

REAR PORCH SITE FOR FIFTH STREET

Northwest Corner, Opposite Courthouse, Is Chosen for \$100,000 Structure.

CLASS A IS SPECIFIED

Deciding Vote on Purchase of Property, Taken Three Weeks Ago, Not Announced Until Today.

Association in Charge.

BY CHESTER A. MOORE.

After thoroughly considering a total of 99 submitted locations, the duly authorized representatives of the labor union have voted unanimously to erect the proposed \$100,000 labor temple on property 100 feet square situated on the northwest corner of Fifth and Main streets, directly across Fifth street from the County Courthouse.

The vote to purchase this site was taken at a meeting two weeks ago today, when three delegates from the union were invited to cast their ballot, but the effect of that action was not made public until today.

The property at Fifth and Main streets has been owned by Joseph M. Healy, who is represented in the sale by F. E. Taylor, president of the Portland Realty Board. While the price and terms have already been agreed upon for the transfer of this valuable corner, they will not be made public for the time being.

Modern Structure Planned.

The labor authorities of Portland, organized under the title of the Central Building Association, have for several months been looking for a site and arranging to finance the construction of what they hope to make the most modern and best equipped temple in the entire country.

Preparations are being made to erect a depot at Carver, the terminus of the Portland and Oregon City Railway, at what has been called Baker bridge, across the Clackamas River. The track has been finished to this point and trains are in operation between East Moreland and Carver.

At present steam power is used to operate the cars, but later it is planned to use motor cars. The track is finished to Bybee avenue, in Eastmoreland, but it will be completed on the route to East Third and Market streets, where Mr. Carver recently purchased a quarter block. The farmers at the end of the line are finding this line a great advantage, and the track is already considerable travel.

The lowest floor of the building, erected as a half basement, is scheduled to house the dining, lounge and billiard rooms, the gymnasium, plunge, cigar stand and the storage rooms for the implements of the various unions.

The floor above has been designed for division into 13 meeting halls and 10 committee rooms, while the second floor is to provide three meeting rooms, six committee rooms, a large assembly room and a kitchen and pantry. The third floor will be used exclusively as a labor temple, to be used as the official headquarters of all different unions belonging to the Central Labor Council.

Women's Quarters Provided.

There is also to be a mezzanine floor that is to be turned over to the uses of the women affiliated with the labor organizations. The mezzanine will contain two halls for club meetings and general entertainments and there will also be parlors, reading, cloak and dining rooms and a kitchen.

The property at Fifth and Main streets is not yet known what ground will be broken for the construction of the proposed new building, but it is regarded as probable that the plans will be sufficiently advanced to warrant the formal call for bids in a little over a month from present date.

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Automobile Concerns Invited to Form New Automobile Row.

East Side Business Men's Club to Send Out Letters This Week Urging Advantages of East Side Territory.

The East Side Business Men's Club has started a movement by which it hopes to have vacant business lots on Grand avenue and other paved streets occupied by automobile houses.

N. U. Carpenter, president of the Citizens' Bank, led the movement for the new bank and East Side Holding Company's buildings on Grand avenue and East Alder streets, called attention to these vacant locations in his address at the get-together luncheon held on Tuesday. He then said that many Grand avenue owners were ready to rent up modern buildings if they were assured that they would be occupied.

been paved and could be used for demonstration purposes. President J. Daniels was instructed to appoint a special committee to take up the matter. Secretary L. M. Lepper was instructed to prepare a communication to automobile firms setting forth the advantages of these locations and these letters will be sent out the ensuing week.

If the Milwaukee taxpayers authorize the Council to purchase the Milwaukee Water Company's plant for \$550,000 at the special election called for next Saturday, the Council then will be prepared to complete the Bull Run water system at once, except in the Minthorne district. If the election carries it will mean that all the water mains pending by this company will be left to complete the municipal plant, which the city is anxious to do.

The Northwest Mortgage & Bond Company is ready to take the whole \$25,000 bond issue authorized last year with which to construct the distribution system. Giebach & Joplin, of Portland, were the lowest bidders to build the distribution system and the firm is ready to start construction as soon as the contract is signed. Milwaukee will have a municipal plant costing \$56,000, including the purchase price of the Milwaukee Water Company. For the \$5,000,000 mill to rise.

Plant to Be Located at Silverton. \$275,000 Option on Business Corner in Portland Rumored. Big Deal Is Pending.

During an active period in realty and building circles last week the most important definite items of news in-

at the southwest corner of East Twenty-eighth and Thompson streets, but contracted with the same firm for the erection of a \$15,000 residence on the property. The trees are now being cleared to make way for a two-and-a-half-story, 14-room, Colonial home. Features are to be a billiard room in the basement, an oak living-room 16x30 feet in size, and a large sleeping-porch. A large garage will match the architecture of the residence.

Oregon News Building Started. The Oregon News Company last week took out a building permit for the construction of a two-story brick warehouse building at 450 Gilson street, on 25 by 100 feet of property purchased recently. The plans for the \$20,000 building were drawn by Houghtaling & Dougan, and the contract is in the hands of James E. Taylor.

Kaola Company Starts Building. A permit was issued last week to the Kaola Company for the erection of a large two-story frame warehouse building on Roosevelt street, between Twentieth and Sherlock avenues. The structure will cost about \$600, but the plan may be expanded later. W. B. Hadley will have charge of the construction work.

Auditorium Contract Taken. After requesting that he be allowed to withdraw his bid and yet not forfeit his certified check, Hans Pederson, the Seattle contractor who was low bidder for the construction of the Portland Auditorium building, last week decided that he would accept the con-

tract as it stood and proceed with arrangements to start the erection of the building. Mr. Pederson's bid, approximately \$20,000, which was considerably lower than any of the other proposals. It was contended that a mistake had been made in figuring on the brick cost.

Architects Get Baker Job. The design of the Portland architectural firm of Lawrence & Holford was selected by the school board of Baker as the one to be followed in the erection of the \$125,000 school building in Irvington. The building will be of local stone and brick. The building is to be two stories, of E shape and located on a site 250 feet square in area.

Permit Issued for \$12,000 Home. A ready announcement of tremendous importance is scheduled to be made in Portland this week, and the atmosphere surrounding this news is such that it promises to give the Portland realty market one of the most stimulating tonics received in years.

\$500,000 Mill Is Ordered. Announcement was made last week upon the return from the East of M. C. Woodward, general manager of the Silver Falls Timber Company, that the company would erect a \$500,000 plant on its property at Silverton, to be operated in conjunction with the company's logging camps nearby. The company owns about 35,000 acres of good timber land situated tributary to Silverton.

Residence at Woodstock to Rise. J. L. Schuerman will erect a story and half residence at 523 East Eighty-ninth street in Woodstock, between Woodstock avenue and East Sixty-third avenue. The structure will cost \$300.

Heights Apartment Started. The F. E. Bowman Company last week also began the erection of a two-story brick and stucco apartment building on its recently acquired land, 100 feet square, at the northeast corner of Nineteenth and Elm streets, opposite Bishopcroft, Portland Heights. The building will be of English architecture and will cost about \$32,000. The building is to be divided into eight five-room apartments with private front porches, and with two supplementary garage buildings in the rear.

\$15,000 Irvington Home Ordered. Mrs. Clara I. Saunders has paid B. M. Lombard \$2000 for the vacant lot situated at the northeast corner of Glenn and Dunckley avenues in Olmsted Park. The property is described as lot 1, in block 3.

Attractive East Side Residence Is Purchased by Dr. E. H. East.

Former I. S. Holton Residence, East Fifty-fifth Street.

Through the joint efforts of two Portland realty men, A. Vester and J. B. Patterson, Irving S. Holton has sold his residence, located on the west side of East Fifty-fifth street, near Hawthorne avenue, to Dr. E. H. East for a consideration reported to be in the neighborhood of \$11,000. The property embraces nearly 1000 sq. ft. of land, and a sleeping porch. As part consideration, Mr. Holton accepted title to 20 acres located at Reedville, in Washington County, the balance being paid in cash and mortgages.

BUILDING ACTIVITY CONTINUES TO GAIN

Several New Important Realty Deals Also Reported During Week.

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LAND SLIDES LAID TO DRAINAGE FAULTS

City Supervision of Fills and Cuts Is Suggested as Preventative.

PROBLEM ONE OF WATER

Proper Steps, if Taken at Right Time, Will Do Away With Danger. Tapping of Underground Springs Is Advised.

The recent slides on the hillsides and heights of Portland have inflicted heavy damage and endangered some of Portland's beautiful homes. Naturally, many persons are asking questions. They want to know what causes these slides and usually they can get a different explanation from each person they ask.

Investigation proves that a few of the slides that have taken place are the result of natural conditions on the heights, but practically all of the slides are the result of man's interference with the natural drainage system. The slides are in every instance local and seldom cover an area of more than a few hundred square feet. And in each case the slide came down the slope of the hillside and not from the top of the hill. In some cases the slides were the result of improper grading of the hillside. In other cases the slides were the result of improper tapping of underground springs. In some cases the slides were the result of improper construction of the hillside. In some cases the slides were the result of improper construction of the hillside.

The whole problem seems to be one of water. In other cities when a slide occurs it is said to be from the removal of the "natural support." The slides are in every instance local and seldom cover an area of more than a few hundred square feet. And in each case the slide came down the slope of the hillside and not from the top of the hill. In some cases the slides were the result of improper grading of the hillside. In other cases the slides were the result of improper tapping of underground springs. In some cases the slides were the result of improper construction of the hillside. In some cases the slides were the result of improper construction of the hillside.

The problem of Portland's hills seems to be entirely one of drainage. It is not a question of "lateral support" or the "angle of repose," but purely a question of keeping the water out of the ground. The water, when it gets into the ground, it soaks into the soil and makes the soil soft and slippery. The water, when it gets into the ground, it soaks into the soil and makes the soil soft and slippery. The water, when it gets into the ground, it soaks into the soil and makes the soil soft and slippery.

More than that, extensive slides, already started, and moving at such a rate as to endanger not only the property in their path but also the lives of the people, are being caused by the tapping of underground springs. The water, when it gets into the ground, it soaks into the soil and makes the soil soft and slippery. The water, when it gets into the ground, it soaks into the soil and makes the soil soft and slippery. The water, when it gets into the ground, it soaks into the soil and makes the soil soft and slippery.

Mr. Dieck, Commissioner of Public Works, says: "There has recently been much uneasiness because of the slides which have developed on the hillsides in the hill sections of the city. The citizens need have no fear that the slides recently occurring are general in their character. The wide separation of the disturbances clearly proves this statement. In every case examined, the fault in the surface is not of wide extent and therefore fear that the whole hill section is in movement should disappear. As a corollary to this statement, the disturbance in every case appears to have been caused by construction work of a more or less different character, such as filling over old water courses and over undrained areas and improper drainage of works intended to confine the earth."

"There seem to be three causes of slides, namely: Insufficiency of surface drainage, the improper construction of walls, bulkheads or other protective works, and the placing of fills where there are or have been water courses or springs, without providing for proper drainage. Nevertheless, the public has generally neglected consideration of a proper drainage scheme for the hill sections and as a

CONTRACTORS

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practically eliminate all danger of slides. In fact, proper drainage will not only protect fills from all danger of movement as a whole, but has also proved to be a remedy in many cases where large areas of natural ground were slipping with a general movement during the winter months.

The nearest example is that of the 20 acres of ground nearly 100 feet in depth in the City Park, the movement of which was absolutely stopped by the installation of drainage constructed by the Water Board.

"Numerous similar examples could be cited where artificial drainage has stopped areas of moving ground and, conversely, proper drainage installed before a fill is made will give practical insurance against its sliding out."

By photographing, with a vibrating lens, an English scientist has timed a lightning flash at one-hundredth of a second.

State Members Portland Realty Board

The following real estate men are the accredited members in their respective cities of the Portland Realty Board. None of these sought membership, but were selected after a canvass of the available men in their line. If you have a real estate transaction in any of these cities or wish information, write them:

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