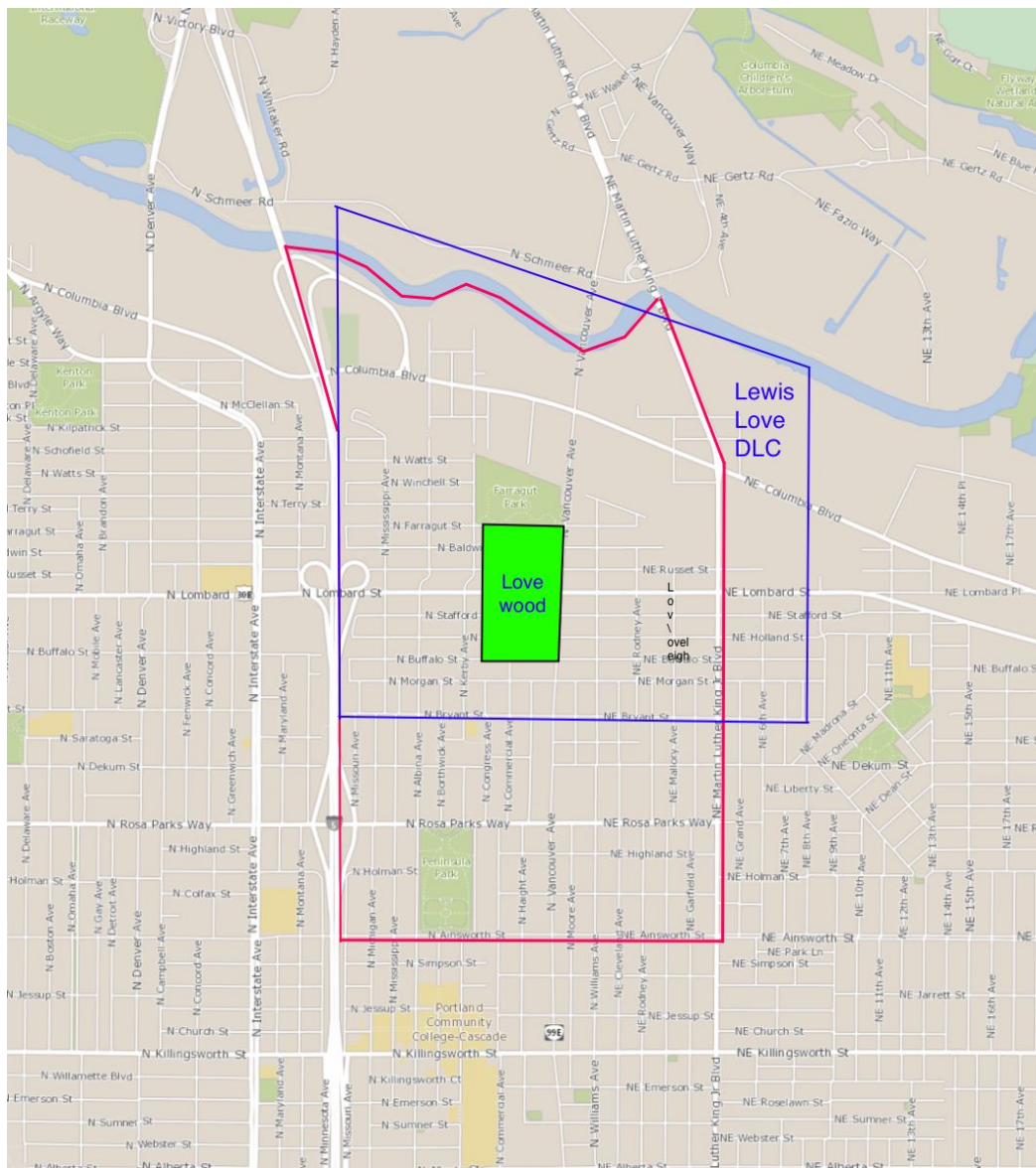


The author of this article lives and works on unceded territory of the Multnomah, Kathlamet, Clackamas, bands of Chinook, Tualatin Kalapuya, Molalla and many other Tribes who made their homes along the Columbia River.

## Subdivisions: Lovewood

Jan de Leeuw

Version 03-08-2018

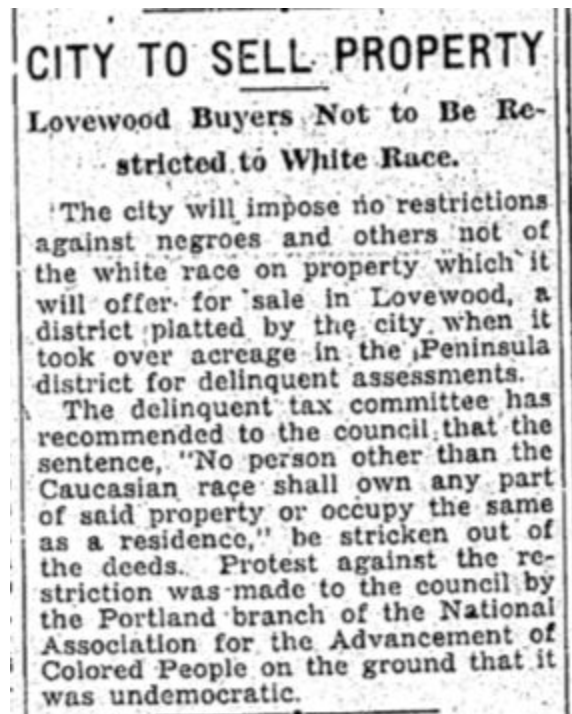


[https://drive.google.com/file/d/1ld\\_sBR5XH8V7KaoGbeek9gYGUS7QQys/view](https://drive.google.com/file/d/1ld_sBR5XH8V7KaoGbeek9gYGUS7QQys/view)

In this chapter we review the information we have on the Lovewood subdivision, the solid green area on the map above, inside the red outline of modern Piedmont. As is usual in this book, the URL under the picture links to a larger copy with a higher resolution that you can view in the browser or download.

The Lovewood subdivision is different in many respects from neighboring subdivisions such as Loveleigh, Swinton, and Fairport. It was platted in 1928, which is late compared to other subdivisions in Piedmont. There was no reason any more to sell the lots with the pitch that they were close to the Swift plant and other industrial units in North Portland. Secondly, it was not platted by a development, investment or trust company, but by the City of Portland. This is unusual. As the following article from the Morning Oregonian of July 15, 1928 shows the City took over the property because of delinquent taxes. We are not sure when, and from whom, but that's a topic for further research. This was in depressed economic times, so there may have been some connection with the banking crisis.

It is also very interesting, but not very surprising, that initially the City had a racist exclusion clause in the deed, and only decided to remove it under pressure from the NAACP.



The next picture is the original 1926 plat map, with survey and notary information. The plat map shows four blocks of 20 lots, 6 blocks of 10 lots, and two blocks of 22 lots, for a total of 184 lots.

# LOVEWOOD

IN SECTIONS 10 & 15, T.1N.1E.1W.  
Surveyed by Beasley & Stecher - May, 1928.  
Scale: 1 in. = 200 ft.

26751

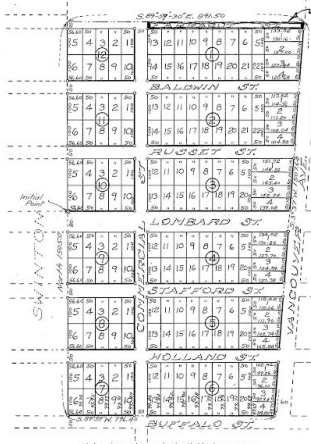
1133 15  
15

KNOW ALL MEN BY THESE PRESENTS: That the City of Portland, a municipal corporation of the County of Multnomah, State of Oregon, does hereby certify and declare that the annexed map is true and correct map and plat of LOVEWOOD as described in the accompanying survey, and that all lots being on the streets, highways, and public ways, and all streets of the width therein set forth, and said City of Portland does hereby dedicate to the use of the public as public ways, streets, and highways, and does hereby certify in witness whereof the said City of Portland, by its duly authorized officers, has caused this instrument to be executed by its Mayor, Commissioner of Public Works and its corporate seal to be hereunto affixed, this 13th day of June, 1928.

Executed in the presence of us as witnesses.

*Benjamin Eddy*  
Benjamin Eddy

*John L. Stecher*  
John L. Stecher  
Commissioner of Public Works.



Vacated by Ord. 100482 as  
located in 25 Dead Book 1066  
page 806, record of Deeds  
for Multnomah Co., Oregon  
PETER W. WELCH  
County Surveyor  
By: *Benjamin Eddy*  
Deputy

STATE OF OREGON  
COUNTY OF MULTNOMAH ss.  
I, *Benjamin Eddy*, a Notary Public in and for said County and State, personally appeared and saw *Benjamin Eddy*, and *John L. Stecher*, the persons known to me, being duly sworn, who say that they, the said *Benjamin Eddy*, and *John L. Stecher*, are the duly authorized officers of the City of Portland, and that the said City of Portland, by its duly authorized officers, has caused this instrument to be executed by its Mayor, Commissioner of Public Works and its corporate seal to be hereunto affixed, this 13th day of June, 1928, and that the said City of Portland, by its duly authorized officers, has caused this instrument to be executed by its Mayor, Commissioner of Public Works and its corporate seal to be hereunto affixed, this 13th day of June, 1928, and that the said City of Portland, by its duly authorized officers, has caused this instrument to be executed by its Mayor, Commissioner of Public Works and its corporate seal to be hereunto affixed, this 13th day of June, 1928.



All taxes from 1917 to 1927 are paid.  
by *J.M. Burdick* Sheriff  
*Benjamin Eddy*  
June 18th 1928  
Approved *Almon U. Welch* Assessor  
by *F.B. Arthur* Deputy

Approved June 18 1928.  
*Benjamin Eddy*  
*Benjamin Eddy*  
County Commissioners

All taxes and special assessments against the property appear to be paid or funded and the plot is of a suitable and convenient character.  
*Benjamin Eddy*  
City Engineer

<http://www4.multco.us/Surveyimages/Plats/PL1000-1199/PL1133-015.PDF>

Like Loveleigh, Swinton, and Fairport the Lovewood subdivision was located on a part of the Lewis Love Donation Land Claim. After Captain Love died in 1903 his properties, which included about half of modern Piedmont, part of 700 acres of land in sections 10, 14, and 15 of township 1 north, range 1 east, was divided up among his children and grandchildren. A piece of 128 acres usually described as "on Vancouver county road" went to his spiritualist minister son Green C. Love. There was a great deal of conflict between the children about the estate, partly because Captain Love put some rather unfriendly restrictions in his will. I will tell that story elsewhere. Although I am not entirely sure, the 128 acres must have covered the land from Bryant in the south to the Columbia Slough in the north, and between Vancouver in the east and (roughly) Kerby in the west. That includes the Green C. Love Addition, Lovewood, Farragut Park, and the industrial area around Columbia Boulevard, between the railroad and the Slough.

In the real estate section in the Oregonian of May 5, 1909 we see the sale of 101.48 acres to the Columbia Trust Company. The year before they had platted Swinton. D.J. Buckley was basically buying and selling pieces of the Lewis Love inheritance. He had bought the 1/2 share of son Fred D. Love for \$ 10,000, and the 1/30 share of grandson John A. Love. He was also

handling the affairs of some of the other children of William Love. I will get more precise if I manage to actually see the deed.

D. J. Buckley et al to Columbia Trust Company, 101.48 acres beginning in Lewis Love donation land claim in section 10, township 1 north, range 1 east.....	10
Columbia Trust Company to Riverton Land Company, same as above	10

## BIG SUBURBAN TRACT IS SOLD

The Columbia Trust company has just purchased 101 acres of the Lewis Love donation claim, lying at the intersection of Columbia boulevard and Vancouver county road, near Loveleigh and Swinton additions. The land was secured through the Brong-Steele company for a syndicate composed of Portland and Astoria business men. The price, it is said, was upwards of \$75,000. The deed passed yesterday. It is said the land was bought as an investment and will not be platted.

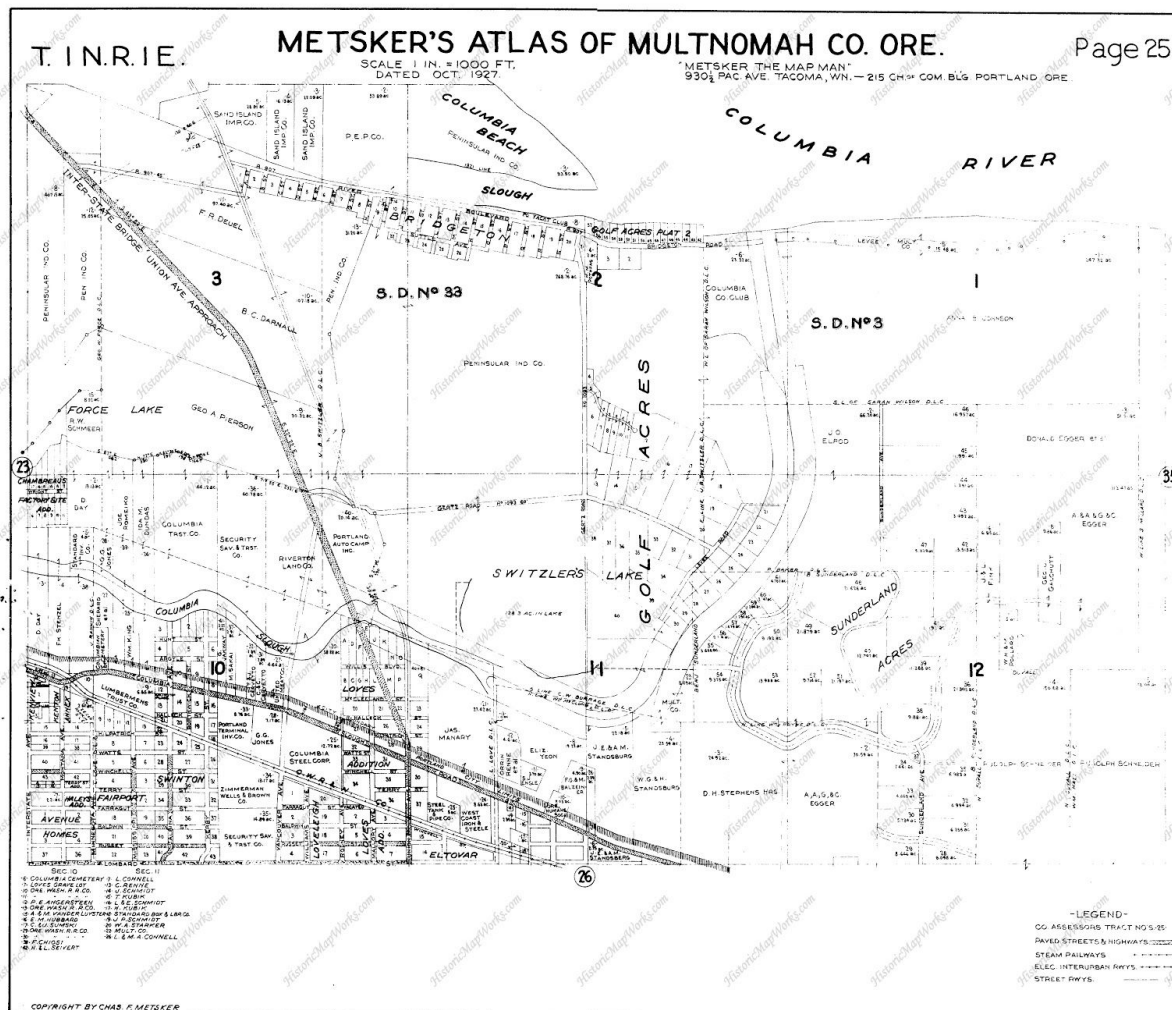
The same company has added 114 acres to the original Columbia Beach property, making their holdings now 330 acres. The Columbia Trust company will act as selling agents for the Riverton Land company, just incorporated, and will announce two very important deals in about a week's time, one being an acreage subdivision and one a city subdivision proposition.

Note that the buyers say, in 1909, that the land will not be platted but will be an investment. This explains why the area between Loveleigh and Swinton was not developed until the City took over in 1928.

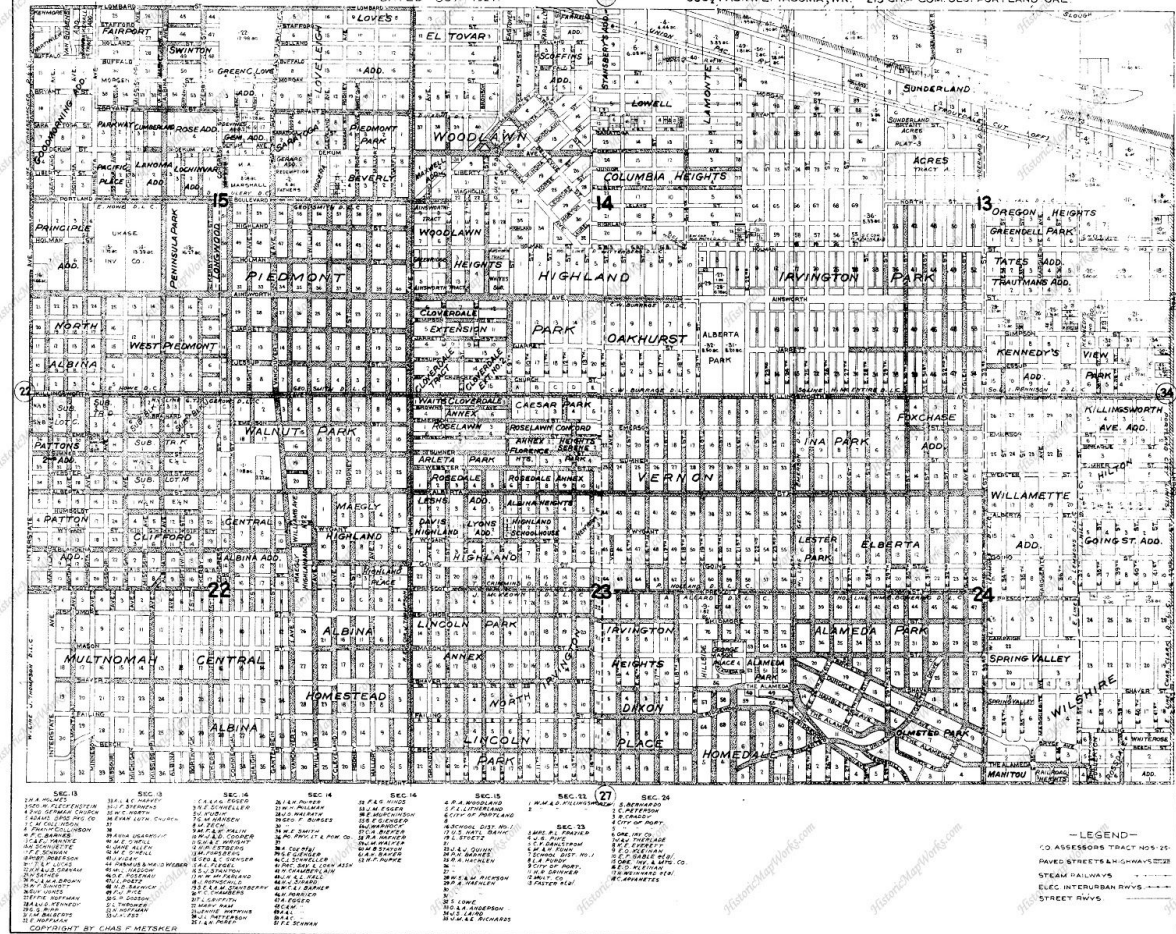
The two 1927 Metsger maps, shown below, are helpful. If we add up the pieces between Vancouver Avenue and the eastern border of Swinton, all the way from Buffalo Street to the Columbia Slough, then we find about 86 acres. From the Slough to the northern border of the Lewis Love DLC is maybe another 15 acres, so that we get close to the 101 acres "lying at the



intersection of Columbia boulevard and Vancouver county road, near Loveleigh and Swinton additions.”



<https://drive.google.com/file/d/0B94Urj3OjM7BcFFSTGRLVmlqWUU/view>

SCALE 1 IN. = 1000 FT.  
DATED OCT. 1927METSKER THE MAP MAN  
930 1/2 PAC. AVE. TACOMA, WASH. — 215 CH. OF COM. BLDG. PORTLAND, ORE.

<https://drive.google.com/file/d/0B94Urj3OjM7BcFVwMIRIMIQwZkk/view>

Like Loveleigh, Swinton, and Fairport the Lovewood subdivision was cut in half by Lombard Street, which seems like a natural subdivision boundary, especially in later years when it became an important traffic artery. Note that the part above Lombard is in section 10 of township 1 range east 1, while the southern part is in section 15. In addition, the western boundary is not a street, but simply the eastern boundary of Swinton. And the northern boundary is not the railroad, but Farragut street. The area that would later become Farragut Park was not included.

## PLANT SITE IS BOUGHT

**Loggers and Contractors Machinery  
Company to Build.**

J H. LaMoree, president and management of the Loggers & Contractors' Machinery company, yesterday concluded the purchase of a tract of 17 acres of land bounded by the Oregon-Washington railroad right-of-way, Vancouver avenue and Columbia boulevard, to be used as a site for the new plant of the corporation. The company is now located adjacent to the Willamette Iron works in south Portland and by reason of increasing output and restricted space there, sought a new location.

The property acquired was owned by Green C. Love and is a part of the Lewis Love donation land claim. While the price is not stated it is understood to have been in the neighborhood of \$2000 an acre. Construction of the new plant will begin immediately.

The assumption is that is the area north of the railway, in the strip owned by Green C. Love. Again, more precise analysis is possible by looking at the deed.

After 1928, development of Lovewood got underway. Since sales were handled by city employees, they were somewhat slow getting underway unsurprisingly slow. It seems the city sold blocks of houses to various builders, rather than to individuals. In 1933 deeds were changed again. Initially it was required that houses to be build on the lots had to be at least \$ 3,500, this was decreased to \$ 2,500. Remember that this development got under way during the Great Depression. We close this chapter with an Oregonian article of March 28, 1937 and an ad from the same year, when the crisis was subsiding and the building took off. In fact the article states that 200 lots have been sold, while 184 had been platted originally.

## 54 HOUSES BUILT IN NORTH DISTRICT

### Lovewood Activity Reveals Building Trends

Construction of 54 new houses with an estimated valuation of \$270,000 in the Lovewood district of north Portland was cited last week as an indication of the building trend now sweeping the city of Portland.

A total of 200 lots in this district have been sold, it was announced.

The new houses which are under construction or are planned and will be started soon are of modern design and feature all modern conveniences. The average value has been placed at \$5000.

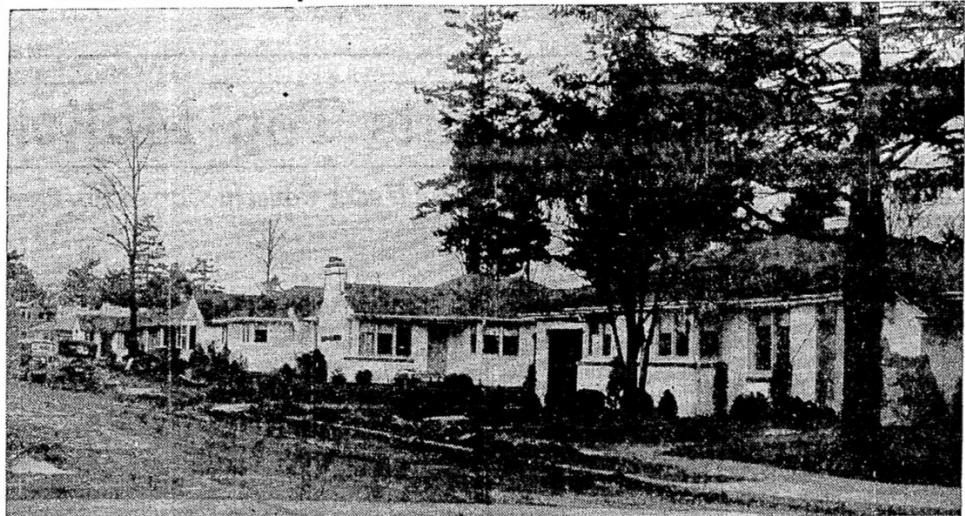
In some cases the landscaping and placing of shrubbery already has been completed.

There are at least five builders participating in the development of the Lovewood district. Most of the activity centers on North Holland and Stafford streets between Vancouver and Commercial avenues.

One builder alone is reported to be constructing 24 houses in this section, three of which already have been sold.

Construction work got under way in November and has been gaining momentum with the more favorable weather of spring.

## Residential Development Takes Place in North Portland District



These new houses, just completed on North Holland street between Vancouver and Commercial avenues, are typical of the development now taking place in what is known as Lovewood district.

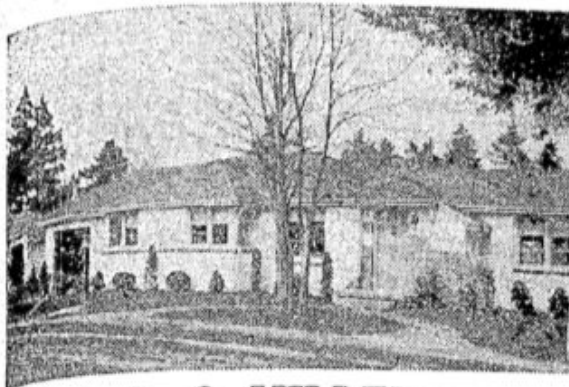
Building activity got under way in November, and now 54 new houses are under construction, totaling in value approximately \$270,000.

## BUYING NEAR LAKE

### Cape Cod Cottage Completed in Eastmoreland District



# LOVEWOOD'S FASHION ROW ON EASTER PARADE



## A. C. MILLER

*for 20 years a builder of exclusive and originally  
designed homes*

### ANNOUNCES

the opening of Fashion Row  
in the smart new  
LOVEWOOD ADDITION

### 50 NEW HOMES

### And Many Sites Available

CAPE COD      FRENCH COTTAGES  
MONTEREY  
SEMI-ENGLISH      CONTEMPORARY

All of the Ultra-Modern Home Features  
Including Winter Air Conditioning

### SIZES—4 TO 7 ROOMS

Prices From \$4475 Up

### OVERSIZED WOODED TRACTS

Near Grade, High and Parochial Schools

### FHA RENT-LIKE FINANCING

### LOCATED

1 BLOCKS SOUTH OF LOMBARD ON HOLLAND ST., BETWEEN  
VANCOUVER AVE. AND COMMERCIAL. (GO OUT VAN-  
COUVER AVE. TO HOLLAND ST.)

## A. C. MILLER, Builder

Guaranteed Construction

2415 N. W. Lovejoy

BE 9602

## References

Oregonian: *Plant Side is Bought*. 10/29/1919

Oregonian: *City to Sell Property*. 07/15/1928

Oregonian: *54 Houses Built in North District*. 03/28/1937

Oregon Daily Journal: *Big Suburban Tract is Sold*, 05/02/1909