

CITY BUILDING CODE REVISION ADVOCATED

**Portland Housing Association
Completes Report.**

EVILS ARE POINTED OUT

Crowded Lots, Tenements and Improper Use of Buildings Are Also Criticized.

Mr. Rogers will improve the lot with a brick and tile house. Other details recently made by Ritter, Lowe & Co. are:

House and lot at 581 East Thirtyninth street North, for E. C. Richardson to G. Grutter; price, \$3,000.

House and lot at 466 East Forty-second street North, for C. H. Green to E. J. Monk; price, \$4,000.

House and lot at 194 East Hoyt street, for L. Fowler and D. D. Howell to the Gippay estate; price, \$1,750.

House and lot at 396 Brooklyn street, for E. C. Dunning to E. Hedinger; price, \$3,000.

House and lot at 1578 East Everett street, for E. C. Dunning to W. H. McCabe; price, \$2,500.

House and lot at 648 Division street, for Magdalene Wolher to O. Serglund; price, \$1,800.

House and lot at Sixty-fifth avenue and Sixty-first street, for E. Hedinger to C. P. Doleman; price, \$2,700.

MILT MILLER'S HOME BOUGHT

Farm on Which He Passed Boyhood Changes Hands.

LEBANON, OR., Nov. 9.—(Special)—

There is noticeable action in the County real estate this Fall. Already a number of farms have changed hands. Walter I. Woods, formerly of Union County, has purchased 196 acres of the R. C. Miller farm which was the boyhood home of Milton A. Miller, collector of internal revenue paying \$12,500 for it. The Lebanon Cannery Company has bought 100 acres of land in the Yamhill River bottom lands from Sol Lindley, for which was paid \$5000. This will be set to berries and small fruits. A number of other smaller deals have been closed within the last week.

In this way a paragraph from a report by the Portland Housing Association sums up conditions in Portland and points the way to greater dangers if an adequate housing code is not soon put into force. The report, which will be made to the City Council in accordance with resolution introduced by Commissioner Barber last February, was secured by a committee headed by Mrs. T. T. Munger.

Lots Are Overcrowded.

Among other factors contributing to the situation now confronting the city are mentioned the following:

"In sections of South Portland acute of overcrowding resulted from general house-moving" several years ago. Dispersed houses were placed on lots regardless of light and air—sometimes our one by 100 lot.

"Old hotels have been changed into lodges and tenement houses without necessary alterations."

"Old residences converted into multiple dwellings, housing from three to fifteen families without additional plumbing."

"Sections of the city developed before sewers were placed, and now the open disease-spreading privy vault and cesspool are menaces that should be replaced by modern sanitation."

New Code Fashioned.

Made at the instigation of city officials, it is expected the report will give impetus to the new building code now being prepared by the city engineer. Plans and which will be brought before the Council shortly by Commissioners Barber. The report with excellent accompanying photographs of actual conditions, is to be printed and distributed by the city.

Some of the purposes of the new code as outlined in the recommendations are as follows:

"To regulate lot areas to provide vacant spaces for circulation of light and air, and where possible, play and garden space. To protect property owners from buildings on lot line."

"To eliminate windowless rooms and back halls."

"To provide adequate plumbing with abundant water and toilet facilities."

"To protect the city from danger of conflagrations that accompany congested districts."

"To prevent creation of new slum areas by supervision and regulation and prevent dilapidation and deterioration and wanton destruction of buildings through neglect of tenants and owners."

In putting this code into effect the committee says that it is aimed "to give every individual the right of opportunity of physical life—water, air, light, protection from elements and from insanitary, and to 'secure environment that will protect the community socially and morally by securing for its citizens privacy and safety within their homes."

Executive tables given show Portland to be the least crowded of cities, excepting only Denver, Seattle and Los Angeles.

Many Without Baths.

Dirty habits among tenement dwellers account for by finding that in one district of 333 families, 61 per cent are without baths and 7 per cent share baths with other families. In one building a half sink furnished eight families the only water supply is a faucet in a bathtub is a half. One half sink was used as well for a garbage receptacle. Districts surveyed include South Portland, Central West Side, North Portland, Central East Side, Allston, and Laurelhurst.

Among the definite economic welfare effects of better housing the committee finds the following worthy of note:

"Better citizens will be attracted to the city."

"New industries will look with favor on cities that can provide right housing accommodations."

"Housing regulation tends to stabilize and enhance real estate values."

"Unregulated housing means injustice to owners of abutting property."

"Industrial efficiency with consequent business results is greatly increased."

"Overcrowded and mean houses make criminals and fill up our public institutions with higher taxes a result."

GANTENBEIN HOME IS SOLD

Butte Man Locates in Portland and Acquires View Property.

W. F. Henningsen, vice-president of the Henningsen Produce Company, 180 Burnside street, has purchased the Gantenbein home at the corner of East 24th and Lincoln streets. The house is a modern one of nine rooms, besides breakfast room, billiard room and two sleeping porches. The first story is of pressed brick. The house has two baths, two fireplaces, a hot water heating system and is built of finished hard wood. It is located on a 100 by 100 feet corner with a commanding view of the city.

Mr. Henningsen is from Butte, Mont. He arrived in Portland about three weeks ago with his family by automobile. They had no intention of purchasing a home upon their arrival, but after a couple of weeks decided to locate here. Mr. Henningsen now will become actively identified with the Portland branch of the company.

The sale was negotiated through the J. C. Corbin Company, 306 Lewis Building. The consideration was not made public.

OLD GEURTZ PLACE IS SOLD

Acreage Near Beaverton Acquired by James Nease, of Portland.

N. D. Simon has disposed of the old Geurtz place of ten acres near Beaverton to James Nease, of Portland. The deal was made through Ritter, Lowe & Co. for a cash consideration of more than \$5000. The place is highly improved and has a modern bungalow.

A. R. Ritter says the place is considerably active in the lot market. His firm has just sold a lot at Forty-second street and Sandy boulevard for A. Spellman to S. A. Rowers for \$1200 cash.

UNITED WAR WORK CAMPAIGN LIST OF SUBSCRIBERS

No itemized publication of subscriptions will be made Monday or Tuesday. We expect to make a final publication about Wednesday of this week.

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