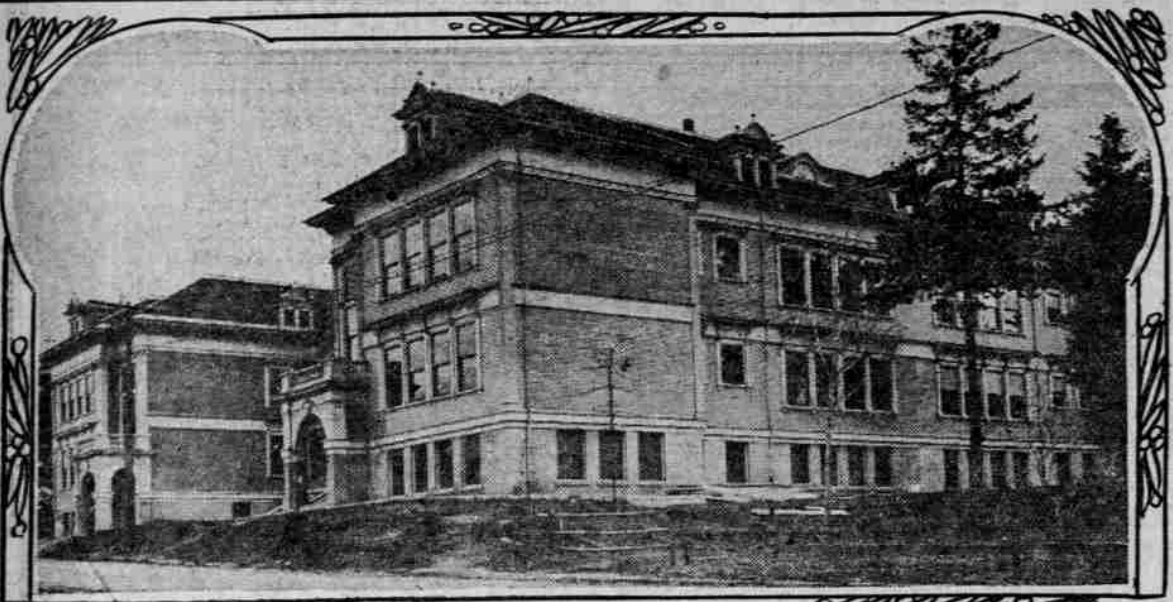
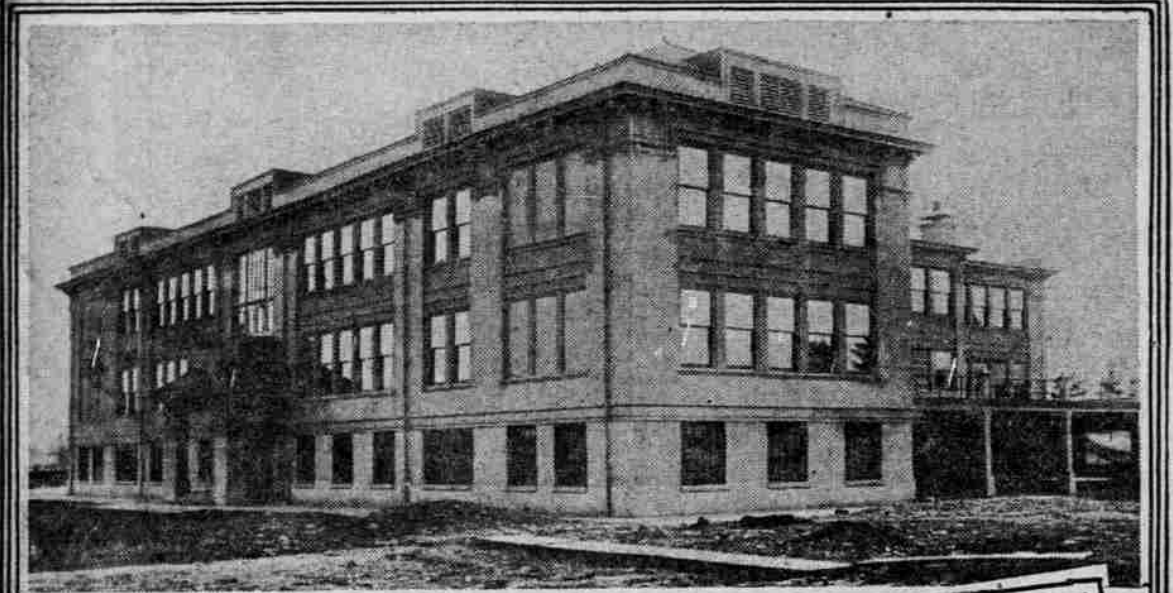


PORTLAND HAS \$3,500,000 INVESTED IN BUILDINGS FOR PUBLIC SCHOOL SYSTEM

One Thousand Teachers Are Employed at Cost of \$100,000 Monthly to Instruct 31,500 Pupils. School of Trades Has Few Duplicates in United States.



Creston School with New Annex, E. 34 and Powell Valley Road.



New Weston Fireproof School, Strawberry Ave. & Buffalo St.



New Failing School, Front & Porter



Richmond School with New Annex, E. 34 and E. Grant.

By R. H. Thomas, School Clerk.

THE growth of Portland cannot be determined by an examination of the birth records in the City Hall, but is largely a matter of immigration, which would seem to indicate an urban growth contrary to the popularized "back-to-the-country" movement. About 24 per cent of the pupils registered in the schools of Portland are born here. Practically 21 per cent move to the city from other places in Oregon. Nearly 50 per cent come to the city from other states. The remainder of about 14 per cent are foreign-born, mostly European.

To care for these pupils the Board of Directors has employed practically 1,000 teachers at a cost of \$100,000 every four weeks. These teachers instruct 31,500 pupils in 800 classrooms of 56 school buildings. The value of these buildings is about \$3,500,000. They rest on grounds averaging one and eight-tenths acres in each location, and total 112.3 acres, worth \$1,500,000.

The Board of Education has contracted during the past year for 69 classrooms in seven elementary buildings, and 47 classrooms in a high school building, an assembly hall in each building where possible, and as many auxiliary rooms as each schoolhouse required, giving special attention to large open corridors, a liberal number of exits, fire protection, modern sanitary toilet facilities and the best that can be provided in the way of heating and ventilation. These have cost the district about \$1,000,000.

During the year the Board paid for new grounds or additions to grounds approximately \$210,000. In buying realties the Board has secured sites that will best serve future generations as well as present-day children. Where the contour of the country permits, the Board has a policy of locating schools about a mile apart, so that no pupil

will have to walk any great distance. In the downtown districts and along the riverfront the school population has been reduced, in some places perhaps to a minimum. These sections, once the homes of residents, or the houseboat population, are being rapidly covered by warehouses, factories, railway lines, docks and other businesses in which very few children are housed. The Atkinson School, which a few years ago contained 17 rooms of pupils, is now abandoned as an elementary school. This encroachment of business upon residence territory causes considerable shifting in the school population and necessitates the purchase of grounds in other locations and the construction of buildings thereon. This shifting of population is an item of considerable outlay to the district, and for elementary schools amounts in total to almost as much as that caused by growth.

The qualifications of teachers in the district are more or less exacting and the Board has established a policy in the selection of teachers that tends to efficiency of the service. No teacher is employed in any department unless that teacher has had at least two years' experience in teaching, elsewhere. No high school teacher is employed who is not a graduate of some standard college or university empowered to confer degrees. The schedule of salaries is so graduated that maximum pay is drawn only by the teacher who holds the best certificate obtainable in the city or state.

The schools at present comprise three high schools, 52 elementary schools, one school of trades, five evening schools and three summer vacation schools. The three high schools are full to overflowing. Notwithstanding the construction of an annex, the Washington High School has overflowed into the Hawthorne elementary school building, and another term will utilize some of the vacant rooms in the Stephens School. The Jefferson High, which is only two years old, has practically all the high

school pupils that it can care for, and the Lincoln High, which was only occupied this Fall, is so crowded that the Board is now making alterations so that other rooms can be used for school purposes. This congested condition has hastened the decision of the Board to build another high school, provided the district sees fit to supply funds. It has been suggested that possibly a course in practical agriculture could be maintained by the district at this new school.

The elementary schools provide academic work for all children who have reached the age of 6 years, and in the upper grades the practical arts are given attention. Beginning with the fifth grade, the boys devote one period each week to manual training, and in the ninth grade, which is the grade from which pupils are graduated from elementary schools into the high schools, a double period, consisting of one-half day each week, is given to this work. The same amount of time is given to the girls for sewing.

The school of trades is one of a very few of its class in the United States, its purpose being to fit its graduates with a trade upon which they may enter more or less skilled at graduation. This school is conducted in the Atkinson building. It has grown from a small registration until it occupies the entire building, including the basement, and more room is demanded. The popularity and progress of this school have called the Board's attention to the need of larger and more practically arranged quarters, and it provided with funds the Board wishes to build during 1913 a properly equipped school of trades building at a cost of about \$200,000. The value and possibilities of this school are probably not fully appreciated by the people of Portland. Visitors are much impressed with its practical results. This school is located at Eleventh and Couch, and it is open to visitors at all times. Evening schools were originally organized for the benefit of foreigners,

but classes are now primarily maintained for mechanics and others employed at some business or vocation during the day. These classes are free to all who are of sufficiently mature age, without regard to sex or nationality. The popularity of evening schools has caused some of them to outgrow their original quarters. Summer vacation schools were instituted a year ago, primarily for the purpose of allowing pupils who failed to make their credits, or those who were irregular in their classification to make up the delinquencies and begin work with regular classes in the Fall. The scheme has proved practical, as the large percentage of students entering the vacation schools have been advanced and are satisfactorily maintaining the standards required during the Winter sessions.

New Hotels Built in Year Cost \$5,000,000

Portland Makes Elaborate Preparations to Care for Increased Number of Visitors.

PORTLAND'S big forward movement during the past year, which was notable in all important branches of business, was reflected especially in the extent of hotel construction. In 1911 several hotels were completed, representing an approximate investment of \$2,000,000, but last year there were no less than eight big, modern hostels constructed, involving a total cost of about \$4,250,000. In addition to the large structures, several substantial hotel buildings were erected on both the East Side and West Side, ranging in cost from \$50,000 to \$100,000. It is estimated that about \$5,000,000 was expended in hotel construction during the year.

The attractiveness of hotel investments in Portland has become pronounced only within the past 18 months or two years, and during this short period the expenditure of about \$8,000,000 in this class of construction is indicated.

SCHOOL SYSTEM EXTENDED.

Growth of the public school system in Portland is indicated by the expenditures for grounds and new buildings. Since 1905 money has been expended for this purpose as follows:

	Buildings.	Grounds.
1905.....	\$120,861.88	\$ 3,000.00
1906.....	123,250.82	
1907.....	270,759.51	24,518.09
1908.....	214,437.96	55,369.59
1909.....	240,187.76	55,311.54
1910.....	460,315.82	63,602.32
1911.....	534,080.17	199,185.79
1912.....	740,957.72	211,092.25

active not only of the rapidly increasing tourist traffic but also of the extensive railroad and interurban development in the Willamette Valley and in other portions of the city's trade territory. The growth of communities that are a day's travel from Portland also is evidenced in the increase of the number of hotel patrons. These conditions have a direct relation to the hotel situation in Portland and are bound to become more significant as Portland's territory develops.

Additional factors that enter into the hotel activity in Portland are the opening of the Panama Canal to the traffic of the world before the close of this year, and the opening of the Panama-Pacific Exposition at San Francisco in 1915. Far-seeing investors realize that these two big events mean to Portland. Already tentative plans for great hotel structures are under way. In all probability Portland's next largest and finest hotel will rise on the site of the present Hotel Portland. If this project is undertaken it will mean the expenditure of about \$1,500,000 in building and equipment. It is probable that the proposed building will be 12 or 14 stories in height and of most modern construction.

There was completed in the early part of the year the Hotel Multnomah at a cost of \$1,600,000. The structure covers an entire block bounded by Third, Fourth, Ankeny and Pine streets

POSTAL RECORD REMARKABLE

Receipts from stamp sales of the Portland postoffice during 1912 were more than five times as great as this business in 1909. Every year has shown a substantial increase over its predecessor. The \$500,000 mark was not reached until 1906, but five years later the annual receipts amounted to more than \$1,000,000. The per cent of gain during the last five years follows: 1908 3.43 per cent, 1909 14.54 per cent, 1910 18.78 per cent, 1911 8.57 per cent, 1912 10.32 per cent. In the following table of receipts since 1900, an estimate for the latter half of December is included in the 1912 total:

1900.....	\$ 315,978.47
1901.....	252,711.11
1902.....	280,439.27
1903.....	329,436.72
1904.....	312,212.19
1905.....	475,083.38
1906.....	522,454.19
1907.....	628,475.19
1908.....	680,812.98
1909.....	788,321.49
1910.....	925,164.52
1911.....	1,004,428.71
1912.....	1,108,128.42

and is nine stories high, with basement, and is of completely modern arrangement and is rated among the finest hotels on the Coast.

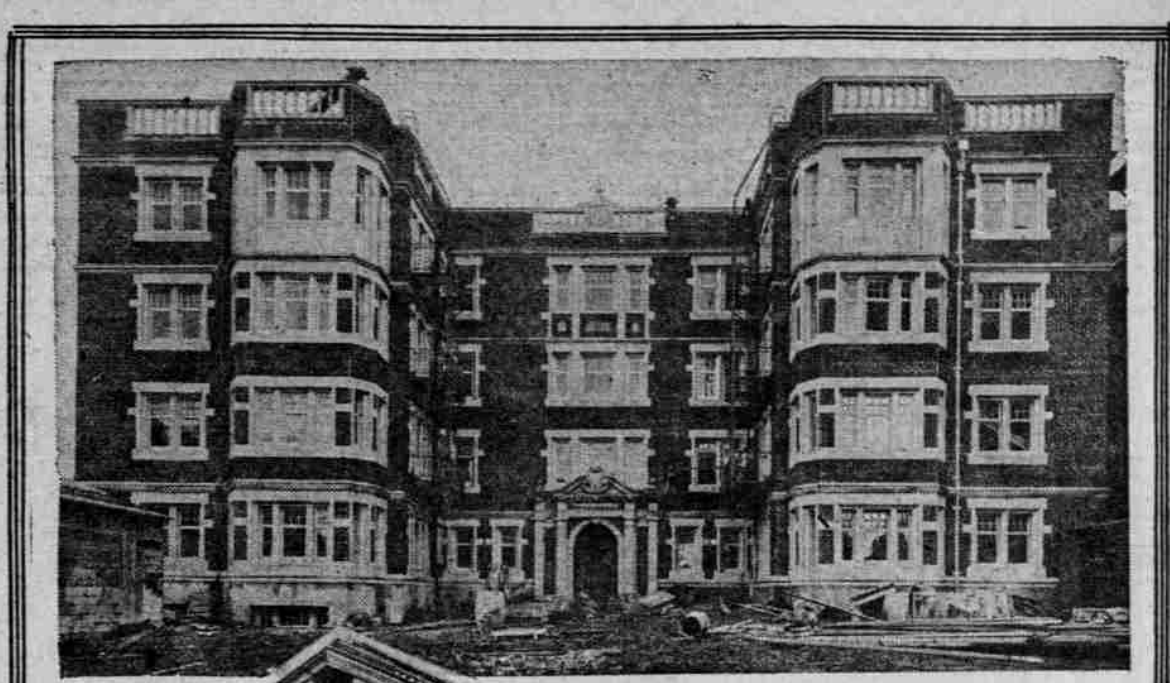
The finest and most striking hotel building started during the year is the Hotel Grandeur, an imposing corner of Seventh and Oak streets. This structure is virtually 14 stories high and covers a quarter block. The exterior is of pressed brick, with terra cotta, green copper and stone finish. It is of fireproof construction throughout. The building contains 300 guest rooms, with baths and 100 sample rooms, in addition to the large lobby, mezzanine floor, office, grill and banquet room. It is said that the fixtures will be among the finest and most distinctive found in any hotel in the United States. The building, together with the furnishings, will represent an investment of \$1,300,000. It is expected that the hotel will open for service February 1.

Another handsome structure completed during the year is the nine-story Hotel Hoyt, at Yamhill and Lowndes streets. This building is of reinforced concrete construction, with pressed brick exterior. It is fitted up with all modern conveniences and has elaborate furnishings. This hotel represents an investment of about \$350,000. The Hotel Congress, at Sixth and Main streets, was built at a cost of \$150,000. It contains eight stories and is an attractive structure. At Park and Morrison streets stands the new Willard Hotel of eight stories. It occupies ground area 50 by 100 feet. The building cost \$125,000.

The Hotel Hoyt, at Sixth and Hoyt streets, is a seven-story structure, built at a cost of \$150,000. It is of reinforced concrete construction. The Hotel Ankeny, at Ankeny and Main streets, is a block at the northeast corner of Washington and Twelfth streets. It is of modern construction. Diagonally across the street is the five-story Palace Hotel, at Eleventh and Couch, which cost \$150,000. These buildings are attractive and substantial in design.

GROWTH IN POPULATION INDICATED BY CONSTRUCTION OF APARTMENT HOUSES

Large Investments Are Being Made in Buildings of This Type. About \$2,000,000 Is Spent in 1912 on These Structures, Which Are Modern and Attractive.



Apartment House Built by Fred A. Jacobs Co. at Trinity Place



Serene Court, New Apartment, Built on East Side

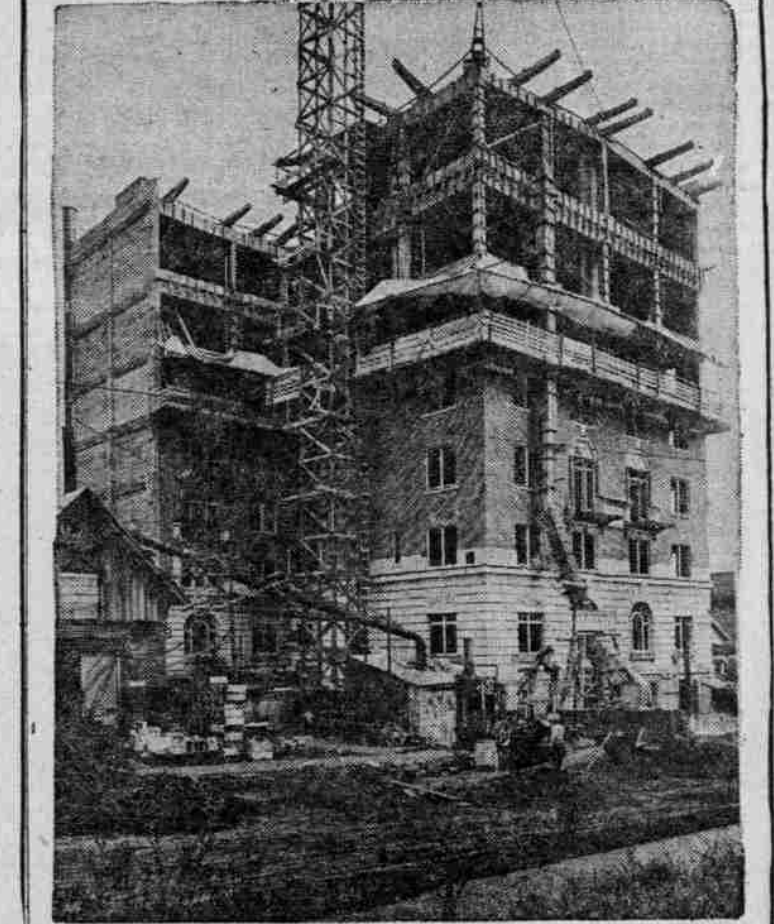
NO OTHER factor is so indicative of the growth of a city as the construction of modern apartment houses, and there probably is no city in the Pacific Northwest where this fact is so applicable as in Portland. Despite the big building movement in apartment-houses, it is a fact that space in all the leading buildings of this kind is almost at a premium. This situation prevails in a year, too, when more flat buildings and dwellings were erected than ever before.

Portland's record in apartment-house construction even surpassed the big showing made in 1911, the banner year in the number and quality of new apartment buildings. It is estimated that between \$1,500,000 and \$2,000,000 was expended in this class of construction.

In high-class apartment buildings the records of the Building Inspector's office show not only that there were more costly structures erected but also there were more fireproof or semi-fireproof apartment-houses built in 1912 than in any previous year. The day of the cheaply-built and third-rate apartment in Portland has passed. The typical apartment-house dweller has become fastidious and exacting. He has made it known that only an attractive-looking structure, equipped with all modern conveniences and comparatively safe from fire hazards will satisfy his demands. Experience of the past two years demonstrates that the average patron of the apartment-house is willing to pay for all such features. Investors in apartment-house properties have come to realize this condition, with the result that, with a few exceptions, virtually all of the important structures of this kind built during the past year meet the requirements of the average patron.

During the year there was a notable expansion of the apartment-house district on the West Side, of which Trinity Place is about the center. Here, within a radius of half a dozen blocks, a number of high-class structures were completed. Property on both sides of Washington street in that section of the city has become too valuable for residential purposes and eventually that entire area, it is predicted, will be occupied with apartment-houses and family hotels.

Among the finest apartment buildings in the city is the structure being erected at King and Davis streets for the Hoffman estate. The building contains seven stories and basement. It is of reinforced concrete construction, fully fireproof and modern in every detail. The duplex plan is the predominant feature of the building. The exterior is of red mission brick, with terra cotta trimmings. The building represents an investment of \$175,000. Another attractive apartment-house



Hoffman Estate Apartments, Davis St. Near Twenty First.

is being completed at Trinity Place for the Metropolitan Improvement & Investment Company organized by the Fred A. Jacobs Company. The building contains four floors and basement, and is of semi-fireproof construction. The building is equipped with all modern conveniences. The exterior is of pressed brick and cast stone. It is being built at a cost of \$85,000. As soon as this structure is completed, another unit in replica will be erected. On the East Side the most costly apartment-house was built at East Fifteenth and Belmont streets by Lambert, Taylor & Company at a cost of \$90,000. The building contains five stories and is a modern construction. Another attractive East Side apartment-house was recently completed by M. Olsen, at East First and Multnomah streets, at a cost of \$50,000. The building is four stories high. It contains all up-to-date features in apartment planning. The Barrett Apartments at Twentieth and Lovejoy streets also is a specimen of advanced construction in Portland. It contains four stories and basement. It was built at a cost of \$45,000.

FULLY DOZEN FIREPROOF WAREHOUSES ARE BUILT BY PORTLAND FIRMS IN 1912

Many Small Structures of Same Class Are Also Completed, Indicating Rapid Extension of Business. East Side Shares in This Development.

THE building activity of the past year was notable for the unusually large number of fine new warehouses. There were no less than a dozen fireproof structures erected, while there was built an unusually large number of small warehouses and garage buildings. In this class of construction probably \$1,000,000 was expended during the year.

One of the largest and finest new warehouses is the seven-story building erected for the Honeysman Hardware Company. The structure is of reinforced concrete and is fireproof. It occupies a quarter block at the corner of Ninth and Hoyt streets. The building was erected at a cost of \$130,000.

The new warehouse of the Portland Gas & Coke Company, at Second and Everett streets, also is a fine type of warehouse construction. The building

is of reinforced concrete with pressed brick exterior. It is one of the most attractive buildings of the kind in the city. It was built at a cost of \$60,000.

The Portland Van & Storage Company's warehouse at Fifteenth and Kearney streets is of fireproof construction. It contains five stories and basement. The structure cost about \$50,000. The Central Door & Lumber Company's warehouse was another fireproof building completed during the year. It contains five stories. It occupies the corner at Tenth and Gilliam streets. The Ames, Harris & Neville building at Fifteenth and Hoyt streets is of reinforced concrete construction and is five stories in height. On the East Side among the high-class warehouse buildings are the five-story structure of the Portland Seed Company, the four-story Womms building and the four-story building for the International Harvester Company.

These three buildings cost in the aggregate about \$225,000. In addition to these buildings, the fireproof freight depot of the Southern Pacific in the East Side shipping district was completed at a cost of \$75,000. The Portland Railway, Light & Power Company expended about \$200,000 in new warehouses and car-shops.

Two big warehouses will rise on the East Side early this year. One will be a seven or eight-story structure for Mitchell, Lewis & Staver and may cost \$200,000 or more. Jennings & Sons have had a site excavated for a big building at East Glisan street, Union avenue and Grand avenue. This building will cost approximately \$125,000. According to the reports of architects, there are a number of big warehouse projects under consideration, and the indications are that the present year will witness as heavy activity in this class of construction as was noted in 1912.