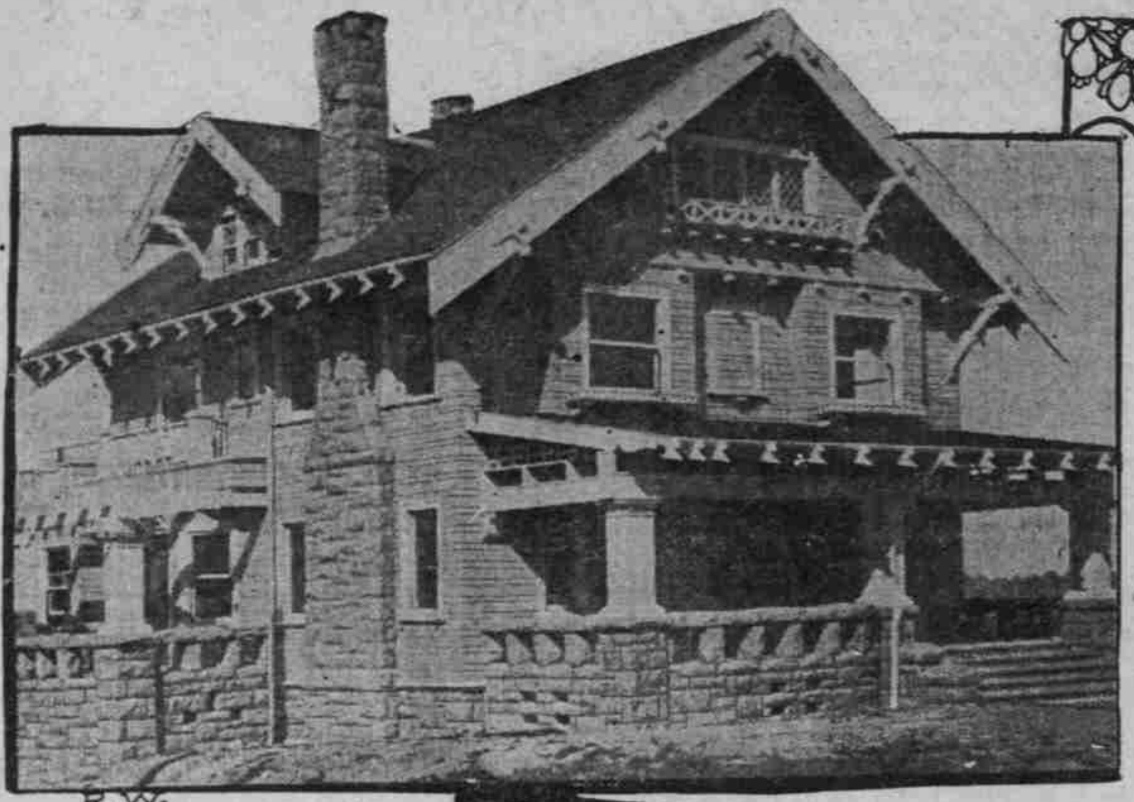


HANDSOME AND COMFORTABLE HOMES LIKE THESE ARE BEING BUILT IN EVERY SECTION OF PORTLAND



R. W. SCHMEER, 25th & OVERTON



M. OLSEN, E. 1st & MULHOLM



A. W. CLARK, HEAD OF NORTHRUP ST.

HOUSES TOO FEW TO MEET DEMAND

Heavy Building Movement Is Even Exceeded by Growth of Population.

BUSINESS BLOCKS FULL

Rental Situation, as Well as Realty Market and Construction Activity, Reflects Prosperous Condition of Portland.

In spite of the heavy movement in residence construction that has been a feature of Portland's progress for several years past, there are very few vacant houses in the city at the present time. So remarkable has been the building movement in the residence districts that from time to time the more conservative citizens have expressed fear that the supply would soon exceed the demand. That such fears were groundless is made evident by a few minutes' talk with any agent who deals in rentals or by a trip of inspection in any direction from the center of the city.

Good Houses in Demand.

"There are some flats on the market but good houses are at a premium," said Donald G. Woodward, who deals exclusively in rentals. "It is remarkable how rapidly dwellings on both sides of the river fill up as soon as vacated. The number of people coming to the city this fall is larger than ever before. Some of them are families returning from spending the summer at the beach or in the country, but a great many new residents are arriving from all sections of the country to make this city their permanent home. A feature that is especially noticeable is the large percentage of people who are seeking houses of high-class and willing to pay a good figure for them. There was a period during the panic that the call was for cheap places but now people are asking for the best and everyone seems to have money."

The situation in regard to business buildings is practically the same as with residences. Dozens of large office and business buildings have been completed within the past two years and yet today vacant rooms suitable for the use of either retail or wholesale firms are practically unknown. Just as fast as new skyscrapers have been completed they have been occupied from top floor to basement.

Old Buildings Also Full.

Nor has this been done in the expense of the older structures. In cases where tenants have left the older buildings for the new, their former quarters have been promptly engaged. It is therefore pointed out that the rental situation shows conclusively the rapid growth of business in Portland at a time when many cities are experiencing a slump and have many vacant rooms in their business districts.

"There is actually a pressing need of more rooms for stores, despite the millions of dollars that have been put into this class of buildings within the last two years," said a prominent rental agent yesterday. "Tenants could easily be found for such structures, even though they were not on the principal business streets. Ground floor rooms on Yamhill, Taylor and Third streets, as far south as the City Hall, can be rented at almost moment's notice, and it is not difficult to find tenants for the upper floors."

"In some instances owners have shown a tendency to seek unreasonable returns on their investments. Such a policy is against the best interests of the city, and I have known cases where prospective business men have been kept from locating here, because owners wanted too high returns on the only available rooms. As it is, Portland property is yielding good revenue at the recognized standard of rentals."

Look for Active Fall.

Realty men are predicting heavy trading for the Fall months and base their prophecies on the brisk summer business. The recorded transfers bear out the statement that the business of July



F. A. HEITKEMPER, OVERTON NEAR 25th

and August was unusually heavy for that season of the year. The trading is continuing during September, and is showing signs of the usual impetus that comes at this season. "I am pleased to find conditions particularly good," said Percy Blyth, of the firm of Russell & Blyth, who last week returned from a trip of several months abroad. "Demand is heavy here for both residence and building property and there is every indication of a busy Fall and Winter."

Pay \$38,000 for Lots.

Transfers of residence property have been numerous all summer and seem to be on the increase. An important sale of this kind was reported yesterday, by F. L. Shull and M. W. Hunt purchasing ten lots along Overton street west of Twenty-fifth. The consideration was \$38,000, and the property was bought from several different owners. The buyers have acquired enough property to assure the opening of Overton street through to the Cornell road, a distance of two double blocks. It is their intention to do this immediately. They will then build residences for themselves and put the other lots on the market. They intend to macadamize this section of Overton street, which lies in a fine residence neighborhood.

On the downtown buildings now under way construction is being rushed during the good weather. Excavation started yesterday for the T. B. Wilcox annex to the Imperial Hotel at the southeast corner of Seventh and Stark streets. It was announced yesterday by C. K. Henry, agent for Mr. Wilcox, that the building will be nine stories in height, instead of eight, as was at first intended. It will be constructed of reinforced concrete and will be completed within from eight to ten months.

NEW CHURCHES NEARLY READY

Congregations on East Side Will Have Handsome Homes.

Rev. J. F. Ghormley, pastor of the Central Christian Church, East Twenty-first and East Salmon streets, has announced that the cornerstones of that edifice will be laid with appropriate ceremony about the middle of October. The concrete work on the foundation is finished and the stone portion is being completed to the top of the basement. The cost of the building will be \$24,000.

On the handsome stone edifice of the Methodist Church South, Union avenue and Mulholland street, good progress is also being made. The stone walls have all been built and work is now in progress on the tower. Heavy timbers have been assembled for the interior work. It is estimated that the cost of this church will be fully \$60,000 and it may run up to \$75,000. It will hardly be completed before the first of the year.

The addition to the Westminster Presbyterian Church, East Tenth and Welder streets, is being finished. It adjoins the main edifice on the south side and harmonizes well with the latter. It will be used as a Sunday school room. The cost will be about \$100,000.

East Side Lot Brings \$5500.

E. J. Daly reports the sale of an L-shaped lot, 50x100 and 25x100, at the southeast corner of Williams avenue and Sellwood street. The consideration is in the neighborhood of \$5500. The property was owned by A. Schneider. The name of the purchaser will be given in a few days.

Mr. Daly and his associates have just refused \$75,000 for the 100x150 southwest corner Sixth and Johnson streets. Property near the Union Depot has taken a perceptible advance since the recent fires in that section.



DAVID, MUIR, MT. TABOR LINE NEAR PRETTYMAN STATION

FAVORS PIPE OF CONCRETE

ENGINEER DISCUSSES SECOND BULL RUN LINE.

W. A. Grondahl Declares Material Would Cost Less and Give Longer Service Than Steel.

The use of reinforced concrete for the second Bull Run pipeline is being advocated by W. A. Grondahl, a Portland engineer. At the last meeting of the United East Side Push Clubs he spoke upon the subject by invitation and made the following remarks:

When I called attention to reinforced concrete pipe, and suggested the use of such for the Bull Run conduit, it was primarily with the object of having such construction thoroughly considered and investigated before final decision on what material to adopt be made.

There can be no doubt but that reinforced concrete, if at all practicable, would give a nearly absolute permanency to the conduit as possible; and when, in addition to this, the cost of such conduit would be less than any other with the exception of wooden pipe, the consideration of its adoption will be of the greatest importance.

As to the strength of such conduit it lies absolutely with the designer to make it of any desired strength; and right here is the main advantage of the reinforced concrete pipe—if on one foot of pipe you want to provide for 1000 pounds pressure, you put in steel for it; if on another foot you need only strength to overcome 100 pounds pressure, only steel enough for such pressure goes in. All of which is done simply by varying the spacing of the reinforcement rings. We all know that the strength of any structure is measured by its weakest point, and reinforced concrete is the only combination of materials which can be used in such a manner as to give absolutely equal factors of strength throughout the whole length of the line. The internal strains to be taken care of by this pipeline vary as the pipeline goes down into the ravines and over the hills, and is measured on the pendule by the distance between the hydraulic grade line and the pipe. As an illustration we will sup-

pose that at the summit of Kellys Butte the pipeline is up to the grade line, and thus having no internal pressure, and at the Section Line road, before turning up to reservoir No. 1, the pipe is 200 below the grade line having 80 pounds pressure per square inch.

Steel pipe would be made of even thickness throughout this distance, while the reinforcement in the concrete pipe might be varied with every foot—a six-foot diameter pipe which would carry the total flow of Bull Run and which would be ample to furnish water for a Portland of twice its present size would have about one-half thickness and weigh approximately 400 pounds on this stretch an average of about 150 pounds of reinforcement and one-half cubic yard of concrete. The former would cost \$20 per foot, the latter \$12.50.

In the United States concrete has not yet been used very extensively for conduits under high pressures, but the only point on which there can be any question as to its absolute superiority over other materials is on the permeability. Care in selecting the aggregates entering into the composition of the concrete and the fitness of the cement used are vital factors as well as thorough mixing and placing of the concrete. Tests on concrete pipes have almost invariably shown more or less leakage, but it has also been found that whatever leaks there have been at first have all gradually closed up automatically except such as are clearly traceable to faulty construction.

Different compounds and patent processes are in existence aiming at absolutely impervious concrete. Some experiments to determine on such could be made to advantage by the city.

This is not the place to go into any of the details of construction, but there is no doubt in my mind, however, that the conduit should be built over stationary steel forms in sections of 500 feet or more in length, such sections being separated by short spaces, say six or eight feet, which after forms were removed would be filled in. However, these matters must be left to the engineer, on the competency of whom the success of this undertaking will depend.

In summing up, I would only add that if concrete is used as the primary substance for the building of this pipeline, a pure water supply will be given the city; the money expended will be retained at home to a much greater degree due to the fact that a larger percentage of the material and labor could be procured locally than an equal volume could be delivered at less money or a greater volume for the same money, as in the life of the two there is no comparison. If the city of Portland builds for the future, conserving the energies of the present, having as its object pure, wholesome water, it will at least thoroughly investigate reinforced concrete

as the means of conducting the crystal waters from the distant hills into the city through conduits of reinforced concrete.

TO ADDRESS REALTY BOARD

Lawyer Will Discuss Legal Phase of Street Improvements.

"Legal Aspect of Street Improvements" will be the subject of an address before the Portland Realty Board next Tuesday night by Harold W. Sawyer. The address will be delivered in the assembly-room of the Commercial Club, and will follow the regular business session of the board, which will begin at 8 o'clock.

Mr. Sawyer is a lawyer who has recently come to Portland from New York, and has made a study of street improvements and their manner of initiation in various cities. He has been invited to address the board on this subject in view of the proposed changes in the Portland charter. It is believed by the realty dealers that the topic is one of general interest, and for this reason the public has been invited to attend the meeting.

Good Fishing at Newport.

Advice has just been received that silverado and chinook salmon are being caught on trolls in Yaquina Bay.

Prescriptions filled at Eysseil's.



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LET CONTRACT THIS WEEK

LOMBARD BUILDING TO RISE SIX STORIES.

Reinforced Concrete Will Be Used and Provision Will Be Made for Additional Floors.

Contracts will be let next Tuesday for the business block that is to be erected by Gay Lombard at the northwest corner of Fifth and Stark streets. This structure is to be six stories in height and will be the third modern reinforced concrete business block to be erected in Portland, the others being the eight-story Couch building and the 11-story Board of Trade building. It is planned eventually to carry the Lombard building up to ten stories, and provision for the additional four stories will be made in the original construction.

The Lombard building is planned to cost \$150,000, and it will probably be completed by April 1 next and perhaps by March 1. The specifications were

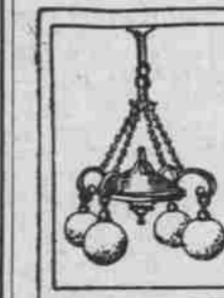
prepared by D. C. Lewis, who was also the architect for the Couch and Board of Trade buildings. The retaining walls are now in and most of the footings have been installed. Work on the superstructure will be rushed as soon as the contracts are let.

There will be 150 offices in this building, 30 to each story, the ground floor being devoted to stores. It is planned to have the offices on the two upper floors especially adapted to the use of doctors and dentists, while the second, third and fourth floors will be given over to general office purposes. One of the rooms on the ground floor will be occupied by a bank.

The basement will be one of the deepest in the city, being 11 feet in the clear. It will have an entrance from the street and will be arranged for use as a restaurant. There will be entrances on both Fifth and Stark streets, and two high-speed elevators, with provision for a third to be installed later. The building will be faced with brick and cement finish, and in appearance will closely resemble the Board of Trade block.

Lecture on Fireproof Construction.

"Fireproof Construction" will be the subject of a lecture to be delivered Tuesday night, September 22, at the Commercial Club auditorium by John B. Leonard, of San Francisco. The lecture will be given under the joint auspices of the Portland Architectural Club and Portland Realty Board.



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