

PLANS FOR CIVIC CENTER ARE MANY

Purchase of Park Blocks by City Is Being Strongly Advocated.

MAKE GREAT BOULEVARD

Designs by Local Architects All Agree on Necessity for Having Wide Street North and South Through City.

Much discussion is being given in Portland at present to the subject of beautifying the city, of building a more practical city and especially of doing something toward bettering the congested conditions of the business section. With this end in view the prominent citizens of Portland are now subscribing \$25,000 to employ Architect Bennett, who was associated with Architect D. H. Burnham in Chicago, for making a plan for a model Portland. In the meantime the local architects, who do not make any great pretense of being experts on city building, have been working out ideas for the betterment of conditions.

Many of the citizens who have been associated with the City Beautiful movement have been strongly in favor of turning the work of making a plan over to local architects, not necessarily to one firm, but to several of the best firms in the city, to have them acting together, work out a municipal plan. It is held by these that the local men would be better able to make a plan for Portland than even Mr. Bennett with his large experience in city building, owing to the fact that the local men would understand local conditions thoroughly and would know far better what Portland was able to afford in this line than any one from the outside.

Several such sets of plans, or rather preliminary sketches, were worked out by the local architectural firms and were presented to the City Beautiful Committee for consideration, all being turned in not as a definite plan for the upbuilding or rearrangement of the city, but rather to give an idea of the nature of the work which was proposed to be done to the members of the committee. At the meeting of the committee, when it was voted to employ Architect Bennett for this work if the necessary funds could be raised, there were many matters brought up for discussion and as a result the plans prepared by the local firms had been exhibited to the committee as a whole, the time for closing had arrived and the matter of employing Mr. Bennett was put to a vote without even a hearing from the local architects.

Local Drawing Exhibited.

Subsequent to the passing of the resolution to employ Mr. Bennett, the drawing of Messrs. Lazarus, Whitehouse & Foulhoux, architects, was exhibited and the members of the committee took great interest in the working out of a scheme for the establishment of a civic center, a great boulevard through the heart of the city for a great business street, the establishing of suitable terminal grounds, and a union depot and the creation of a place for a public dock and steamboat landing, as well as the establishment of a great court for the public building of the city and county in such a manner that the location of none of these buildings would have to be changed.

The principal feature of the plan prepared by these architects is the establishment of a great boulevard, about 200 feet wide, taking in Park and West Park streets, and the ground intervening. This is accomplished in the plan by the city securing control of all the park blocks between Ankeny and Salmon streets, which with the park blocks from Salmon to Clifton street, already owned by the city, would give a wide boulevard suitable for the traffic of a city populated by millions and extending from Ankeny to Clifton streets, or a distance of 20 blocks or exactly one mile.

The seven blocks now owned by private individuals between Salmon and Ankeny streets is it stated could be purchased by the city at \$100,000. The plan also would include the work of demolishing the buildings already on these blocks. The cost of \$100,000 could be distributed among and assessed against the property owners along the entire boulevard and it is believed that the assessment would be so small as to be barely noticeable and the light of the enormous benefit to the property affected would be returned at once upon the definite decision to carry through such a plan.

In the plan submitted by these architects this boulevard would be known as the Esplanade, while a similar boulevard constructed from Burnside to Hoyt streets is called the North Esplanade. The purchase price of the property from Burnside to Hoyt is placed much lower than that from Ankeny to Salmon streets, but the necessity for this in the plan is not to be as great by those having the best interests of the city at heart. Between the Esplanade and the North Esplanade is arranged in this plan a circle of covered streets known as the Oregon Circle and extending from Ninth to Seventh streets and from Burnside to Oak streets.

Plan for the Mall.

The architects have also designed a civic center, which is called the Mall, extending from Tenth to Second street and from Salmon to Jefferson streets. Here the plan proposes to have located all the public buildings, and the advantage of the plan is that the present Courthouse, now building, and the City Hall, now not have to be moved. It is the intention to give this large space so as to take care of all public buildings for time to come.

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Working for Broadway Bridge.

The Peninsula Development League, composed of delegates from the ten Peninsula clubs, has taken up general improvements in that portion of the city, and especially in undertaking to

boost the erection of the Broadway bridge. It is assisting in the raising of funds with which to employ special counsel to aid the City Attorney in the three suits which have been started to condemn a West Side landing and to test the legality of the bond issue. At a meeting held last Tuesday it was declared to be the sense of the meeting that the Broadway bridge should be erected as speedily as possible.

RECORD PRICE FOR ONE LOT

\$36,000 for Corner of Holladay Avenue and Larrabee.

A lot on the northwest corner of Holladay avenue and Larrabee street has just been sold by Otto W. Nelson to John Matheson for \$36,000. This lot has 100 feet frontage on Holladay avenue and 57.75 feet frontage on Larrabee street. It is occupied by a two-story frame building, which originally cost \$7000, making the price of the lot \$29,000.

The building is fully occupied, the first floor on the corner by a drugstore, the upper part as an apartment. The price is the highest paid for a single lot in that section.

Goddard & Wiedrick report the sale of the corner of Union avenue and Morris streets, being 20% feet on Union avenue and 100 feet on Morris street. This property was owned by Mrs. Eoca Conner and was bought by Montana parties who have made previous investments in Portland through this firm. Although they have never visited this city they

have been able to make a plan for Portland than even Mr. Bennett with his large experience in city building, owing to the fact that the local men would understand local conditions thoroughly and would know far better what Portland was able to afford in this line than any one from the outside.

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FINE HOMES BUILT

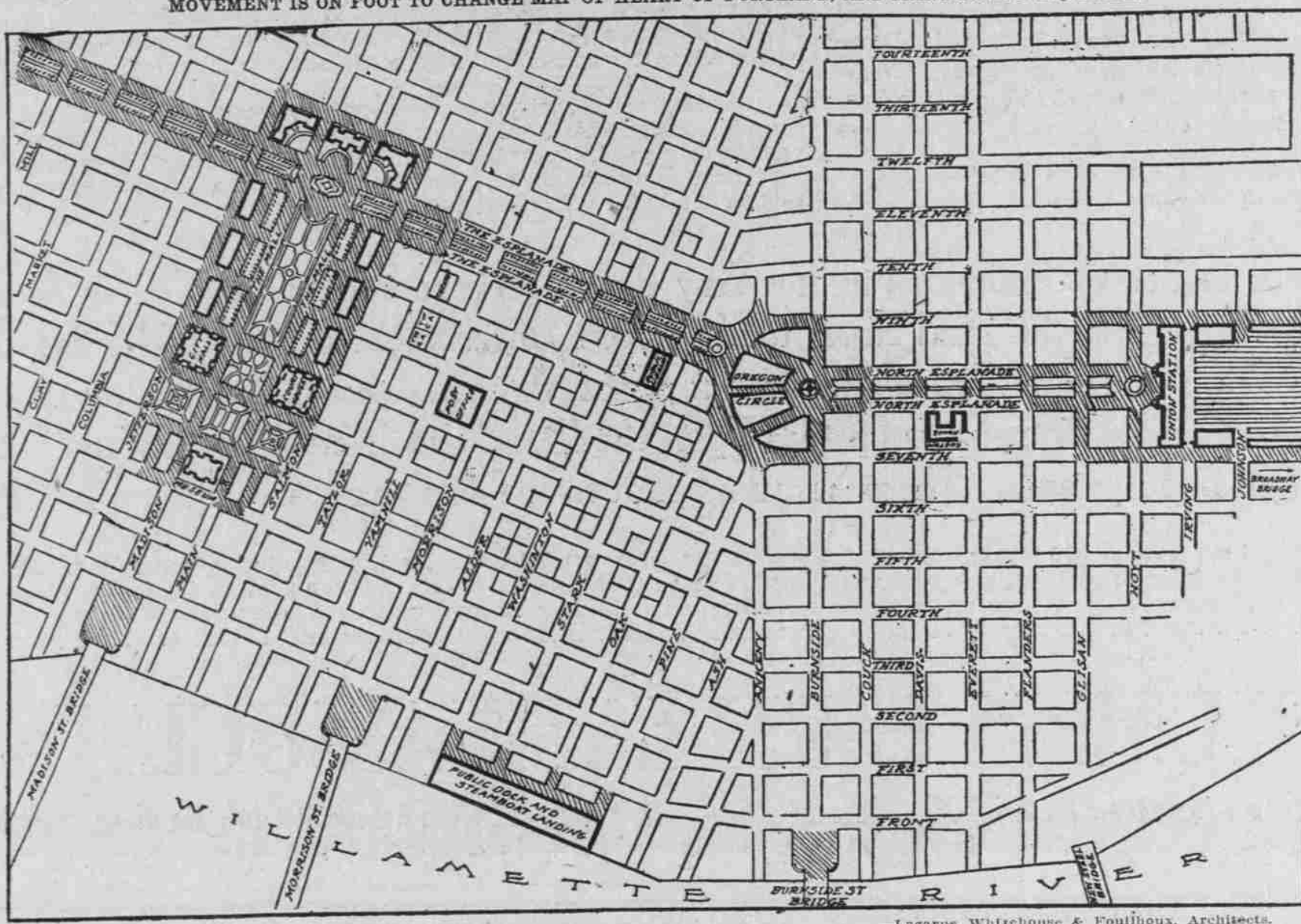
Sunnyside Scene of Activity of Those Erecting Houses.

CHURCH CONTRACT IS LET

Builders Buy Locations and All Over District Properties Are Being Improved With Substantial Edifices.

In South Sunnyside a large number of fine homes have been erected and more are projected. Mrs. M. A. Robertson is having plans drawn for a two-story building to be erected on Crescent street, at a cost of \$3000. Each flat will contain four rooms. Haynes & Pond are building a \$2000 five-room bungalow on East Fifty-first, near Hawthorne avenue, 56x75 feet.

MOVEMENT IS ON FOOT TO CHANGE MAP OF HEART OF PORTLAND, AND MANY PLANS ARE MADE.



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have sufficient faith in its future to plan for the erection of good buildings as a permanent investment. Consideration not made public.

Goddard & Wiedrick report a good demand for Union avenue property and in addition to the above sale have given an option for a cash consideration for a few days on another piece farther north.

BURNSIDE CORNER IS SOLD

I. E. Solomon Pays \$37,000 for Lot as Site for Building.

The deeds were transferred last week for the sale of the lot, 50x55 feet in size, located at the southeast corner of Eleventh and Burnside streets. This lot was purchased by I. E. Solomon from Henry S. Reed. The sale was negotiated through the agency of F. O. Northrup and of R. F. Davidson.

Mr. Solomon is preparing plans to erect on the lot a six-story building for stores and lodging-house.

Fish Hatchery Under Way.

BANDON, Or., Nov. 27.—(Special).—An up-to-date fish hatchery is under construction, on the upper Coquille River, Master Fish Warden H. C. Mallett, who is directing the work, said today that a large quantity of spawn of both Chinooks and Silver-sides has been ordered.

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One of the features of this home will be the built-in bookcases on each side of the fireplace and a Dutch kitchen. A. R. Falkenberg bought lot 1, block 12, Hawthorne Place, and will erect a \$2000 home. Abraham Chervino has started on the erection of a \$3000 residence on East Eighth and East Market streets.

At East Forty-seventh street and Hawthorne avenue E. A. Sutherland is erecting a \$2500 residence. Contracts have been let for the erection of the residence of Dr. Thomas F. Darling, on East Fifty-first and Stephens streets. The entire face of the district east of East Forty-first street and north of Hawthorne avenue is being transformed by the improvement of streets and erection of attractive homes.

The Cooper Sandstone Company was awarded the contract for the stone work for the new Mount Tabor Presbyterian Church, which will be erected on the corner of Belmont and East Fifty-fifth streets, and the excavating was let to Howitt & Co. Work has been started on the foundation. The walls will be similar to the walls of the Sunnyside Methodist Church, stone facing with reinforced concrete backing, which is said to make a better and more enduring wall than a solid stone wall.

Stone for the building will come from Southern Oregon and from the quarry that supplied the material for the Methodist Church South, and is now furnished to the Sunnyside Congregational and Methodist churches, the cost

of the Mount Tabor Presbyterian Church will be \$11,000.

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BANK IS IMPOSING

Milwaukie Will Soon Have a Structure of High Class.

The National Wood Pipe Company, which is erecting a large plant at Kenton on the Peninsula, closed a deal yesterday by which it secured an additional 25% acres south of its plant. This tract is to be laid out in a model townsite. A landscape gardener and designer will be employed to lay out the tract with a view to beauty, and five acres fronting on Columbia boulevard will be reserved as a park for the use of the company's employees.

Back of the park, where the land has a gentle slope, the tract will be packed and will be the sites of attractive homes to be built by the company and sold only to its employees. Work will be started at once on these improvements and the dwellings will be erected ready for the use of the employees on completion of the plant. The tract secured is bounded by Columbia boulevard, Delaware avenue, Marlock Addition and Kenton. The Wood Pipe Company will employ between 250 and 400 men.

The building will be 38x50 feet, and will be of heavy timbered construction with a concrete foundation extending two feet above the main floor. It will be two stories high arranged for the convenience of the firemen, and with all the essentials of a modern fire house. On the first floor will be the large fire apparatus room, a watch tower, stalls for the horses and feed lots. There is an abundance of light and ventilation on this floor. On the second floor are the dormitories for the men, the captain's room, the reception room, the reading room, lavatory and lockers. The rooms on this floor will be wainscoted with fir five feet high, and above this lathed and plastered. The lavatory will be finished with a cement floor and wainscoted extending four feet above the floor.

The structure should be completed within three months, as the arrangements have all been completed save the letting of the contracts, which will be done this week. The Mount Tabor people are enthusiastic over the building of this structure, as the large residence district has heretofore been without adequate fire protection and the new fire house is regarded as a great asset to the community.

Plans have been prepared by D. B. Fleckinger, architect, for the Mount Tabor fire engine house to be erected at the northwest corner of the Base Line Road and East Sixty-first street at a cost of \$10,500. The bids are now in and will be opened in a few days and the construction of the building will be started. The purpose of building this structure the appropriation was \$12,000. Of this sum \$2500 was expended in the purchase of a site and the remaining \$9,500 is to be used in the erection of the building.

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BOND ISSUE IS PLANNED

Citizens Would Amend Charter to Allow Funds to Be Raised for Costly Improvements in Their Fast-Growing Suburb.

In Milwaukie the new two-story brick building for the Milwaukie State Bank is being completed, and it will be occupied after the first of the year. Its cost will be \$15,000. It is the most pretentious building, outside of the schoolhouse, ever erected in the pioneer town. New buildings are being built all through Mil-

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BEING MADE ON THE TRACK, THE BRIDGE, CANO-

NOT BE FINISHED MUCH BEFORE JULY, 1910.

HOMES FOR COMPANY'S MEN

Wood Pipe Company Buys Tract and Will Build Houses.

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FIREHOUSE IS PLANNED

MOUNT TABOR CITIZENS ENTHUSE OVER STRUCTURE.

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