

PLANS FIXED FOR MOUNT TABOR PARK

Development to Be Undertaken This Year Means Beautifying District.

RUSHING CASCADE PLANNED

Park Superintendent Mische Would Utilize Two New Reservoirs on West Side of Park—Flow May Reach 7000 Gallons Minute.

A rushing cascade with a flow that at times will reach 7000 gallons a minute is to be one of the features of the development of Mount Tabor Park, which probably will be undertaken some time this year. The cascade feature will be introduced by utilizing the two new reservoirs on the west side of the park, which are now under construction as a part of the new Bull Run water system, and will be developed from the overflow of the upper reservoir into the lower.

The water escapes from the upper reservoir through underground conduits and is to fall over a series of dams so contrived as to agitate and increase its seething volume. The water is caught in a series of pools immediately under the dams, which will supply several spray jets, adding greatly to the ornamental feature.

Included in the Mount Tabor Park grounds are 125 acres bought by the Park Board and 45 acres held by the Water Board, making 170 acres in all. The 125 acres under exclusive direction of the Park Board were bought at a total cost of \$250,000 three years ago, the price of the acreage varying from \$1200 to \$2500, according to location.

About half was bought by direct purchase and the remainder through condemnation proceedings. The Park Board won about as many of the condemnation suits as it lost and virtually all of those lost were settled on a basis of the valuation offered the owner by the Board at the beginning.

Landscape Is Unsurpassed.

"One of the most pleasing accents of the general landscape of the city is this property, rising with majestic eminence from the broad East Side plain," said Superintendent Mische, in discussing the scheme for development of Mount Tabor Park.

"Tree-covered and especially by native evergreen woods, this dominant note becomes even more emphatic, and to serve this purpose still better it is proposed to reforest the west slope where it is now open and the openness severely defined by old property lines.

The drives are located with a view to requiring the least possible scarification of the surfaces consistent with agreeable alignment and grade, where the distant views are to be enjoyed from the best vantage points or where the local vegetation or surface configuration pointedly suggest a traverse route.

"In passing over the drives on the ascent to the crest the vegetation is to be developed for its local coloring, with vistas opened only at prominent points. It is both impractical and ruinous to expect to have continuous even land and abundant views of distant outlooks without unduly injuring the forest. Such views are reserved for the summit course.

"A system of walks supplements the drives and lead to many charming features. It is not desirable to approach by a drive.

"Several flat areas at a considerably lower elevation than the crest are proposed to be developed into tracts inviting the public to carry for picnicking and other purposes, and where the retired surroundings. It is contemplated to provide two approaches at the southwest corner formally as a contrast to the treatment of the remainder of the park.

Waterfall Scheme Outlined.

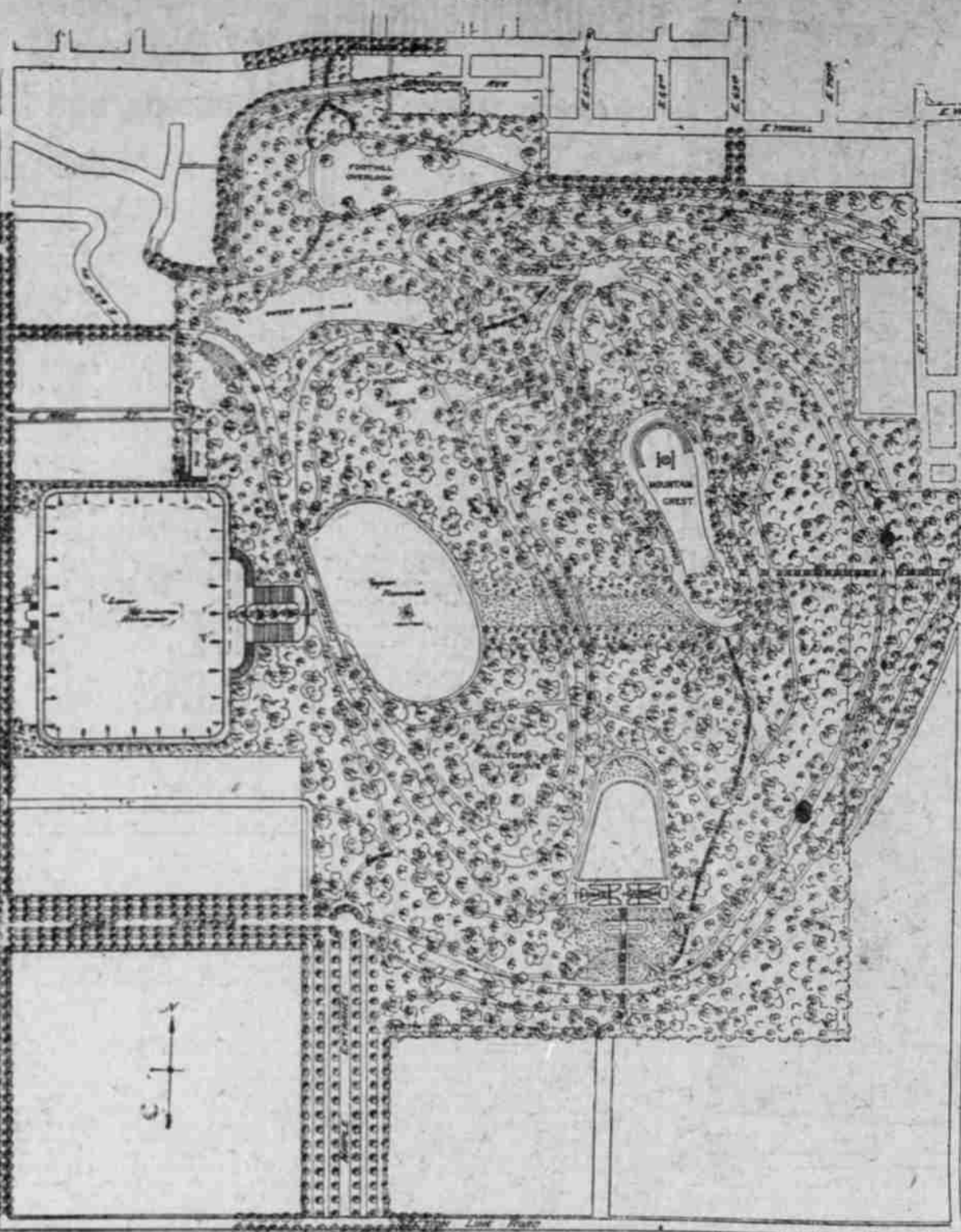
"Another formal feature is introduced as the terrace and the former reservoir in the southwest portion of the park.

"The waterfall scheme from the higher of the two reservoirs to the lower is calculated to afford an attractive feature. To be creditably executed requires considerable massiveness and architectural ornamentation in detail.

The lighting of the park is to be so great and the needs of the parks now are so urgent that we would especially urge against any attempt to provide it in the near future.

"On account of its proportions and unfitness for park purposes and rather than expend on remodeling a sum that would provide a more appropriate structure, it is contemplated to remove the old Smith residence on the summit and instead construct a combination shelter, refectory and concert, with a detached bandstand—all these to be generally low and rambling and conspicuously modest and subdued in style, materials and color. Other than this the plan intends no masonry construction, such as an overlook tower, large building or other object attractive in itself, but disturbing in its effect on the beholder as seen amid surroundings of native rural wildness.

DEVELOPMENT OF ONE OF PORTLAND'S FINEST PARK TRACTS WILL BE UNDERTAKEN THIS YEAR.



GENERAL PRELIMINARY PLAN OF SUPERINTENDENT MISCHE FOR IMPROVEMENT OF MOUNT TABOR PARK.

rence of the Water Board. Should no reservoir extension be contemplated in the near future, it is presumed that it would be desirable to utilize the water property until extension area is necessary and that park funds provide the needed area to the extent of that of the Water Board used for park purposes.

Policy Plan Advised.

"Likewise a policy of maintenance of the surroundings in the vicinity of the three other reservoirs would be desirable. It is immaterial which board cares for the premises provided there is all necessary co-operation in the methods of operation and control of its use.

The plan as outlined by Superintendent Mische requires the acquisition of about six acres additional lying at the foot of the slope on the east side of the park. Without this piece the development is too slender, and satisfactory development of the entire park will be hampered. The land is needed also to provide an entrance for the section concerned.

To omit this land from the scheme involves an excessive grade for the drive and a much longer detour, with consequent expense of construction and maintenance. It also requires that a less pleasing route be taken. Mr. Mische has recommended its purchase.

"Altogether," said Mr. Mische, "it is merely a choice between expending funds for so much additional land, or expending the same amount in additional construction to secure an inferior result."

Westmoreland Property Sold.

Albert Backus has sold four lots on Milwaukee street, in Westmoreland, to J. O. Lamb for \$3000. These are business lots, which were recently purchased by Mr. Backus. Mr. Lamb will erect a two-story frame building for stores and apartment on three of the lots.

Several attractive residences have been erected on East Eleventh, and among them are the homes of R. J. Manion, corner Center and East Eleventh streets; Cyrus Weist, corner Center and East Eleventh; and that of John H. Weist, corner of East Eleventh and Boise streets.

Work has been started on the first building on the block purchased by the Benedictine Fathers on Milwaukee and Center streets, it being the parish residence. It will cost \$11,000. Other buildings are to be erected in the block as fast as the plans are prepared and the church, school and hall for the parish are all to be transferred to the block, and the present site on the east side of Milwaukee street will be abandoned, it having been sold.

Possession will be given the old site and some of the buildings the latter part of the year, when the new one are to be completed. The cost of the new structures is estimated at above \$25,000.

All through the addition the foundations for new homes are being built, preparatory to the erection of residences. T. A. Sweeney, the contractor who made the street improvements in the addition and who is selling agent, said that only a few of the lots in the addition are left.

The Benedictine Heights has experienced the general progressive movement in the South East Side. Milwaukee street is being improved with hard surface pavement to Holgate, and later in the season the improvement will be extended to Bellwood.

Campus Heights Lots Sold.

One-sixth of Campus Heights has been sold in the 30 days the tract has been on the market. The tract, which is being handled by S. D. Vincent & Co., adjoins Woodstock on the south. Lots were sold last week to J. M. Galbraith, L. D. Cruise, L. Davy and E. T. Holland, the last named being from Wallville, Wash. S. D. Vincent & Co. have also sold a lot in Menefee's addition to Ollie May Baldwin, who has already commenced construction of a five-room bungalow.

\$20,000 IS SPENT

Street Improvements Made at Benedictine Heights.

NEW BUILDINGS ERECTED

Although Addition on Milwaukee Road Is New, It Has Enjoyed Good Growth—Fathers to Have New \$11,000 Home.

Street improvements costing \$20,000 have been made in Benedictine Heights, on Milwaukee road, in the South East Side, and buildings have been erected in this addition so far at a cost of about \$50,000. Benedictine Heights is a new addition, having been placed on the market about six months ago at prices averaging \$1000 to the lot. The streets were graded and cement sidewalks were laid, and now it is proposed to lay hard-surface pavements on the streets as soon as the proceedings are completed. It is a beautiful addition, all the lots being high and slightly. Lots that sold for \$1000 a few months ago now bring \$1200, \$1250 and \$1275.

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Handsome new residence of Walter B. Honeyman, at 249 Cornell Road, attracts the attention of all who pass that way. It was designed by David C. Lewis, architect, and is in the Swiss chalet style of architecture. The house is large and roomy and commands a fine view of the city and mountains. It is in a district that is becoming a center of fine homes, providing, as it does, beautiful view with proximity to the business center of the city.

HANDSOME NEW HOME ON CORNELL ROAD COMMANDS FINE VIEW OF CITY.



RESIDENCE OF WALTER B. HONEYMAN, 249 CORNELL ROAD. The handsome new residence of Walter B. Honeyman, at 249 Cornell Road, attracts the attention of all who pass that way. It was designed by David C. Lewis, architect, and is in the Swiss chalet style of architecture. The house is large and roomy and commands a fine view of the city and mountains. It is in a district that is becoming a center of fine homes, providing, as it does, beautiful view with proximity to the business center of the city.

Fine Homes

In Portland Depend Very Much on

View and Sunshine High Restrictions Large Lawns

And Always Depend on Good Neighbors

Buehner's Add'n

Has All of These On West Slope of Mt. Tabor Fifty-Fifth and Salmon

Chapin & Herlow

332 Chamber of Commerce

BUNGALOWS MANY HERE

NUMBER, ALREADY LARGE, IS INCREASING IN SUBURBS.

Chief Charm Is in Simplicity, and Ideal Home Can Be Built Here at Moderate Cost.

The chief charm of the bungalow is in its simplicity. Essentially, it is an attractive, homelike, restful place, and perhaps that is the reason of its continued increase in popularity. Portland is one of the principal bungalow cities in the world, without regard to population. Los Angeles is believed to hold the palm for the largest number of bungalows and this city comes next. The bungalow is a style that is well adapted to this climate, and its low, graceful lines render easy the landscaping and developing of attractive gardens.

Most of the lots that are now being sold in the various subdivisions around Portland are to persons who intend to establish homes on them. The "own your home" campaign has attained proportions quite as important as the "back to the soil" propaganda. Many of the buyers are young people who are scanning plans and laying aside every penny they can spare with the ultimate purpose of building. And most of those who are planning their first house have decided on the bungalow style.

Nearly everybody who decides to build makes some preliminary investigation as to cost, through the office of an architect. Few women are willing to deprive themselves of the many sanitary and house-keeping devices which the modern dwelling is equipped, and the inquirers are often shocked at the figures asked for a modern home, which they believe to be excessive.

A member of a leading firm of architects whose work lies largely in the designing of large business buildings and lofty skyscrapers, declares that for an individual of moderate income the bungalow offers many attractions as a cheap and comfortable home for a family of moderate size. The ideal location is in the suburbs, well removed from the additions where the higher class of residences rule in numbers. Following are some suggestions as to the general plan to be followed in construction of a semi-mission bungalow—one that could be built for \$2800 to \$3000.

Chimney windows, arranged in "batteries," crude, but substantial battered board doors, large, sun-protecting over-hanging roofs, square pieces for moldings and similar characteristics, are all possible in this style bungalow.

For effectiveness the treatment should be studied with particular regard to the fore and back ground; in this example principally green in its various gradations, therefore pure white, or if particularly desired, ivory walls with very dark weathered wood-work and red roof, bordering on the brown, would answer well.

High altitude from across and in the valley, the green and white, with the warmth of the red, should be very effective, particularly as the windows and door openings, with the railings would be emphasized by the dark brown.

Having considered the external appearance the plan should be well thought out, and as the porch will be in summer an outdoor room, we might place it on the front of the bungalow, overlooking the valley below and from here gain entrance to the structure proper.

space at one end, privacy, when at meals being obtained by portiers strung between ornamental posts eight feet high, with board partition between same, and wall a few feet distant. The kitchen should adjoin the dining-room and contain a good coal range, dresser, sink and space for table, with kitchen porch on the outside.

The sleeping quarters, and one will not require too many rooms, would consume the balance of space, and should be reached through a passage hall from the living-room. Each chamber will need its individual closet, and will be best located with entrance door close to the bathroom.

The bathroom, dividing the two corner chambers, should contain good sanitary fixtures, and be either tiled or have sanitary asbestos floor and wainscoting.

The cellar, for one must have such in all the year bungalow, would be reached by stairs direct from the kitchen. A good furnace and preserve room should be located conveniently here.

The interior treatment should be mission throughout, all woodwork and aged oak, dark in the living and dining-rooms and lighter elsewhere. The cement walls may be treated directly with solid color cement or water paint. Life being added through simple stenciling in all colors, for such was the original decoration by our Indians, with little restraint from the priests.

The furniture should be mission, and will be found the most economical and comfortable of any to be procured, while the simple, straight lines are a safeguard against purchasing cheap imitations of ornate styles, suitable for the large mansion.

Beaumont Sidewalks Laid.

The actual laying of sidewalks and curbing was commenced Friday morning in Beaumont. Early renewal of operations following the rains of last week was made possible by the splendid drainage. The first sidewalks are being laid on East Thirty-seventh and East Forty-second streets, and the other streets will be rushed to completion at the earliest date possible. The contract for the improvement district in Beaumont's first improvement district was awarded Friday to Edward Wiles, in the sum of about \$100,000. Last week witnessed the starting of three

additional houses in Beaumont; five more will be begun during the coming week. One will cost \$4500, another \$3500, and still another \$4200.

First Three-Story Brick Begun.

DALLAS, Or., May 20.—(Special.)—Active operations on the new business block of R. E. Williams, the first three-story brick building ever built in Dallas; were started today. The main floor will be divided into six stores, all of which have been leased. The two upper floors will be divided into modern office rooms. The building will be completed by September 1.

Dairy Farm Incorporated.

SOUTH BEND, Wash., May 20.—(Special.)—Eli Rockey, of Bay Center, and J. L. Myers, C. F. Clyde, E. L. Gaudette, A. E. Robinson and W. P. Cressy, of this city, are the incorporators of a company organized for the purpose of converting a large tract of fertile land on the Nwaukum River, near here into a model dairy and vegetable farm. The company is capitalized at \$20,000.

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