GREAT AUDITORIUM ON MARKET BLOCK IS PROSPECT BY END OF PRESENT YEAR

What Portland May Expect to Do With $600,000 Available Is Outlined in View of Experiences in Other Cities. Milwaukee Good Example.

By William D. Fenton, Member Public Auditorium Commission.

ON June 5, 1911, the charter of the City of Portland was amended by a vote of the people so as to create a Public Auditorium Commission, consisting of five members, to be appointed by the Mayor within ten days after the adoption of the amendment. On June 15, 1911, Joseph Simon, then Mayor, appointed as such Commission Theodore B. Wilcox, William D. Fenton, J. R. Wetherbee, Hugh Hume and Philip Metschan, Jr. The commission met within ten days after its appointment as required, and elected Mr. Wilcox chairman, and the Auditor assigned his deputy, C. F. Weigand, to act as clerk of the commission as authorized by law. The members all serve without compensation and hold their offices for one, two, three, four and five years respectively, determined by lot. The term of Mr. Metschan having expired, he was reappointed by Mayor Rushlight.

The charter amendment, thus adopted, provides that in the construction of the "Public Auditorium," the commission shall proceed only after public notice asking proposals, based upon plans and specifications previously submitted and filed with the commission by its architect and approved by it, provided that when in its judgment the bids are excessive or otherwise unsuitable, the commission may proceed to do the work directly, and shall in all cases have the right to reject any and all bids. The act further provides, that open competition shall be had in the letting of all contracts for such construction, including contracts of architects in drawing plans and designs for such construction work, "which shall be in pursuance of the rules of the American Institute of Architects."

This language is not clear nor easily understood, but the Commission has considered it to mean that the employment of the architect who shall draw "the plans and designs for said construction work," and the authority to make a contract with such architect to prepare the working plans and designs must be in pursuance of the rules of the American Institute of Architects. The commission, not being architects or familiar with the rules mentioned, employed Ellis F. Lawrence, a competent architect of this city, to act as its professional adviser and to attend to the details of conducting the contest of architects to secure the contract to prepare the official plans and designs for the public auditorium. This contest was promptly held, pursuant to the requirements of the charter and according to the rules imposed upon the commission, and the jury of awards selected the plans and designs of Mr. Freedlander, of New York, and thereby selected him as the official architect of the commission, and Mr Freedlander is an architect of National reputation. This selection does not necessarily require that the commission shall adopt these plans and designs, but does bind the commission to the architect thus named.

Shortly after the commission was organized it tentatively selected the Market Block, between Second and Third and Clay and Market streets, and the north 50 feet of the block immediately south of Market street, including Market street to be vacated, as the official site of the Auditorium. The jury of awards, however, recommended the old Exposition site at Nineteenth and Washington streets in accordance with the Bennett Greater Portland plans so strongly indorsed by many influential citizens. Investigations of the provisions of the so-called Ziegler amendment to the city charter adopted June 5, 1911, on the same day the Auditorium was authorized, disclosed the fact that no city street within 2000 feet of the 'meander line of any navigable water" (Willamette River) or "1000 feet from any railroad depot or terminal yard," could be vacated for any purpose—not even for a legitimate municipal purpose. This defeated the selection of the Market Block site and effectually prevented the selection of any other site on our city blocks limited to 200 feet by 200 feet in area within the distance specified from the Willamette River or the depot or terminals of any railroad.

The bond issue authorized is limited to $600,000, and to purchase the site at Nineteenth and Washington streets, recommended by the jury of awards and the Greater Portland plans of Mr. Bennett, would have taken about $400,000 of this issue and left to be used for construction of the Auditorium less than $200,000 after payment of architect's commissions, bond discount and other necessary expenses.

In this situation, informal application was made to the Mayor and the city administration for relief, and it was suggested that the Ziegler amendment could be modified so as to permit the city to vacate its own streets for public purposes, and that an additional bond issue of $200,000 should be authorized to be issued, if necessary. It was thought a special election could be shortly called to submit both propositions, but for one reason and another such special election was delayed until Saturday, November 3, 1912, at which both propositions were submitted to a vote of the people. The Ziegler amendment was modified, so that since November 3, 1912, it has been and is now possible that the city may vacate any street in the city for municipal purposes, provided the city is the owner of the abutting property on both sides of the street proposed to be vacated. This will permit the Council to vacate Market street at the place suggested provided the commission shall first purchase or acquire by condemnation the portion of the block immediately south of Market street. While not necessary at the present time, it is believed that the Park Commission would acquire the south half of this block and immediately south of the Auditorium site thus suggested, and park the same for the use of the city.

The total available sums from the $600,000 bonds issue will be about $570,000 after deducting of the discount upon 30-year 4 per cent municipal bonds, which it is estimated will sell at 95 cents on the dollar. The fees of architects and incidental expenses will exceed $20,000, thus leaving $550,000 with which to buy the site and construct and equip the building. It is estimated that not to exceed $100,000 can be used to purchase the site, leaving $450,000 for the Auditorium and equipment. To know what can be done with this sum of money, it is important to ascertain what has been done in other cities. The official records show the cost of auditoriums elsewhere as follows:

	Population.	Seating Cap'c'y.	Cost.
Milkaukee	373,857	10,000	$550,000
Denver	213,381	11,000	650,000
St. Louis	687,029	10,000	500,000
Kansas City	248,381	15,000	485,000
Des Moines	86,368	8,000	350,000
Cincinnati	364,463	4,000	619,943

I have personally inspected the auditoriums at Milwaukee and Denver and have photographic views, drawings and descriptions of many others, and it is my judgment that the Milwaukee auditorium is the most practical and will yield the largest revenues and at the same time will more nearly serve the general purposes of such a structure. The size of the first four auditoriums mentioned and the area of the sites uses are as follows:

City—	Aud'm size.	Area of site.
Milwaukee	330x180 feet	330x180 feet
Denver	266x175 feet	266x175 feet
St. Louis	291x210 feet	291x210 feet
Kansas City	314x198 feet	314x198 feet

It will be noticed that the seating capacity is as follows: Milwaukee 10,000, Denver 11,000, St. Louis 10,000, and Kansas City 15,000. We should, however, bear in mind that the three last named were chiefly designed to accommodate great National conventions—the primary purpose of each being accommodation for a few days for extraordinary numbers of delegates from all parts of the United States, and not to serve the daily and frequent needs or a great and growing metropolis. The auditorium at Milwaukee is admirably adapted to the needs of such a city as Portland. The official report of the governing board of the Milwaukee Auditorium for the year ending September 30, 1910, shows the number of days and evenings and the purposes for which parts of the building were occupied to have been as follows:

Industrial and educational exhibits	57
Conventions	35
Meetings, social, religious, fraternal and political	188
Lectures	13
Concerts and dances	44
Circuses	8
Athletic entertainments	5
Miscellaneous	8
Total	358

The several halls were used during the year as follows:

The main auditorium, times	98
The smaller halls, in annex, times	256
The basement under main hall, days	4
The entire building used, days	17

This magnificent Auditorium has an annex with four smaller halls, known as the Solomon Juneau, Byron Kilbourn, John Plankington and Peter Englemann Halls. These were so named in honor of men of the past who had been prominently identified with the material, intellectual and moral development of Milwaukee, and whose families equipped the halls in ample style and furnished them in a comfortable manner.

The receipts for the fiscal year	$59,143.22
The disbursements	42,659.36
The net earnings	$16,483.86

The total investment, including building, furniture and fixtures, tools and machinery, is $552,287.28. If we compute the interest charged on this sum at 4 per cent, there would be $22,091.39 to be paid, leaving a deficit of $6607.63.

The City of Portland cannot expect to excel this showing and it is thus apparent that there must be an annual loss in maintenance and operation of the Auditorium of a sum ranging from $7000 to $10,000. We should also consider the size of sites available to the Portland Commission and the money available. It seems to me from all that can be known at this time, in the absence of Mr. Freedlander, the official architect, who was expected to come to Portland in December just past to advise the Commission definitely as to size, character and kind of building that can be constructed within the limit of our funds, that the Commission will be compelled to select the Market block site, secure vacation of Market street, buy or condemn the north half of the block immediately south of Market street, thereby giving a site 200x360 feet in area. It is believed that the half block mentioned can be purchased or condemned for a sum not exceeding $100,000, thus leaving $450,000 for building purposes.

A study of the plan of the Milwaukee Auditorium will convince any prudent man that a building 190x330 feet can be erected upon the site mentioned, leaving a 20-foot alley at the south end and a space in front of 10 feet—thus giving a reasonably good setting facing Clay street—and leaving a margin of five feet within the property lines on Second and Third streets on each side of the building. The Auditorium would be three stories in height, with a seating capacity of about 9000, with a stage 50 feet by 70 feet, an organ loft of ample size, two splendid halls about 55x57 feet on the second floor over the wings of the stage, with entrance from the alley at grade; a large hall 42x70 feet on the third floor, overlooking the city on Clay street, and a series of 16 rooms encircling the dome over the auditorium and the sides of the stage, ranging in size from 18x40 feet to 18x50 feet, with a number of smaller office rooms, all to accommodate the Oregon Historical Society, the officials of the Commission and the officers and committees of conventions and various bodies that may use the Auditorium.

If for any reason it should be deemed inadvisable to furnish these rooms for the Oregon Historical Society they could be used to relieve the congestion at the City Hall and to accommodate the increasing demand for more office room for municipal purposes. It may be necessary to house the Historical Society and City Museum in an independent building upon another site upon plans to be matured after further consideration.

The main auditorium will be at grade and will be available for all purposes. Cement inclines, instead of stairways and entrances, can be installed, and stock shows, horse shows, dairy shows, athletic exhibitions and the like can be held in the main auditorium, with ample entrances to stalls and comfort stations below the floor and with easy access to all inclines.

The smaller halls, two in number, could be frequently used for lectures, musicals, concerts and the like, and each should have a seating capacity of about 400, and should be furnished with good modern seats and small platform or speaker's stage, and if furnished by some pioneer or public-spirited family, a good organ, suitable furniture and statuary could be supplied.

The large hall at the north end of the third floor could be used for larger gatherings, a banquet hall or other suitable purpose, and furnished in like manner.

The main audience room in the auditorium proper should have a splendid pipe organ installed and Sunday afternoon and evening concerts permitted at nominal cost, and on many occasions free to the people. The city should not, however, undertake to compete with the theaters of any kind in public entertainment.

The state will doubtless equip and furnish the rooms for the Historical Society, and it is likely that the auditorium commission may be compelled to ask the Council to appropriate money to equip the auditorium, supply suitable furniture and pipe organ.

The building cannot, in my judgment, be constructed, equipped and made ready for use before the end of 1913. These views are the result of careful study, and while I am not speaking officially or for the commission, and hold my views subject to revision and change, it is believed that this general outline is the best that can now be suggested. It is also my judgment that definite early action should be taken, that the official architect should furnish his advisory plans and suggestions at the earliest possible date, and that contract for construction should be advertised and let as soon as working plans can be submitted. If Mr. Freedlander cannot come at once he should be asked to name a competent local architect as his personal representative, with authority to act under his general direction.

I think I can say for the commission and each member of it that we regret the unavoidable delay that has already resulted, and that there is no disposition longer to delay prompt action. It is simply desired that the city should secure the best possible site and auditorium with the funds available and under the limitations of the law under which the commission is required to perform its duties.

STATEMENT OF PORTLAND BANKS AT CLOSE OF BUSINESS NOV. 26, 1912, COMPARED WITH REPORT OF DEC. 5, 1911.

	Deposits.	Increase.	Loans, Discounts and Overdrafts.	Increase.	Cash and Exchange.	Increase.
First National	$12,712,556.42	*$755,821.45	$ 8,489,101.19	$ 721,148.15	$ 4,682,355.00	*931,157.99
United States National	10,824,705.35	*261,321.78	6,590,817.95	*97,865.73	4,531,391.08	*256,092.99
Lumbermens National	4,759,349.88	742,180.32	3,482,012.07	273,393.70	1,524,437.36	149,188.57
Merchants National	3,269,491.47	468,328.00	1,907,245.57	278,115.79	1,139,378.40	88,401.32
Bank of California (N. A.)	4,398,850.06	114,344.97	3,083,939.59	*99,278.52	1,609,231.79	257,199.03
Ladd & Tilton	13,966,273.97	*742,395.02	8,325,200.80	1,018,905.42	3,968,272.39	*955,297.76
Security Savings & Trust Co.	8,014,773.08	230,567.75	6,445,723.92	298,116.73	1,985,892.85	*333,423.59
Canadian Bank of Commerce	3,964,849.47	61,201.01	1,960,541.89	400,456.26	1,705,080.32	141,163.43
Portland Trust Co.	3,954,731.57	483,274.72	1,667,461.66	263,501.47	918,157.15	161,482.83
Hibernian Savings Bank	2,414,375.38	221,569.29	1,666,114.60	195,353.59	618,040.88	*64,758.00
George W. Bates & Co.	1,018,164.10	*95,085.78	730,387.80	44,656.74	324,202.05	*146,418.94
Scandinavian-American Bank	951,254.66	83,441.52	644,214.79	56,699.92	297,167.48	17,801.27
Merchants Savings & Trust Co.	645,990.00	*24,730.29	504,275.89	*10,281.32	218,714.75	40,573.53
Citizens Bank	635,949.73	23,909.75	419,062.73	1,056.22	350,728.89	*62,390.18
Hartman & Thompson Bank	369,222.70	*46,128.26	201,566.58	*33,293.97	141,321.51	*2,125.13
East Side Bank	420,295.02	*26,650.21	239,766.59	52,814.45	176,943.05	*71,133.29
Ashley & Rumelin Bank	194,370.95	*154,002.48	103,045.95	*51,011.89	83,787.20	*96,296.38
Bank of Sellwood	190,578.67	31,960.68	153,489.81	20,347.88	62,926.44	8,702.13
Bank of Kenton	127,198.29	23,509.77	132,281.24	4,964.57	54,989.96	18,264.95
Total	$71,852,980.77	f $193,768.08	$46,746,180.71	f $3,206,712.12	$24,285,014.55	f*$2,087,064.79

*Decrease, f comparisons made against totals, including items of American Bank & Trust Co., which suspended.

PREPARATORY SCHOOLS AND COLLEGES WELL EQUIPPED

Denominational and Non-Sectarian Institutions Widely Known. Y. M. C. A. and Y. W. C. A. Have Large Enrollment.

BESIDES its system of public, high and grammar schools, Portland is well provided with private educational institutions. No matter what line of study one desires to follow, excellent facilities will be found in this city. There are preparatory schools for boys and for girls and schools in which the attendance is open to both sexes. Technical and professional institutions are up to a high standard and there are several schools of collegiate standing.

Among the preparatory schools Portland Academy is probably the best known. It was founded in 1889 and has had a rapid growth. Under the leadership of Dr. J. R. Wilson, the principal, it is offering both grammar grade and academic courses. It has large and well-equipped buildings convenient to the center of the city, and has a large attendance. A considerable proportion of its graduates enter higher institutions of learning, and its alumni are especially numerous at the University of Oregon. Portland Academy is under Presbyterian auspices. It has a large and competent faculty and is noted for thorough scholarship. Both boys and girls are admitted to its classes.

There are two well-known schools for girls. One of these, St. Mary's Academy and College, is conducted by the Catholics and has been in existence since 1850, although the collegiate department was not added until 1893. The Sisters of the Holy Names are in charge of St. Mary's. There is a large attendance from Portland and other cities. There are several courses.

St. Helens Hall is an Episcopal institution. Both resident and day pupils are accepted. Courses are divided into collegiate, academic and elementary, registration for the elementary courses being confined to day pupils. Music, art and elocution are taught.

Among the technical schools high rank is taken by the North Pacific College of Dentistry and Pharmacy. This institution occupies a new and handsome building at East Sixth and Oregon streets, and has students enrolled from every state and from many foreign countries. The faculty, headed by Dr. Herbert C. Miller, is large and made up of experienced instructors. There is a three-year course in dentistry and a four-year course in pharmacy. The building is four stories high and is equipped with large and modern operating rooms, assembly hall, executive offices, laboratories and library.

Reed College, although less than two years old, has taken a prominent place among the educational institutions of the Pacific Northwest. Starting with $3,000,000 endowment, it is well equipped to meet the demand for a strong college. Although Reed was in session last year in temporary quarters, this is the first year that it has occupied buildings upon its own campus.

Columbia University, a Catholic school, is making satisfactory progress and is well located on the Willamette at University Park, a suburb of Portland. Students at Columbia have the advantage of good buildings, including Christie Hall, a four-story dormitory, erected two years ago. Rev. Joseph Gallagher is president of Columbia. Collegiate, commercial and preparatory courses are offered.

Hill Military Academy, conducted by Dr. J. W. Hill, is, like Columbia, exclusively a boys' school. Systematic military training and military discipline are features in this institution.

There are several strong business colleges, all of which have competent faculties and are well attended. Among these are Holmes Business College, Behnke-Walker Business College, the Portland Business and the Christian Brothers Business College. All of these schools provide thorough instruction in business subjects and hundreds of their graduates are successful members of Portland's commercial world.

The Young Men's and Young Women's Christian Associations occupy important positions in Portland's educational field. The Y. M. C. A. has more than 1500 students registered in its day and night schools. There is a wide variety of courses, including a boys' school, commercial school, college preparatory school, trades school and pharmacy school. Its instructors are selected from men who have been successful in the business, professions or trades that they teach. The Y. M. C. A. has one of the most complete educational institutions of its kind in the United States. The Y. W. C. A. also has a large registration of students and specializes in domestic science and similar courses.

Parents who are thinking of moving to Portland need not worry for fear their children will find any lack of educational opportunities here. No matter in what line they seek instruction, they will find the facilities in Portland fully as good as in cities of similar size in the East.

NEARLY 300 MILES OF STREETS PAVED.

Portland is one of the best paved cities in America. Few, if any, other cities of its size have as many miles of hard-surfaced streets. A few years ago Portland's streets were a reproach, and were commented upon unfavorably by all visitors. Then the city started to build a system of good streets, and it carried out its task in a characteristic way. In a single year, 1911, Portland laid more pavement than any other city in the United States except New York. The following table, showing the mileage of of hard-surface pavement in in place at the end of each year tells the story:

1900	9.6	1909	64.2
1905	18.2	1910	123.6
1906	22.6	1911	222.8
1907	30.1	1912	272.0
1908	44.5		

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