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SCHOOL TAXED TO LIMIT

Community Requires Additional Room for Children, Better Care Service, More Fire Protection and Hard-Surface Streets.

In new homes, sewers and hard-surface streets more than \$1,000,000 has been expended in the territory tributary to the Richmond schoolhouse, on East Forty-first and Division streets, within the past two years. This territory is between Hawthorne avenue and East Thirty-fifth and East Sixtieth streets.

When the Richmond school was built it was then expected to serve that portion of the district for many years, but a second unit was completed last year, providing 12 classrooms and an assembly hall. Already three portable temporary classrooms are occupied on the school grounds to take care of the overflow, and still all the rooms are filled. Principal Dinwiddie said some time ago that eight rooms will be required to take the children in that zone next year. At that time 150 new homes were under construction, and it was estimated that at least 150 more would be built in that neighborhood this year.

The records of the Portland school show that the Richmond school has the greatest gain of any school in the city in one year's time, nearly 100 pupils. It is estimated that the gain this year will be about 100. There are eight classrooms, including the temporary classrooms, which will be discontinued upon the completion of the new school unit.

New Community Springs Up.

The community surrounding the Richmond school is an entirely new one. Three years ago there were few if any homes in this zone. It is estimated that more dwellings have been built in this neighborhood than in any other portion of the East Side during the same period. East Thirty-fifth and Hawthorne avenue are East Harrison street, but neat and attractive bungalows. Each is the same distance from the sidewalks, and more or less similar in architecture, but sufficiently different to form harmonious contrast.

An excellent class of homes have been built, ranging in cost from \$2000 to \$10,000, but the average cost is about \$3500. Within the boundaries of the zone in the district about one-third of the dwellings are the two-story, on some of the streets. East Forty-first, Hawthorne avenue and East Harrison street, but neat and attractive bungalows. Each is the same distance from the sidewalks, and more or less similar in architecture, but sufficiently different to form harmonious contrast.

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Conservators Place the Money Expended for New Homes in This Territory Within the Past Two Years at \$500,000.

The erection of homes is still in progress in this district. Sewers and Streets Built.

Construction of streets and sewers in this zone cost \$600,000. Before the sewers were laid, branches of the Brooklyn sewer district which cost more than \$1,000,000, this territory was not an inviting one. Those who had the money to build in this district, Division street near East Fifty-fifth street, experienced no end of trouble in flooded basements, but the sewers have been laid, and it is one of the most attractive residential districts found anywhere on the East Side.

Hard-surface streets have mainly been built here. The site purchased which extends practically through the middle of this territory, has been paved to East Fifty-fifth street. Nearly all the cross streets from East Thirty-fifth to East Fifty-fifth streets have been paved. It is thought probable that the East Harrison street railway, which now runs to East Thirty-fifth street, will be built to East Fifty-fifth street and the Hawthorne avenue carline routed on that street instead of Hawthorne avenue. This will be a tremendous growth. Besides, it would relieve the congestion of Hawthorne avenue and provide a new thoroughfare for traffic.

The school district acquired grounds on East Harrison and East Thirty-fifth streets some time ago with the intention of transferring the Hawthorne school there, but the opposition was so strong that the school was not moved. Undoubtedly will be needed. A new schoolhouse will be required in that neighborhood to relieve the Richmond, which even with 20 rooms will not be able to take care of the growth.

New Additions Making Growth.

The new additions of Groveland Park, Jackson's Place, Crystal Springs and other places in the East Side, East Sixtieth street are tributary to Richmond schoolhouse, and all are filling up. Mahon's Addition and Windsor Heights are also filling up with new homes. South of Division street the Waverly-Richmond zone has been steadily growing.

Another schoolhouse will probably be needed also near or on East Sixtieth and East Harrison streets, although no provision has anticipated such buildings, as it has been supposed that the Huffman building would take care of the school children, but that building will be too small, as also will be the Richmond school.

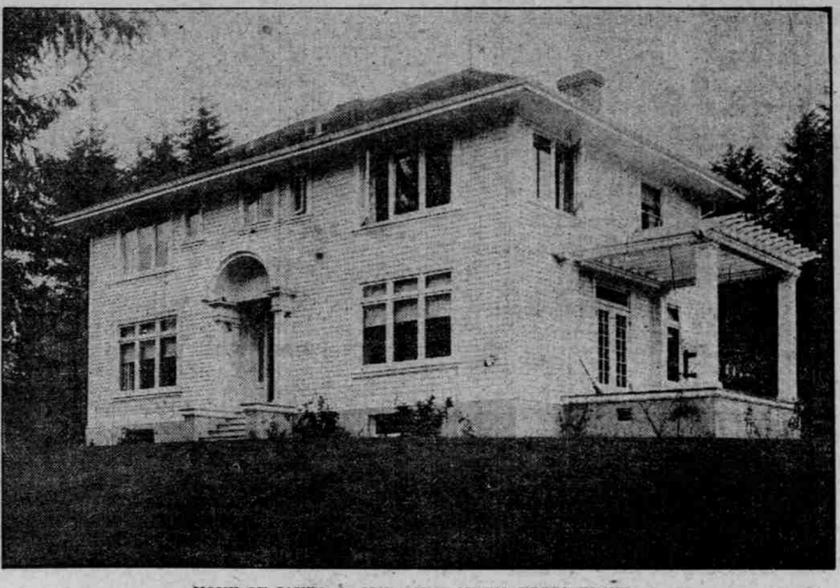
There does not seem to be any slack of growth in this zone point of new homes. It will be the school district and the city to provide necessary facilities. Besides this new unit to the Richmond schoolhouse very soon an engine house will be needed. This new fire station will likely be built on East Forty-first and Division streets. The city owns a lot on Division street. This location was promised more than a year ago.

The Sunnyside fire station, the nearest, is a long way away. The Kenilworth fire company is expected from coming across Powell street by the condition of that and other streets, so that the only method of fire protection in the erection of new fire houses on or near Division street.

\$5000 Building Underway.

M. E. Wakeman is building a two-story frame residence on Brazee street between East Twenty-third and East Twenty-fourth streets that will cost \$5000. Bert E. Hoice is the contractor. The plans were prepared by Architect Z. E. Dunham.

HANDSOME HEIGHTS RESIDENCE IS FINISHED



HOME OF JAMES A. MCKINNON, AT 706 UPPER DRIVE. An attractive two-story colonial residence has just been completed at 706 Upper Drive, near Grenowald Court, Portland Heights, for James A. McKinnon. The house contains seven rooms, including a large sleeping porch. The approximate cost was \$4000. Foulkes & Hogue were the architects.

BUILDINGS GO UP

Architects Busy With Plans for Public Structures.

THREE SCHOOLS EXPAND

Statehouse Will Be Repaired, Three Cities Need Room, and Two County Projects Attract Attention Over State.

Construction of buildings of a public nature is being planned in various parts of the state. Three school buildings, three municipal buildings and two county projects attracted the attention of contractors during the past week, and the Statehouse at Salem is undergoing the process of repair.

Plans for School Ready.

Whitehouse & Foulhoux, Portland architects, have finished plans for the erection of an addition to the Astoria High School, costing \$20,000. The addition will include an auditorium having a seating capacity of 800. Alterations will be made in the basement to equip it for the annual training, sewing and domestic science departments. The building will be of brick and mill construction.

City Hall at Klamath Falls.

Plans for the City Hall to be built at Klamath Falls have been completed by Voghte & Company, architects of that place. Bonds in the amount of \$40,000 have already been voted to cover the cost of construction.

The building will be two stories and basement, of brick and concrete construction, trimmed with stone. It will be 56 by 75 feet in dimension. The jail, fire department and city offices will be provided in the building.

Regents Accept Plans.

The board of regents of the University of Oregon last week accepted the plans prepared by State Architect Knighton, of Salem, and Architect Ellis F. Lawrence, of Portland, for the new \$100,000 administration building to be erected on the campus at Eugene and \$75,000 to be spent in repairs to the old buildings on the campus. Many of the improvements will probably be completed by the opening of the Fall term next September.

Astoria Dock Plans.

The Port of Astoria has announced that plans will be ready this week for the foundation of the first unit of the public docks to be erected at Astoria. The work will consist of 7000 piles from 50 to 75 feet in length. The docks will be in several units, each being 90 by 100 feet with about 3000 feet of bulk-heading and 1,000,000 yards of dredging.

Statehouse Being Repaired.

The work of remodeling the Statehouse at Salem is progressing rapidly and it is expected that it will be completed early in the summer. After the improvements have been completed all of the state departments, some of which have been located in downtown buildings, will be housed in the Statehouse and the Supreme Court building. The 1913 Legislature appropriated \$60,000 to defray the expenses of remodeling, but all of this may not be required.

County Wants Fair Building.

Citizens of Coos County are working in conjunction with the County Court to raise a fund of \$15,000 for the erection of a Coos County building at the Prancien Exposition. Plans will be submitted for approval May 15.

EAST SIDE RUSHING

Many Buildings Now Going Up and Many More Planned.

NEW FREIGHT DEPOT IS ONE

Montavilla Presbyterian Church Is Building \$10,000 Addition. Garage, Hospital and Apartments Included in List.

This building is rushing on the East Side is evident from a survey of the construction operations now under way and projected for the immediate future. Work is in progress on the first unit of the new Presbyterian Church in Montavilla, the foundation having been completed. It will cost \$10,000 and be built from the front onto the part that has been in use since the church was started. Rev. S. W. Seaman is the pastor of Hope Church.

Woodburn Will Erect Brick.

George M. Post, a Salem architect, has completed plans for the construction of the proposed City Hall building at Woodburn. The structure will be two stories high, of brick construction.

Sherwood Building Planned.

S. E. Watkins, a Newberg architect, is preparing a design for a two-story brick fireproof building to be erected for L. W. Roellich at Sherwood. It will cost about \$10,000.

Addition to Harrisburg School.

Contract for the construction of an addition to the Harrisburg school has been let, pursuant to plans drawn by Charles Burgraft, of Albany. Rudolph & Martin, of Harrisburg, were chosen from among eight bidders.

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HOLADAY FARM IS SOLD

ISAIAH M'BEE, OF PORTLAND, PURCHASES 600-ACRE PLACE.

Sunset Orchard, in Jackson County, Sold for \$10,000 More than Original Cost.

Sewer Will Cost \$138,670.

PHOTOGRAPH ILLUSTRATING GROWTH IN DISTRICT SURROUNDING RICHMOND SCHOOL

The photograph illustrates the growth in the district surrounding the Richmond school. It shows a large, multi-story building complex with many windows, situated in a developed urban area. The surrounding streets are lined with smaller buildings and trees, indicating a well-established neighborhood.

GROUP OF HOUSES AT AND NEAR THE INTERSECTION OF EAST FORTY-THIRD AND EAST HARRISON STREETS.

The photograph shows a group of houses at the intersection of East Forty-third and East Harrison streets. The houses are two-story structures with varied architectural styles, some featuring porches and gabled roofs. The area appears to be a residential neighborhood in the process of development.

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BUILDING IS ACTIVE; PROJECTS SMALLER

Apartment-House to Be Built at Fourteenth and Yamhill Streets to Cost \$100,000.

CHANGE IN CODE ORDERED

Architects Kept Busy on Revision of Plans for Work Announced and Preliminary Designs for Proposed Structures.

Although no large building projects were announced in Portland during the past week, plans for several important buildings were more definitely made and the architects have been kept busy perfecting plans on improvements previously announced.

Apartment House to Cost \$100,000.

Bids are being received for part of the four-story brick apartment house to be erected on the southwest corner of Fourteenth and Yamhill streets for Mrs. Christina Brown. The plans have been completed by Clausen & Clausen. The estimated cost is \$100,000.

Plans for \$200,000 Building.

O. E. Heintz, proprietor of the Pacific Iron Works, has appointed MacNaughton & Raymond, local architects, to draw up plans for the \$200,000 building he proposes to erect on the north side of Ankeny street between East Second and East Third streets. The building will occupy a half block and be five stories high.

Work on Church to Begin.

Construction work will commence immediately on the first unit of the new First Methodist Church building to be erected at Twelfth and Taylor streets by the united congregations of the former First and Grace churches. Commencing today the services will be transferred temporarily from the church at Twelfth and Taylor streets to the pioneer building at Third and Taylor streets. The new church will be completed by the steps being made toward the actual construction of the new edifice. The parsonage adjoining the church at Twelfth and Taylor streets is to be sold and removed at once, according to the announcement made by the church officers.

Judge Stearns Buys Residence.

The residence of Fred S. Morris, located at 120 King street, was sold Monday to Judge L. B. Stearns, who lives just south of the property, for \$15,000. The property was sold at a public auction on the premises. The bidding started at \$15,000 and several offers were made before the bidding finally closed.

Building Code Revised.

The special building code committee appointed to redraft the city building code has adopted a provision prohibiting the construction of any inside rooming houses, except those containing one or two rooms on any floor. This recommendation was passed at the request of many Portland organizations. The new provision undoubtedly will increase the cost of apartment house construction and lessen the number to be built, but it is believed the change will greatly improve the general housing conditions in Portland.

Excavation for Big Theater.

Excavation was started last week for the construction of the New National Theater, which is to be covered by 100 feet of the Farrell estate property on Stark and Park streets. As previously announced, plans have been prepared by Aaron H. Gowen for a theater that will seat approximately 2000 persons.

Final Unit Projected.

MacNaughton & Raymond have completed plans for the erection of the final unit of the one-story building partly finished on the property of the Espy estate and Gile Investment Company adjoining the Home Telephone Company building on Burnside street and fronting also on West Park and Oak streets. The new unit will be 50 by 100 feet in dimension and cost \$5000. Film houses have leased all of the stores in the entire building. W. H. Webb has just leased the stores on Burnside street to the Electric Film

ARE YOU LOOKING FOR A HOME



If so, have you seen what I have to offer on East Tenth street, between Knott and Brazee streets, in Irvington, east front? You can reach me by phone, East 6603 on the ground, and I will be glad to show you these fine, well-constructed houses, installed with hot-water heating and modern throughout.

FOR SALE BY OWNER

L. T. HOLTE

Also have 37 lots for sale in same vicinity.

Company and the Independent Western Film Company.

L. R. Bailey & Co. have been chosen by the officers of the Rose City Park Methodist Church to prepare plans for the erection of the first unit of the proposed new church at 2210 of the unit will cost \$10,000. No decision has been reached as to the class or design of the construction to be used.

Armory to Be Repaired.

Bids are being received for repairs and alterations to be made to the Armory, plans for which are the possession of Lieutenant McCormick.

KILLING BEAR SHOWS NEED FOR INSURANCE

Man Who Has Not Taken Out Policy Becomes Convinced as Result of Bet Made in Camp and Stories Told Later.

"Quit kidding yourselves, fellows. There isn't a real bear in the bunch. We've been up here how long? Three weeks. And what have we got? Nothing." "Howl of protest from the other members of the Big Star Hunt Club brought to an untimely end 'Beauty's' tirade, as he was led gently forth to some upon the heels of a hunt in Oregon's most select woods.

"That's all right. Anybody can get deer and the rest of that junk. I'm talking about bear. When I get a bear I'll begin to brag, not before."

"I don't see anything that looks like bear for you this trip. We go out in the morning and find a trail, but at this time next year," retorted "Slim," the cub of the expedition.

Bet Is Made.

"Oh, I don't know that I'd exactly say that. I'm nursing an idea and I'll bet the smokes that I have a bear skin for my library before May apples are ripe."

"It's a shame to take advantage of him for 'cub' he did, but make it a bet of two bits, straight," grinned "Slim," and that goes for the crowd.

Even at the moment of making the bet "Beauty" had in his possession a letter from his caretaker of his place containing among other items of interest the Winter residence which a big black bear had established not over far from the barn.

But the bear had taken no thought of "Beauty." It had never been molested before and how was it to know that it would be this time? How should it know that "Beauty" could leave his business and journey toward the rising sun for a few days, reporting to him when it came out of its lair?

None of these things passed through the bear's mind when it contentedly sought its winter quarters. But the party carry witness that "Beauty" was there with his favorite dog and gun; and one morning, when the bear came slowly out to graze on his season, he paused for a moment to sense the joy of life anew, then fell in his tracks without a sound.

"You know the rest of the story? The day before they started on that pleasure trip the husband was urged to take out life insurance, but he refused. He gambled on the date of his tag and lost. Today the home-party party for, in gone and the baby girl's left in the home of strangers."

"A fool's a fool no longer when he sees the light," exclaimed "Slim." "Bright and early in the morning, with wisdom fraught, not such as books, but as practice taught, I'll put my house in order against the day my tag marks fins."

Corner on Eleventh Transferred.

A two-thirds interest in property at the northwest corner of Eleventh and Main streets has been deeded by J. C. Alnoworth to Edna E. Robinson. A nominal consideration is named in the transfer but the property is worth in the neighborhood of \$20,000.

ALL HAVE INSURANCE.

"Pardon 'Beauty,' but aren't you wasting time on us?" inquired the senior member of the club. "We have all taken out our insurance policies." "Certainly you have. You are men of wisdom and no wise man ever fails to appreciate the absolute necessity of taking that step."

"What's the matter, 'Slim,' haven't you joined the profession?" "None." "None? The idea? Put a little of your smoke money where it will do some good. Don't you know?"

"Sure, I know! If I had a house I'd take care on the fire insurance. I couldn't afford to take a chance on it. I know I can put a little money each year with a good insurance company and virtually establish an estate for myself. A man owes that to his family, it's the least he can do. I know that. I know a lot of other unanswerable reasons for insurance, but you fellows forget I'm a busy man these days. Tonight is extra special; that's why I'm here. I know you have all of you forgotten what it means to face that orange blossom march in just 15 days? Don't talk insurance to me. I'm going to get it all right, but in the meantime I'm getting married."

"Where for the honeymoon, 'Slim'?" "Down Nehalem way to the coast." "Nehalem?" quizzed "Beauty." "Let's see. Just a year ago from the day you get down there the Miami found the bottom off Nehalem Spit. It was

THE KEY TO SUCCESS

O. K. JEFFERY

Says: We have paid 10 per cent dividends on par value stock from February 15, 1913, to February 15, 1914. An investment with this organization is an investment in Portland Real Estate—and does not represent anything of a speculative nature.

The Oregon Home Builders
Oliver K. Jeffery, Pres.
Northwestern Bank Building

Ask for investment plan.