

Steady, Sure Growth Is Noted In Residential Districts in La Grande

With from two and a half to three million dollars worth of new construction in record in La Grande since 1920, a remarkable growth—although not of a boom nature—in the residential sections of this city is noted. It is variously estimated that of the total amount of money expended on new building in the last seven years, from 40 to 60 per cent has been for dwelling places.

A majority of the residential growth has taken place on the north side of the railroad track, although on the north side number of new homes have been erected, the biggest extension, however, has been on the hill section and in the Old Town and Old Town.

Reflecting the substantial financial standing of most of the property owners here is the general efficiency of the homes. In the case of the east side, the average cost of the new homes is \$12,000 to \$15,000, with quite a number of residences near or over the \$10,000 mark. In one or two instances, the cost has been over \$20,000.

Many additions have been built during the past seven years and in two or three new additions have been added to the city, although some of these additions are generally considered to be too small.

One of these is now under way on West La Grande, the promotion work being handled by the Foley interests. Only recently improved streets, sewer and sidewalk improvements, and indications of a new street, several new dwelling places will be constructed in the Old Town district as soon as the preliminary steps are taken care of. This development alone will represent an investment of thousands of dollars. Other development projects on a smaller scale are passing by almost unopposed, contractors declare.

During the last two years in particular, the building of what is commonly termed finer homes, has increased in number to a marked extent. This summer, within the comparatively short time of a month, half a dozen homes were started ranging in price from \$5,000 to \$10,000, and most of these are now completed and some already occupied.

As evidence of the progress that is actually being made in the residential upbuilding process, is generally conceded over the fact that La Grande has more fine homes, brighter residential districts and some of the most outstanding residence buildings in this part of the state that lies east of the Cascades.

Only a few short years ago, only few of the finer type homes existed in La Grande and these were outnumbered in numbers than in some other Eastern Oregon cities. Not only was this a fact but the city was even further behind the others

in that a majority of the streets were unpaved. The paving that took place during the two-year period about 1923 and 1924 remedied the street situation greatly and last year and at present the work has been continued, although in many cases property owners are sanctioning macadam streets instead of harder surface pavement such as concrete or some other form. The macadam type of street has been particularly favored on the north side where, until improved, the streets were dusty, muddy and actually impassable during rainy seasons.

All in all, La Grande now boasts of miles and miles of paved streets, flanked by trim well-kept curbs, dotted with shade trees and ranging through scores and scores of blocks of beautiful homes surrounded by attractive lawns and showy flower gardens.

To actually determine the growth of La Grande residential areas for any given length of time would be a tremendous job, if one were to require all details but a rough comparison with 1920 gives an adequate idea of the expansion. A few figures will illustrate the growth as conclusive as by any other method.

Since 1920 more than 500 new residence buildings have been constructed in La Grande. Of this amount the majority has been on new land and in the newer additions. Only here and there have new homes been erected in the more densely settled part of the city, although a remarkable amount of repair work, ranging from interior remodeling to additions of a room or two to the exterior, has been done in the seven years.

This extension in reality did not begin in earnest until 1922 but since that time almost 450 new homes have been built. It was about that time also that the development of Connorsdale, as it is called, got underway. Although yet incomplete, this section of La Grande is more than half filled with modern homes where a few years ago not more than half a dozen residence buildings occupied this particular section.

The soil of this part of town is comparable with the best in the city and when finally the home-builders learned that an almost ideal lot could be had there, the rush of construction began. Most of the homes are of the five and six-room types, all neat and easy in appearance and practically all equipped with the modern conveniences.

School Serves as Incentive
The decision of the state normal school board to relocate the new Eastern Oregon normal school on the hill overlooking Connorsdale, and adjacent to the edge of the Old Town residential district,

THE EARLY COLONIAL HOME OF WALTER H. REUTER



Erected last summer and fall by Mr. and Mrs. Walter H. Reuter, this Early Colonial home at 1594 First street ranks among the best of the colonial residence buildings in this city. Conforming to the early American lines and designed with the view of bringing out all of the beauty that marks its type, it is regarded as an architectural triumph. The lawn and shrubbery were planted when the house was under construction so that, when completed, it presented a completely finished aspect. The attractive sun room at the left of the building is only one of its many building features.

It already recalled to a marked degree the upbuilding work in both districts. Dozens of new homes, some of them of the larger, more expensive class, are either completed or else are under construction and it is believed that within the next two or three years both sections will boast several score more homes.

The history of the O'Connor's addition to the city, which is a part of the section generally referred to as Connorsdale, is interesting and is actually the story of a man who followed the progress that would be made but who didn't time his development work to a speedy.

Dr. O'Connor, who passed away a few years ago, and who made his home at Union, secured a large section of undeveloped land and subdivided it, building sidewalks and curbs and taking all the preliminary steps necessary. But that was many years ago and before he could realize on his investment, taxes had practically killed his project. He died about the time that the development in his "dream section" was really getting underway.

The Old Town section, where La Grande was first located and where it remained until the coming of the railroad, which transferred the business section to its present location, is also building up rapidly, although not so speedily as sections in the Connorsdale area and West La Grande north of Old Town.

Here are to be found many old homes, built in the '70s and '80s, but still occupied—examples of the architecture prevalent in those periods. Across the street of in the

been erected, a score of smaller dwelling places have been built.

Many believe that it is merely a question of a few years until this district will extend to the foot of the mountain that served as a western boundary for La Grande. Already much progress toward this end has been made and when the new Foley development is completed, a much greater step will have been taken.

The trend of building at present in this city is in that direction and, until all available land is occupied, local authorities declare that it will continue. It is desirable also for the excellent view afforded, practically the same as the residents of Old Town enjoy. Adams avenue near the Grande Ronde hospital is at present serving as an imaginary boundary for this section, which back in 1920 and 1921 boasted of only sparsely blocks.

On the north side of the O.W. railroad track development has been somewhat slower but nevertheless steady and promising of a much greater and more congested district in the future. The recent building of egg streets and of sidewalk districts has aided the development work here materially and a marked increase in the number of new structures is noted during the past two years. Within the near future, some believe, the now sparsely settled district along the road to Riverside and to the east of this highway will become thickly dotted with homes.

In the southeastern part of the city, also across the railroad track, a remarkable amount of building has taken place, especially since the construction of the Wilcox school house, which added greatly to the desirability of this part of the city. As yet the development here has only touched the surface, it is said, but the progress has been comparatively great. In one part, two or three streets of several blocks in length have become flanked with new homes, all built since 1924.

Then, between the southeastern section and the Connorsdale district, along East Adams avenue, residential expansion has been active. Several new homes have gone up here of late and a few of these are of the more expensive type.

Where only a few years ago the residential district actually stopped several blocks from the city limits, it is now crowding past the La Grande boundary at several points.

Not only here but in other parts, a considerable amount of new homes have been built outside of the city limits and it is estimated that in the neighborhood of 1,500 persons reside just outside of La Grande—in blocks that will eventually be included in the corporate limits of the city. Several attempts have been made to do this but so far these have met with failure.

Another example of the growth of the residential districts is seen in the necessity of removing streets and remodeling houses throughout La Grande. This matter has been considered of long by both the city commission and the city planning commission and tentative steps have already been taken along this line. The plan is to adopt the number-direction plan for the streets, such as East 3rd Street South, using the post office as the starting point. The spread of the residential area has brought this matter to a critical point and city authorities believe that the remaining of the streets will come within a short time.

The remodeling of houses is necessary, city officials explain, because of the congestion in some blocks where more homes have been erected than the present numbering system provides for. As a result some houses now are without numbers and others are numbered 1854 and even 1924 in an attempt to at least temporarily remedy the situation.

The growth of the residential sections has also given birth to a number of business buildings far from the business section proper. Particularly in this time of grocery stores, which are now more than 20 in La Grande and of this total, a large percentage is located in residential districts.

Other business houses are also making their appearance in the residential districts, mostly of the smaller types and in at least one instance, have aided the development. In Upper Old Town the construction of the Bohan green house and nursery, with resulting street development, has added to the desirability of that section to prospective home owners.

Musical Bugs May Entertain Tokyo

TOKIO, (AP)—The music of chirping insects and singing frogs, which enraptures the Japanese every spring and summer, is to be made a big feature of the new Moth Shrine, partly year, under plans of the national young men's association.

The program is to capture tons of thousands of crickets, grasshoppers and other insects, including singing frogs, and release them in the park for the edification of the thousands of Tokyo dwellers who gather there.

Peddlers throughout Japan sell the musical insects in small cages, the price ranging from 50 yen to 50 yen (about 25 cents to \$25.)

Quits Island Home For London Season

LONDON, (AP)—Lady Marion Keith, daughter of Lady Huntington, lives on a lonely farm among the Falkland Islands six months of the year, looking after a sheep ranch, but comes to London for the summer social season. "We are the only white people on the island," said Lady Marion. "Life is very primitive. Boats call but seldom and there is not much sea bathing because there are too many seals about."

THE ATTRACTIVE HOME OF MR. AND MRS. G. L. LARSON



This beautiful residence building, at 801 O avenue, just at the top of the slope that separates the hill home section from the remainder of La Grande, belongs to Mr. and Mrs. G. L. Larson. It was built several years ago and has long held the name of being one of the most charming dwelling places in the city. As is the case in most of the residences in La Grande, it is attractively surrounded by beautiful lawns, well kept shrubbery and flowers. The vines that climb up at the rear of the house add an additional touch of beauty to the whole.

Nine Smithsonian Expeditions To Seek Knowledge Near and Far

WASHINGTON, (AP)—The Smithsonian Institution is engaged in a busy summer of scientific research, with nine expeditions in various parts of the world. Their studies range from delving into the life of early races in America to collection of minute sea mollusks and insects of the air.

Two expeditions are analyzing phases of ancient life of American Indians which have counterparts in modern times. One of these is trying to gain more knowledge of the League of the Iroquois, the astounding organization of a primitive people designed to do away with the shedding of human blood.

Forty thousand roses are required to produce one ounce of attar of roses.

SILVER FOX and Their Made-Up Furs

While in the past, this farm has made a specialty of mostly supplying BREEDING stock to others going into the business, NOW, realizing that hundreds of LADIES locally, would be in the market for the finished and made up silver fox scarfs, if they could be had at a reasonable price, and of the real high grade article, and from a local dealer guaranteeing the value and quality.

From now on, this farm will make a special inducement by handling at all times, some of the furs made up from stock raised on this farm. The prices asked for these SELECT silver fox scarfs, will be wholesale prices paid for RAW FURS, (only what furriers pay for the raw skins).

Samples are now on hand, and we are ready to take care of all orders. Our business has been built up, due to furnishing the best of QUALITY at the very LOWEST prices.

The Oregon Trail Fox Farm

1/4 Mile East of La Grande, on Highway
H. W. SMITH, Prop.



PROGRESS! FROM THE SMOKE SIGNAL TO WIRELESS WAVES

When the first pioneers of the Nineteenth century crossed the great unexplored plains they were without any means of communication. Hostile bands of marauding Indians were a constant menace. The wily Indian, al-

though in a savage state compared with our civilization, had devised a means of communication which answered his purpose. He used the smoke signal in telling his comrades of the approach of an immigrant train.

A PIONEER OF THE 20TH CENTURY

And now over these same plains that were once the home of the Indian we find telephone and telegraph wires running in every direction—yet another means of communication has come and is already passed the pioneer stage—first the wireless telegraph in code and now Radio offers

unsurpassed communication—thanks to those who labored and pioneered the way. It is with pride that we point to our part in pioneering, first in wireless and then in Radio. Is it any wonder that people who want the best equipment and best service come to—

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