, and this firm anticipates a decided improvement in the real estate situation soon.

Another business block is nearing completion in St. Helens and is a credit to the city. H. Morgus & Son have erected a two-story concrete and brick building with office rooms above and two large and commodious storerooms on the ground floor.

Mrs. N. M. Campbell has sold her farm southeast of Woodburn, on the old stage road, to a Mr. Creswell, from Pendleton, eastern Oregon. The Campbell place consists of something over 50 acres, and the price paid, including stock and agricultural implements, was \$15,000 cash. Possession of the place will be given about the first of August, and Mrs. Campbell expects to move to Portland, where she owns a home in the Mt. Scott district.

Mrs. W. E. Huston of Burns and her father, Samuel E. Taylor of Woodburn, have purchased section 11, township 22, range 30, the Miller spring section lying west of Burns, and also of 65 acres in section 12. It is the intention to put the best agricultural portion of the lands into cultivation as soon as possible, for which purpose the waters of the springs will be utilized, and it will add immensely to the setting for the city of Burns when that entire slope from the western edge of the city plat to the hills, embracing the land spoken of and the Schwartz and Freiman farms, is all covered with grain fields, orchards and gardens.

The Eugene and Great Western Land company has closed a deal for two tracts in Fortuna Park to John Hildebrand of Chicago, who will build and put the land into orchard and berries.

B. A. Seelye of the Northwest Bureau of Information has just completed the purchase of a tract of over 80 acres of land across the McKenzie river from Waltherville from W. W. Haines & Co.

W. E. Kidder, the Carlton real estate man, negotiated a sale on the fifteenth of the Ed Allen farm, near Yamhill, of 135 acres, including stock, farm machinery, etc., to Mrs. L. M. Chapman of Portland. The consideration is given at \$17,500.

Two hundred and eighty acres of farm land in the Cold Springs country in Umatilla county, were recently transferred from J. F. DeWitt and



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