

COST OF SEWERS TO BE \$6,000,000

Two Years Required to Complete Drainage System on East Side.

3 DISTRICTS BENEFITED

Territory in Project Comprises Sellwood, Sullivan's Gulch, East and Westmoreland and the Peninsula.

Three sewer districts projected for the East Side will necessitate an outlay of between \$5,000,000 and \$6,000,000, according to plans which are now about complete. The proposed districts will include Sellwood, Westmoreland and Eastmoreland, Sullivan's Gulch and the Peninsula. It is estimated that it will require two years to complete the three projects. The Sellwood-Eastmoreland district, bordering on the south of the Brooklyn district, will be less expensive than the other two, but will probably cost more than \$1,000,000. The heaviest excavation in the district will be caused by the main conduit, which must be run to the Willamette River either through a tunnel under Sellwood or by way of Johnson Creek to the Willamette River at Millwaukie. The latter route will probably be adopted, as to run a tunnel under Sellwood means cutting through solid rock formation. This district comprises several thousand acres, including that part of Sellwood east from East Fifteenth street, all Westmoreland, Eastmoreland, Midway, and eastward to Woodstock. A large section outside the city limits will eventually drain into this sewer, including Willaburg and the district south of Woodstock, and it is probable that this territory will be annexed to Portland before the sewer assessment is made.

Districts Are Populous.

The east half of the Golf Links, platted, is outside the city, but would drain into this sewer, though it may have a sewer direct to the Willamette River. It is considered, however, that a large territory will be annexed before the sewer is built and made a part of the district. In Westmoreland blind sewers have been laid in advance of the hard-surface pavement. The great development in this district makes the sewer system necessary as a matter of fact. The sewer project can be let. Just how much of the Woodstock territory and surroundings will be included is for the engineer to decide, but in the Mount Hood district the sewer problem is becoming insistent. Along the Foster road north and south to the city limits there is already a large population, estimated at between 10,000 and 12,000. Settlement is particularly heavy near the Foster road.

Ex-City Engineer Morris prepared the plans for the Sullivan's Gulch sewer district, which embraces all Rose City Park, Center Addition, Montavilla, North Mount Tabor and East Mount Tabor, running up to Labor Heights. The main conduit will be constructed from the Willamette River to East Thirty-ninth street, whence a large branch will run to the southeast corner of Laurelhurst, and thence through Center Addition and North Albina to East Eighty-second street. A branch is provided for the Sandy Road. The conduit in Sullivan's Gulch will carry the combined sewage for the several sections and will be of 48-inch diameter. Rights of way have been secured for the main conduit. Although the plans for this sewer system, one of the most important now on foot, were prepared many months ago, no contracts for any part have so far been let. Construction of the main conduit through Sullivan's Gulch and the tunnel under Laurelhurst will require a long time.

The branch in Sandy Road will be built in advance of the conduit in Sullivan's Gulch, so that the saving of the street may not be delayed. There are now more than 25,000 people in the district, and at the rate houses are being built, the population in a few years will be fully 30,000 people. Cost of the conduit in Sullivan's Gulch is estimated at \$250,000.

Cost Will Be Heavy.

Ex-City Engineer Morris told the people of Montavilla last winter that the cost of the sewer would probably be \$1,000,000 and that it would take more than a year to construct the system.

To provide sewage facilities for the Peninsula is a difficult problem, because of the character and extent of the territory to be covered. The Peninsula territory extends to the North Beach Railroad from the Willamette River to Columbia boulevard. Some portions of the district like Vernon, Woodlawn, Walnut Park, Piedmont and North Albina have grown so rapidly that they need sewers immediately. The great manufacturing plants in the Columbia Slough district, Columbia boulevard, have brought several thousands of operatives who live in Kenton, Woodlawn, Peninsula, University Park and Portsmouth. At Kenton alone, where two years ago there was no settlement, are more than 2000 persons. The problem is to get an outlet for a general sewer system for the Peninsula, there being a difference of opinion where the outlet should be located.

The territory will probably be divided into three sewer districts, covering the Woodlawn, Vernon, Piedmont territory, Central or North Albina to Columbia boulevard, with the south side bordering on the Willamette River. Plans have been drawn providing for an outlet to Oregon Slough, an arm of the Columbia River, and it has been suggested that a conduit be built along Columbia boulevard to the Willamette River. Whatever outlet is selected, the cost will be heavy, probably an average of \$100 a lot.

COURTHOUSE TO BE ALTERED

\$30,000 to Be Expended on Oregon City Public Building.

Plans have been finished by Architect John G. Wilson for the alteration of a 20 by 65-foot wing and the making of other alterations on the Oregon City courthouse. The cost will be about \$20,000. The wing of the building will be used for a courtroom and besides furnishing ample room for court chambers will be fitted with vaults, toilets and other accessories. An entirely new ventilating and heating system will be installed. The present courtroom will be fitted up for the offices of the District Attorney, County Recorder, County Judge, County Court and Surveyor. W. A. White, of Oregon City, has been awarded the building contract.

NEW HOTEL ON WASHINGTON STREET FINISHED.



BUILDING SHOWS HOW SMALL TRACT CAN BE MADE INTO DIVIDEND PAYER.
Work on the new hotel building on Washington street and Trinity place, built by Mrs. Nettie A. Garland, has been completed and is ready for occupancy. The building is three stories high and 30 by 100 feet in size and equipped with all modern hotel conveniences. The exterior is of tapestry clinker brick. There are 30 rooms, each with hot and cold water. Most of the rooms are fitted with bath. The building was erected by John Alemeiter. The plans were drawn by Williams & Roanbeck, architects. On the lower floor are store rooms, and in the basement is a place for a barber shop and other hotel accessories. Mrs. Garland holds the new building as a sample of what can be done on a small piece of Portland property. "People are complaining about property being so high," says Mrs. Garland. "The trouble is they do not know how to improve property. This lot, which is 20 by 100 feet in size, was purchased six years ago, and now, with the improvements, which are really not large, pays interest on \$50,000." A five years' lease has been taken on the building by Phil Gevarts.

POOR WORK COSTLY

Builders Find No Economy in Cheap Construction.

REPAIR BILLS EAT PROFITS

Standard Framing Necessary if Dwellings Are to Properly Withstand Strains of Climate and Wear and Tear.

A local architect who has been in the business of home building for about 10 years, expresses the opinion that a cheaply constructed dwelling is more expensive in the long run than a more expensive one. To prove his point he has compiled a series of statistics, showing that a frame house costing \$1000, and cheaply constructed, cost more in five years after it was built than a house which was originally built for \$2000. The extra \$1000 was spent in repairs on the cheap dwelling, which were not required on the better place.

Contractors Not to Blame.

"Most contractors naturally try to build up a reputation for honesty and integrity, and in the majority of cases there is no excuse for poor work. It always rests with the builder. Every cheaply constructed building is occupying space which could be better utilized with better returns. It endangers the surrounding buildings and injures the

architects, as well as the contractor, by "It makes the contractor who does conveying false ideas of cost to building owners.

his work properly seem exorbitant in his prices for work when a house which might look good from the outside is poorly constructed at a price much lower than that of a neighboring building of the same appearance. It hurts good contractors and tends toward creating carelessness in building.

Best Work Needed.

"When it comes to frame houses such as abound in Portland, the best is none too good, as a frame structure is under greater stress of wear and tear than other, because of the perishable quality of the material used.

"In modern houses the frame has a solid, one-piece sill, usually 4x8 or 4x10 inches. At each corner of the building and at the intermediate points on the sides, if the house be a long one, upright posts are extending from the sill to plate. These are usually mortised into the sill and plate, and frequently are pinned with oak. Cut in between the upright posts are 1x4-inch horizontal girts for the support of the second-floor joists.

"Ordinary 2x4 or 2x6-inch studding is used for the remainder of the wall construction from the sill to plate and for inside partitions, and outside walls are wind braced by diagonal 2x4-inch pieces extending from the sill to plate against the corner posts. In glancing at one of these frame places one is much impressed with its stability. Honest construction and practical utility are expressed in every line. Any contractor would be willing to guarantee long wear and freedom from excessive repair bills where such construction is used."

Schoolhouse to Be Enlarged.

An addition is to be made to the schoolhouse at St. Helens and the present heating and ventilating system is to be entirely remodeled. Architects Kroner & Henn have been given the contract to draw plans for the changes, and report that they will be ready for contractors to make bids by August 15. The addition will more than double the present building, adding room for a gymnasium, the principal's office, library, manual training room, domestic science room and several class rooms.

New Garage Is Started.

Work has been commenced on a concrete garage at the southeast corner of Forty-ninth street and Hawthorne avenue to cost \$5000. It will be one story, 75 by 75 feet in size, and will be erected for T. A. Root.

WAREHOUSE WILL RISE

FOUR-STORY STRUCTURE TO BE BUILT ON FIFTH STREET.

Wilson Estate Will Expand \$65,000 for New Gorham-Revere Company Home on Fifth Street.

A contract has been let to J. S. Winter & Co. for the erection of a thoroughly modern four-story warehouse building on Fifth street between Burnside and Couch. The structure will cost \$25,000, is to be owned by the Wilson estate and occupied by the Gorham-Revere Rubber Company, which has secured a long lease on all four floors.

The building will be of brick and concrete, 50 by 100 feet in size, and provided with all the latest of warehouse conveniences. Large freight elevators will be in both ends of the building. Modern offices will be fitted up on the ground floor. Work on the building will be begun at once, and it is expected the structure will be ready for occupancy by January 1. Some small buildings will be torn out, after which the excavation will be started. Whitehouse & Foulhoux are the architects.

NEW RESIDENCES NOW BEGUN

Contracts Let for Cottages in Rose City Park.

An indication of the building rush which is on in the Rose City Park district is shown in the announcement that Tony O. Anderson has let contracts for a long string of five, six and seven-room cottages on East Sixty-first street, between Killekat and Stanton streets. Each house will be thoroughly modern and each will be of a separate architectural design. The exteriors as well as the interiors will be artistic and convenient. Each house will cost from \$2200 to \$2500.

Home Is Purchased.

J. A. Link purchased from P. J. Henrick last week a seven-room modern bungalow located at 1027 Cleveland avenue, in Walnut Park. The consideration was \$2500. The deal was negotiated by Charles Ringier & Company.

NEW HOME FOR WILLIAM YOUNG ON COUNCIL CREST.



MARKS EPOCH IN CONVENIENCE AND WILL BE ONE OF CITY'S PRETTIEST RESIDENCES.

Work is progressing rapidly on the home of William Young, of the R. G. Dun & Co., and the promise of the architects is that it will be one of the prettiest homes in Portland when finished. The site is on Mount Adams drive on Council Crest, overlooking the Willamette Valley and Portland on the east, and the Tualatin Valley on the west. While the contractors are at work on the house, which will mark an epoch in fine residence building in Portland, an expert landscape gardener is busy laying out the large grounds with lawns, walks, flower beds and driveways. The style of architecture will be modified colonial. On the south side will be a broad port cochere for vehicles and automobiles. This will lead into an artistic side entrance. A glass porch, 9 by 16 feet, on the south side will be of oak and the doors of mahogany with ivory enamel trimming. The colonial styles and colors will be adhered to throughout the house. An innovation will be the attic, which will be used for the living quarters of the servants and for a billiard room. The yard has 100 feet of frontage and is 126 feet deep. The house sits back 52 feet from the front line. The yard will be highly attractive, it being the intention of Mr. Young to spare no expense in making it the prettiest grounds in the district. The house is ready to enclose, and it is expected it will be ready for occupancy within the next two months.

EASTMORELAND

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Why A Street Car?

Homebuilders sometimes have tempting offers to locate "close in"—to be within walking distance of the business center. But the problem arises, of how to have this convenience and at the same time to permanently retain home-like surroundings.

With a "close in" location this combination is now no longer possible. For stupendous biding activities are transforming the entire city.

But with rapid and adequate car service equalizing the distance the solution is found in the restricted residence district of "Eastmoreland."

Here a special Car Line is being built by the Owners. And by them a service of new, broad gage cars—never less than every 15 minutes—is unconditionally guaranteed.

This brings "Eastmoreland" within 20 minutes ("walking distance" time) of the business center—the minimum distance at which fine homes can be effectively protected against the encroachments of the Store, Flat and Apartment Buildings.

Better "Watch Eastmoreland Now." Fixt and graduated prices begin at \$750, payable, if desired, at \$7.50 a month.

Orthography in accordance with recommendations of Simplified Spelling Board, N. Y.

F. N. CLARK

Selling Agent for LADD ESTATE CO. (OWNERS) 818-823 Spalding Bldg.

GROWTH NOT LIMITED

BUILDINGS WILL EXTEND FAR OUT ON EAST SIDE.

Rev. Mr. Ehrholt Predicts Great Growth of Business District in Next Ten Years.

"In less than 10 years there will not be a vacant lot between Willamette River and East Thirtieth street, and apartment houses, flats and business houses will abound." Architects Kroner & Henn have just declared. Rev. Mr. Ehrholt, in his address before the East Side Business Men's Club, in urging the importance of securing small tracts for playgrounds and parks for Central East Portland. The picture Mr. Ehrholt drew of conditions on the East Side was not overdrawn business people say, but it is believed that hereafter growth in this small area. Business men say the territory now being invaded by apartments and flats extends far beyond Central East Portland. A combination apartment and business building has just been completed on Belmont and East Sixty-first streets at Mount Tabor, and numerous flats are being built further out than that even. However, the transformation of the district named by Rev. Mr. Ehrholt is being effected as rapidly as is possible. Those who have been following the situation say the residence district is constantly moving back from the Willamette into what heretofore has been called the suburbs. Only last week the Council took steps to improve East Eighty-first street at Montavilla, and plans are under way on Villa avenue, which is an extension of East Gilsan street, for improvements to cost about \$40,000. The city limits extend about ten blocks further eastward, and buildings have already been erected on that line. Terrace Park is rapidly filling up with dwellings, and the new Altamed Addition on the East Line road is finding ready sale. More than 10,000 people now live in the Montavilla district.

MANY BEACH COTTAGES BUILT

Substantial Summer Homes Rise at Oregon Coast Resorts.

During August and September there will be constructed many cottages and bungalows at Oregon beaches. Several attractive cottages have been built at Gearhart this season, and plans are now being prepared for beach bungalows that will be ready for occupancy

before the close of the Summer season. With mild winters on the Oregon Coast, Portland residents find it a pleasure to spend several weeks at the beach in the winter. The Hotel Gearhart and the Moore Hotel at Seaside are open all the year around, and offer convenience for cottage-owners while they are getting their beach homes ready for occupancy.

With frequent train service between Portland and Clatsop Beach Summer resorts, Portland business men find it convenient to spend the week-end with their families and return to the city Monday morning without loss of time. This is a Summer pleasure of which Spokane, Tacoma and Seattle may not boast. It requires more than six hours to run from Seattle and Tacoma to Molalla, the Pacific Ocean resort. Spokane families find Clatsop Beach their nearest ocean Summer resort. The Oregon Coast attracts visitors from as far as Butte and Boise. Improvements being made at Gearhart Park from time to time assure mountain water, electric lights and sidewalks to all building lots.

Buy Flat Site.

Sloman Bros., of Vancouver, have bought a lot 50x75 feet on Hancock street near Grand avenue, for \$2500

from Julia O'Day. The lot is occupied by an old residence, which will give way to a modern flat later.

Free Book

House Plans

Descriptive booklet containing the most modern ideas, from an architect of experience. This booklet contains many of my latest designs in bungalows, cottages and other residence plans. Call or send 4 cents in stamps to cover mailing charges.

H. H. JAMES ARCHITECT

701 Board of Trade Bldg. Portland, Oregon.

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Main Office Fourth and Stark Streets, Portland, Or. Main 1298, or A 7268.