

SPENDING MILLION IN 1927 BUILDING

1927 FIGURE IS ALREADY AT \$768,350

Considerable Other Building Expected to Result Before Close of Year

TOTAL SINCE 1920 NEAR 3 MILLION

Two New Hotels, Now Nearing Completion Among Major Construction Work.

La Grande is in the midst of the greatest building year in its history—a million-dollar construction period. Already, up to Aug. 15, the building permits total \$768,350, a far greater figure than for any one year since 1920, when permits began to assume really large proportions.

And, in addition to this, there are rumors of a number of new buildings, including a modern apartment house in the residential section, a two-story brick building which may be erected on the corner of Fir and Adams where the Grande-Ronde Valley house now stands, and other projects.

The Normal School. It is not expected that the Eastern Oregon Normal school will be erected here this year, although it will probably be started within the next year or so.

At present, however, the L. D. S. church is constructing a \$20,000 recreation hall on the corner of Fourth and N. avenues, and when the permit is taken out for this the total will be swelled considerably.

The most gratifying part about this year's building permits is that both the residential and business sections are showing alike in the new construction.

In the residential section some 55 or more new residence buildings are being and have been erected, ranging in price as high as \$10,000. The \$50,000 Grande-Ronde apartments, a three-story brick structure, has also gone up in the residential district this year on the corner of Third and Washington streets, and the Landis Court apartments, on which many thousands of dollars were spent in changing the large, handsome dwelling place into an apartment house, was also completed this year.

In the business section two ultra-modern hotel structures are rapidly nearing completion, both to be opened before the first of the year. The two, together, will cost more than \$1,000,000 when completed, although the original permits for each were only \$225,000.

One is the six-story La Grande hotel, following a Spanish romantic plan, modified to meet modern demands, which is nearing completion on the corner of Fourth street and Adams avenue. W. C. Beckwith, of Portland, is building this structure, which is to have 100 rooms when finished and will be one of the most beautiful hotels in the Northwest.

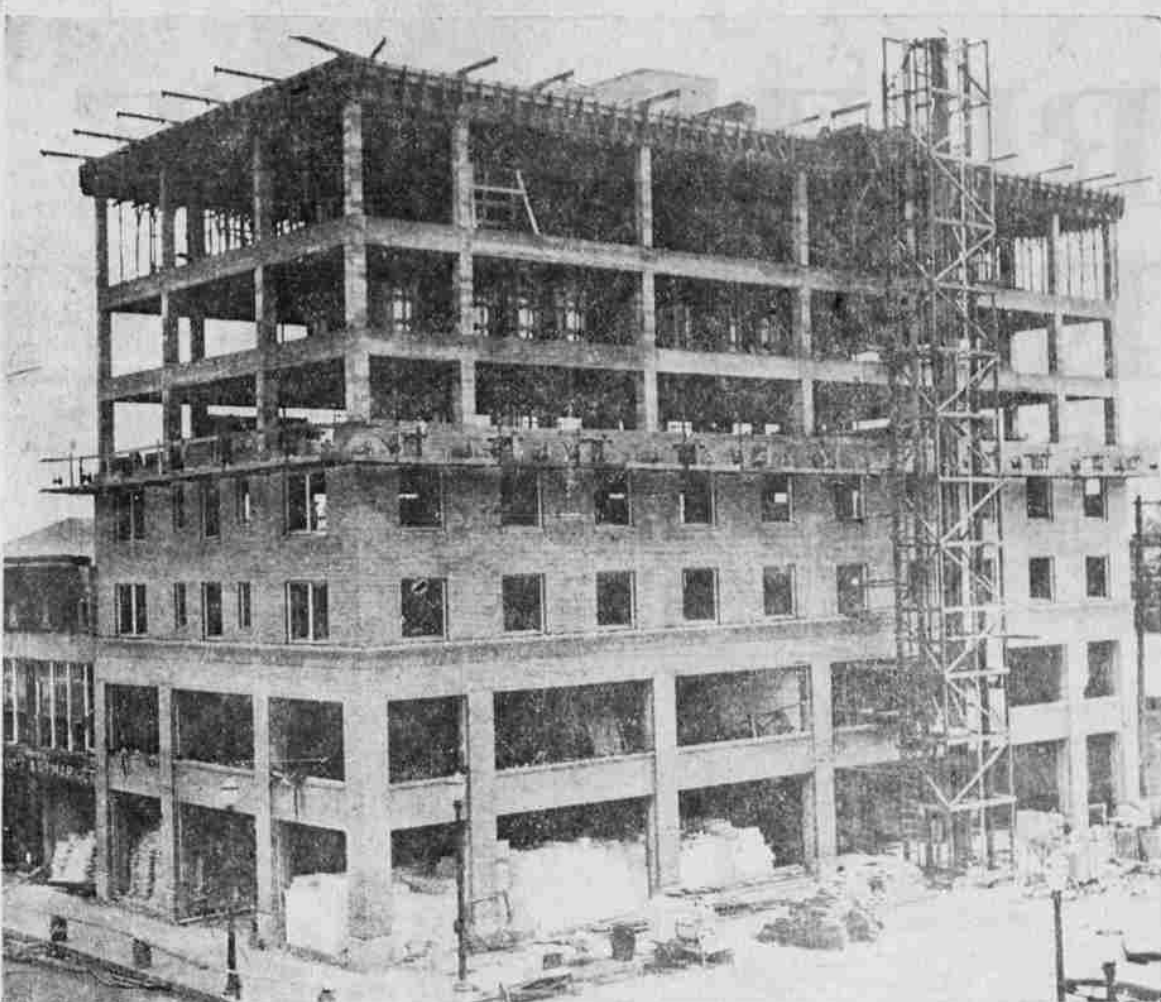
Seven-Story Building. The other is the Saca-Jawa Inn, a seven-story ultra-modern hotel which is being built on the corner of Adams avenue and Fir street by Julius Roesch, local capitalist. It will have 250 rooms when finished and is the tallest building between Portland and Salt Lake City.

The movement for new hotels started here last fall when William Miller called a meeting of interested persons and discussed the possibility of constructing a community hotel. The suggestion resulted in the arrival of a hotel-building expert, who surveyed the city with a community building in mind.

Shortly after this, L. S. Weeks, local realtor, and who took an interested part in the community hotel project, interested Mr. Beckwith in the opening for a modern hotel here with the result that a short time later the Portland man decided to proceed with construction.

About the same time Mr. Roesch returned to La Grande from an 18-month tour of the world and decided to erect a seven-story hotel. Mr. Roesch took the idea in mind of building a hotel on this corner for many years, and his decision was the result of exhaustive study of the matter.

THE ULTRA MODERN NEW SEVEN-STORY SACA-JAWEA INN



This imposing seven-story hotel structure, the Saca-Jawa Inn, now nearing completion on the corner of Fir street and Adams avenue, is being constructed here by Julius Roesch, local capitalist, and is the tallest building between Portland and Salt Lake City on the Old Oregon Trail highway. Local business men regard the erection of this hotel as ushering in a new era of prosperity and advancement for this city. The structure will contain 250 rooms with baths and will compare with the finest hosteleries in the west in appointments, modern equipment and service. Mr. Roesch hopes to open the hotel about Dec. 1 of this year and when this picture was taken the bricklayers were more than half through with their work. The reinforced concrete superstructure was completed several weeks ago.

and the upper floor is occupied by The Paris hotel, while the lower floor is devoted to a confectionery.

Another advancement in construction came last fall and this spring when a number of new and beautiful type of frame houses, each costing several hundred dollars, and improving the appearance of the stores tremendously. As a result of this forward step some of the store fronts in La Grande now rank with the finest and most attractive in the entire Northwest.

In the residential district new homes of the finer type erected and under construction include the following: Fred Bennett, First between L and M streets, \$2,500; J. L. Lurie, Second between Pennsylvania and O streets, \$10,000; J. D. Meyers, Walnut between Pennsylvania and O streets, \$10,000; J. D. Meyers, Walnut between Adams and Washington streets, \$5,000; John Neldorfer, Fourth between L and M streets, \$5,000; A. E. Hug, Washington between Oak and Cedar streets, \$2,500; and J. L. Handford, Fifth between N and M streets, \$6,000.

Since the first day of January, 1927, to the first day of July, 1927, a total of 442 new homes have been built in La Grande, costing \$1,224,225. Since then three more homes, averaging \$5,000 in price, have been started and others are being completed with construction likely to start immediately.

Since 1920 an average of 1.12 new homes a week have been built in La Grande and contractors believe that this average will increase in the near future.

In 1920 only 26 new dwelling places were constructed. In 1921 an additional 25 were built and in 1922 the figure was 62. The following year 49 were built and in 1924 a total of 152 new homes were constructed. In 1925 the figure was 52, in 1926 it was 57 and already this year it is in excess of 60.

In addition to all the new residential buildings, many thousands of dollars have been spent in altering, repairing and modernizing homes already constructed and it is estimated that a total of \$1,700,000 has been spent in constructing buildings since 1920.

Total \$2,677,810. This would make the business figure nearly a million dollars, as the total value of building permits issued since Jan. 1, 1926, is \$2,677,810, a check of the city recorder's building records show. This building is divided as follows:

1927	\$768,350
1926	225,000
1925	225,000
1924	225,000
1923	225,000
1922	225,000
1921	225,000
1920	225,000
Total	\$2,677,810

—Up to Aug. 15.

Municipal Improvements in Last Three Years Keep Pace With City's Growth

Water and Sewage Systems Among Finest in Northwest

A few years ago, when the present city administration took the oath of office, municipal improvements were considered to be slightly behind the general progress of the city. Today La Grande, with 27 miles of paved streets, a \$100,000 new sewage disposal plant, a mountain stream and deep well water system, an ornamental street lighting system and a modern fire department, is actually quite a step ahead of the city's progress.

The present commission, realizing the shortage of water, sewage disposal facilities and other matters pertinent to the welfare of the community, immediately embarked upon a campaign of improvement which has been very successful.

The first step was the present one to the people of a large bond issue which was carried and from then on the progress has been steady and encouraging.

Water Supply. In water supply, the city has the finest system in Eastern Oregon and one of the finest in the Northwest. Two mountain streams and two large mountain springs feed the Beaver creek pipeline, which carries 1,250,000 gallons of water to La Grande daily, from a point nearly 20 miles from La Grande. This gravity system, supplied by Beaver creek, Little Beaver creek, Hidden springs and Cold springs, is capable of supplying the city's needs during most months of the year but during the warm, dry months and during the coldest part of the winter when streams freeze, say, it is unable to supply all the needs.

So, after spending several thousands of dollars in bringing the above streams into the pipeline in addition to Beaver creek and in repairing the reservoir, the commission decided to drill for artesian water, selecting a site near the Second street viaduct for the experiment.

Two Artesian Wells. In February, 1926 a remarkable flow of pure artesian water was struck at a level of 1,634 feet and immediately afterwards the city began building an artesian concrete reservoir near the well and also began drilling another.

It was more than a year after the first well came in when the second strike was made, but in the second well a much greater flow was found of the same character of water, although it was necessary to go 1,348 feet into the bowels of the earth to strike the vein.

At present, both wells together in the entire Northwest can show a heavier building record for this year, and also for the entire year and a half years.

forms 1,200 gallons of water per minute, which means a total flow of 1,872,000 gallons of water daily, which gives the city a total water supply of 2,122,000 gallons of water daily—more than is necessary to supply the present demands. The wells are used only during dry months and are capped when their output is not required.

The repair work to the Beaver creek gravity system and the drilling of the deep wells cost around \$200,000, although the wells required only a little more than a fourth of this amount. A large 15-inch main has also been started from the Old Town reservoir to the new reservoir, to cost about \$25,000.

Tests made by chemists and other experts place both the deep well water and the Beaver creek water in a very high class, insuring the citizens of the best water obtainable at all times of the year.

The building of the large and very efficient sewage disposal plant at a cost of \$100,000 was another great step in advancement for La Grande. Money for the construction work was voted by the citizenry and work was started shortly afterwards. Last year the plant was completed and since then has completely revolutionized the problem of sewage disposal in this city.

Model to Northwest. The plant, located just outside the city limits, is actually serving as a model in the entire Northwest and nearly a dozen delegations of city officials from various towns and cities, including Eugene, Ore., Lewiston, Ida., Walla Walla, Wash., and others, have visited the city for the purpose of inspecting the plant. Walla Walla began building a five plant some time ago modeled after the La Grande plant, although on a larger scale.

The plant is capable of supplying the needs of a city much larger than La Grande and will not be outgrown for many years. The plant is a fine example of the steady growth of the city, it is said.

A third step forward came with the remodeling of the municipal building into a thoroughly modern structure, including enlarging of the fire department quarters and erection of a large tower.

Efficient Fire Department. A new pump truck, costing about \$13,000, was purchased and new hydrants were installed at strategic places in the city. A combination ladder, which is an example of being used as an emergency fire fighting apparatus, was also purchased and three two additions with an increased force of men and equipment in the Northwest and also resulted in the lowering of the fire insurance rate here.

system is another advancement that is credited to the present city commission, assisted by local city organizations. Before the present units were installed, La Grande had a reputation of being one of the most dimly lighted cities in the Northwest. At present the units are of the same type that illuminate the streets of Seattle and other metropolitan centers of the West.

119 Light Units. Ninety-nine light units were installed in the business district and this work was completed this year in time to officially switch on the lights the Saturday night before Easter Sunday. Adams avenue from Greenwood to Fourth, Fir street from Washington to Main, Depot street from Jefferson to Washington, and Elm street from Jefferson to Washington were all illuminated at a cost of about \$25,000.

Early this spring a movement was also started to extend the lighting district, and only two weeks ago bids were let for the installation of 20 more light units, to illuminate Jefferson avenue from Chestnut to Fir, Fourth street from Adams to a point midway between Adams and Jefferson and Adams avenue from Fourth to Third streets. It is expected that this work will be completed this fall, which will make a total of 119 light units of 500 candlepower, in the business district.

At present more than 21 miles of La Grande streets are paved.

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DEVELOPMENT PROSPECTS IN CITY BRIGHT

Several Major Projects Indicate More Growth, Increased Progress

PLANS MADE FOR CUTTING-UP PLANT

Normal School, Irrigation, Business Expansion and Other Things to Build Greater La Grande.

Definite planning for a cutting-up plant and mill work factory, that will employ 500 or 600 men, by the Mt. Emily Lumber company, indicates the assurance of the construction of the Eastern Oregon Normal school here within the next several months, plans for a dehydrating plant to use up surplus fruits and vegetables, the possibility of extensive irrigation of small tracts in the immediate future, and the definite plans for numerous building projects in the business district of La Grande are a few of the chief things promising continued growth and increased progress for La Grande and its territory during the coming few years.

Although La Grande's progress has been consistent and of much import since 1920, it has actually only started on the path toward the goal which it will eventually attain, according to many people who are visioning the future. Local men, with keen insight and deductive powers, predict that within the next ten years the population will have reached 20,000 and in the years that follow, the growth will be maintained in a corresponding ratio.

Great Industrial Progress. From an industrial standpoint, great progress has been made in the last seven years, including the location of the Mt. Emily Lumber company's western plant here, the building of the black mill and lime plant at Enterprise, which is in La Grande's trade territory, and the building of many lesser industrial plants.

Plans are now under way to build within the near future a large dehydrating plant, which will give more persons and will give fruits and vegetables that now go to waste, making of them marketable products which will command a fair price throughout the nation.

Cutting-Up Plant Planned. It is definitely known that the Mt. Emily Lumber company is planning to erect a cutting-up plant and mill work factory, which might eventually include a saw and four factory, near the site of the sawmill in the near future. This plant would employ from 500 to 600 men.

This has been contemplated for some time and land has been bought for this purpose, actual construction being delayed primarily because of Eastern directors' refusal to be placed with the plant until there is assurance that the state income or angle tax is levied.

World Mean 2000 Increase.

This alone would mean an increase in population of around 2000 persons and would also mean an additional payroll of probably three quarters of a million dollars annually.

The selection of La Grande as the site for the Eastern Oregon Normal school is another indication of the progress which is in store, and is already taking shape. Illustrations of state-wide prominence dis-

Annual Payroll Of Industries In City \$3,000,000

More Than 1,800 Workers of La Grande Provided with Steady Employment and Wages.

An industrial payroll of approximately \$3,000,000 annually is one of the greatest factors in La Grande's continuous progress, providing as it does more than 1,800 workers with a steady wage, which results to the benefit of the entire city in business stability, low credit business, and general prosperity, it is pointed out.

The payroll is the greatest of any city in this part of the state, neither Baker, Pendleton nor smaller towns and cities ranking anywhere near this figure. Of the total the Oregon-Washington Railroad and navigation company, a part of the Union Pacific system, furnishes the greatest amount. This public utility, employing 317 men, pays an average of a million and a half dollars annually to its employees.

The Lumber Mills. Second highest are the lumber mills, the Bowman-Hicks and Mt. Emily companies.

The Mt. Emily Lumber company last year paid out \$752,000 to 265 men and did not operate an entire year, starting late in January following the completion of the mill and installation and testing of machinery.

The Bowman-Hicks Lumber company, running one shift, and employing from 225 to 300 men, paid its employees in La Grande \$250,000 last year. This payroll at Walla Walla and in the logging camps around Maxville also runs into a large figure but this total is not included in the La Grande payroll.

Smaller Industries. Smaller industries, such as the flouring mills, the iron works, creameries, the meat packing company, and others, it is estimated, employ in the neighborhood of 150 men and paid out an aggregate of more than \$400,000 in pay checks each year.

In the event that a lumbering emergency should arise that would require local mills to step up their production and operate double shifts, the total industrial payroll would probably be nearer the \$4,000,000 figure.

In addition to this it is estimated that business houses and other concerns employing help, pay out more than \$5,000,000 each year, making a total payroll for La Grande, from all sources, of from \$5,500,000 to \$6,000,000 annually.

More than \$200,000 has already been appropriated by the state legislature for construction of first buildings and for maintenance, although the actual work is not under way as yet. Other hundreds of thousands of dollars would follow these first two, as the size of the school increased and as maintenance costs grew.

The city of La Grande has secured and presented to the Oregon Normal school board of regents a deed for a large acreage near the base of the hill near the court house, overlooking La Grande, to be used as a site for the normal school.

Not only would the building of a normal school attract many hundreds of students, but it would also attract a large number of teachers and other personnel.

Water and Light Taxes. On the other hand, water users in the city have increased from 2,288 in 1924 to 2,388 in 1927, a 4.34 per cent gain. On this basis the population would be 11,247.

The same figure is arrived at in figuring the gain in postal population, 11,247.

Light users in La Grande have increased nearly seven per cent over last year. The 1927 figure was 1,827; the 1926 figure was 1,719 and the Aug. 1, 1927 figure was 2,521, a gain of 181 over last year, and representing a population of 11,424.

Arriving at Total. In arriving at the total, 11,306, the Observer first took the three different exact counts and figured the average percentage of increase.

ESTIMATE OF POPULATION GIVES 11,306

La Grande Makes a 43 Per Cent Growth Since the Year of 1920

CITY IS LARGEST IN EAST OREGON

Figures Show Increase in School Attendance Particularly High—Postal Population Now 12,700

Remarkable strides have been made in La Grande since November of last year, when an estimate of the city's population taken by The Observer showed a total of 10,705 persons in La Grande proper, including those within the corporate limits and those residing in the thickly populated districts in immediate proximity to the limits but which nevertheless enjoy the use of the city water, fire protection and otherwise are entitled to consideration as La Grande citizens.

On Aug. 20 of this year, an even more extensive estimate was made of La Grande, which showed a population of 11,306, a gain of almost six per cent or 601 persons.

Compared with the federal census of 1920, when the population within the corporate limits of the city was 8,917, it shows that the gain has been more than 43 per cent, adding in 1,389 persons who about 1925 were living outside the city limits in La Grande. Local people believe that by 1925, or 1926, the population will have doubled.

La Grande Largest. This figure makes La Grande beyond a doubt the largest city in Eastern Oregon as the territory is generally classified. Bend has well over 10,000 persons, and is the closest rival. Baker, next has around 9,500, according to the latest estimates, and Pendleton has about 8,000 according to Pendleton residents.

Predictions have been made by prominent business men here that this city will reach the 20,000 figure within the next ten years, and its growth since 1920 bears out this statement. If the city maintains its present progressive stride, the figure at the end of the 10 years would be even greater than the predicted 20,000.

Conservative Estimate. In computing the population of La Grande, The Observer desired first of all to be conservative, and take no chance of exaggeration. The estimate was made of La Grande not confined by city limits, but including the approximately 1,500 persons just outside the city limits in the heavily populated area but without any actual boundary separating them from the "inside" citizens. La Grande's limits are notoriously small and many blocks of residential districts have been built up beyond the legal boundary.

As an illustration of the conservatism employed by The Observer, an actual count of the school population in the La Grande district shows 2,758, a growth of 240 in the last year. The 260 increase represents about 10 per cent, which would give the city a population of 11,776 if these figures alone were used.

In addition, the school attendance is now at 2,853, compared with 2,657 in 1926 and 1,762 in 1920. The increase of 238 over last year represents a total gain of approximately 34 per cent, which would place La Grande's population at 12,744 if these figures alone were used.

Postal Population. The postal population, which also includes the rural districts which the local post office serves by carriers, has increased from 12,000 in 1926 to 12,700 on this year—an increase of six per cent, also a fine indication of the rapidly increasing population.

Phone users increased from 1,627 in 1926 to 2,018 in 1927 and the increase over last year amounted to three per cent. Figuring this increase the total population of La Grande would be 11,926.

Light users in La Grande have increased nearly seven per cent over last year. The 1927 figure was 1,827; the 1926 figure was 1,719 and the Aug. 1, 1927 figure was 2,521, a gain of 181 over last year, and representing a population of 11,424.

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LA GRANDE'S CITY COMMISSIONERS



Many La Grande citizens have declared that this city is especially fortunate in having the progressive administration under which it now functions and has prospered for the past three years. The three men above, (left to right) Commissioners Charles Payle, A. T. Hill, president of the city commission, and Commissioner H. B. Colburn, are responsible for a major portion of the improvement projects successfully completed here since 1924, along with Dr. R. P. Landis, former commissioner, who served with Commissioners Hill and Payle from 1924 to 1926.