

# BULLETIN NEWS

## CAR SHORTAGE LOWERS LUMBER

Price Is Reduced as Result of Surplus in Local Yards.

## CUT AMOUNTS TO DOLLAR A THOUSAND

Foreign Shipments Continue Heavy—Vessels Will Carry Eight Million Feet to Orient—Valley Mills Feel Car Shortage Worst.

Buyers of lumber in Portland are getting the benefit of a small reduction in quotations. A lack of cars for eastern shipment has filled up the yards and created a surplus of lumber in the local market. The cut amounts to about \$1 per thousand feet. There is little likelihood of prices going lower unless a general demoralization of the lumber market should follow, and this can only be brought about by prohibitive freight rates to the eastern and middle state markets.

Under normal conditions it is said lumber cannot become cheaper because of the log market, which is firmer if anything, owing to the difficulty in securing full crews for the camps as a consequence of the approaching winter. Several camps along the lower Columbia tributaries are still running very short handed and putting in only a few more logs than are readily disposed of as they reach the booms.

Building projects are about as numerous as they have been during busy summer, but the approach of fall is not looked upon as likely to infuse greater activity, owing to less favorable weather conditions.

California business is not as bad as it might be, yet dealers say that most of the lumber going there is for special orders or to piece out the yards. An improvement in the demand is expected about to materialize some weeks ago, when freights advanced to \$4.50 to San Francisco and \$5.25 to southern ports, but the ray of hope was little better than a vision and the actual demand shows no great improvement. Cargoes are forwarded occasionally, however, both from mills in this city and along the Columbia river.

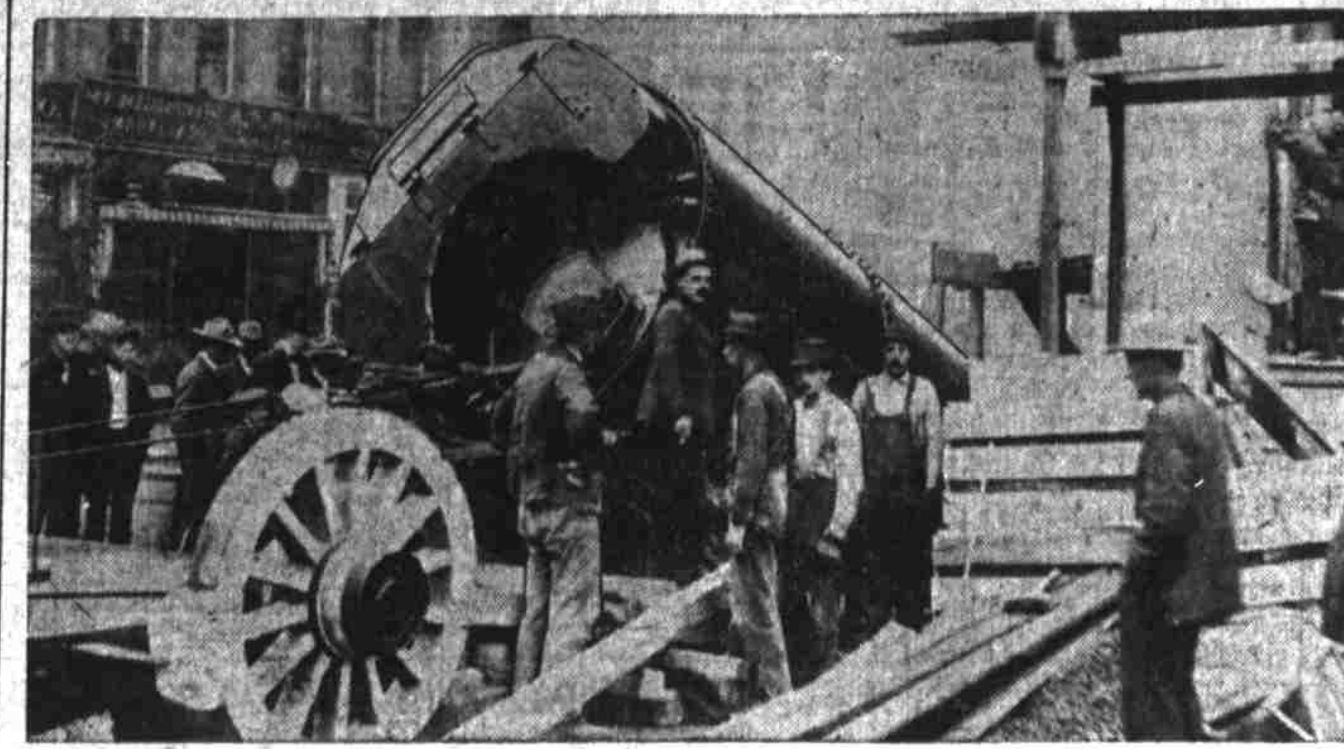
The foreign business is quite lively at present, three large tramp steamers and two sailing vessels being here loading for different quarters of the globe. The arrival of the steamers Bramley, Inveran and Torie Viken here during the past few days is assisting in enlightening things at the mill wharves, and their eventual departure will mean the distribution of about 8,000,000 feet of Oregon fir, while the German bark Siam and the British ship Yola are finishing loading cargoes that in the aggregate will measure 3,000,000 feet.

The Willamette valley mills are feeling the effects of the car shortage more seriously than the mills of Portland or along the Columbia river, where they have both water and rail facilities.

## PRETTY BUNGALOW ON HALSEY STREET

Architect J. O. Wren has designed and is having built a handsome bungalow and a half bungalow, which he will occupy as his own home. The building is going up at the corner of East Eighteenth and Halsey streets, and will cost about \$6,000. The general contract has been awarded to Hubbs & Davis, who will complete the structure by January 1.

One difference between a Hanan shoe and others is that the Hanan fits better all over than the others do in spots. Sold at Rosenthal's.



Trying to lower a 16-foot boiler into a 12-foot hole in the basement of the new Corbett building, Fifth and Morrison streets. The boiler had to be pulled back into the street, while a steel beam was cut out of the cement in order to enlarge the opening.

## COTTAGES OFFER FIELD OF PROFIT

City Needs Small Houses Sold on Installment Plan.

## CALIFORNIA TOWNS HAVE FOLLOWED IDEA

Outlying Tracts Best Locations for Investors—Suburban Development Has Never Been Promoted Here as in Other Cities.

One of the fields of profitable investment, which in a manner seems to be neglected by Portland capitalists and investors, who are marketing close-in and desirable residence additions, is the building of a good class of cottages to be sold to home buyers on the installment plan. This feature of suburban development has never been worked here to the extent that the conditions would seem to demand.

In San Francisco, Los Angeles and other Pacific coast cities entire additions have been built up by the owners with a substantial class of dwellings and sold on small monthly payments. While discussing this phase of suburban development, a realty dealer from Los Angeles told of one addition in the California city where the owners built over 300 cottages and sold them all on the installment plan and at the same time largely increased the value of the remaining lots in the addition. Spokane is rapidly becoming a city of small means, and as a result of the inauguration of this method of suburban development.

In Portland there are a number of owners of suburban tracts, who supply money to prospective builders in their additions. But this method is not always satisfactory to the man of small means. A great many people don't care to be bothered with the details of building a house; others haven't the time to devote to it, while a great many actually prefer to buy a ready built house.

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## RUSH WORK ON NEW BUILDINGS

Fine Weather Is Proving Great Stimulus to Construction Progress.

## MANY RESIDENCES IN CONTEMPLATION

Property Owners Plan Flats, Apartments and Dwellings on East Side.

The "House of the Seven Gables" is the classical name that has been bestowed upon a proposed new apartment house to go up on Hawthorne avenue near East Twelfth street. The improvement will be made by the Delta Building company. It will be a thoroughly modern structure, containing intercommunicating telephones and other up to date improvements. The exterior is to be finished in shingles and rough cast. The Gibson-Bernard company are preparing the plans. This firm of architects is also getting up the plans and specifications for a 14-room residence for F. H. Peterson, which will be of frame and concrete construction, and will cost about \$10,000. They are also preparing the plans for an 8,000 square foot studio to be built for a Nebraska investor at Overlook. The dwelling will be a two-story frame resting on a full concrete basement.

## NEW FLATS PLANNED BY REALTY DEALER

C. H. Krell Will Build Modern Apartments on Old Livingstone Site.

C. H. Krell, the Washington street real estate operator, is having the plans prepared for a six-story flat, to be built at Twenty-third and Hoyt streets. Mr. Krell recently acquired the old Livingstone home at Hoyt and Twenty-third, and will remodel the house and build an addition to it which when finished will contain 30 rooms, divided into six flats of five rooms each. On the rear of the same lot, Mr. Krell will build a double flat containing 12 rooms. Architect H. J. Hefty is preparing the plans for the above buildings. He is also getting up plans for a four-story flat, to be built on Park and Harrison streets for a local investor.

## APARTMENT HOME TO BE BUILT OF BRICK

Foundation of W. L. Morgan's New Building Is Well Under Way.

W. L. Morgan's new brick apartment house, under construction at Park and Madison streets, is making excellent progress. The foundation and first story walls are up. This is the first brick apartment to go up in the city and will doubtless pave the way for the construction of a better class of apartment than has heretofore been put up. J. L. Wright, grand clerk of the Women of Woodcraft, is preparing to build a three modern, two-story residences on his property at the corner of Twenty-second and Hancock streets, Irvington. The cost of the buildings will aggregate about \$12,000. Mr. Wright has just sold his handsome home at Twenty-first and Schuyler streets to Peter Autzen, president of the Portland Manufacturing company at St. Johns, for \$10,750.

The Damier investment company is making arrangements for the erection of a four-story brick building on the quarter block at the northwest corner of Fourth and Everett streets. Piling is being driven for the foundation of the Erik Brothers' factory building which will occupy the quarter block at Twelfth and Gilsan streets. The general contract for the construction work will be let next week.

Oaks Skating Rink. The big Oaks rink will open its winter season with a big skating event tonight and Sunday. The new board walk to the train platform has been completed and will be thrown open then. Skating is more popular this season than ever before and with the new improvements to the Oaks rink it anticipates a prosperous season. The rink will be open all day Sunday.

## HEAVY INCREASE IN OFFICE ROOMS

Completion of New Buildings Will Nearly Double the Present Number.

## LOWER RENTS WILL LIKELY BE RESULT

Eight Immense Downtown Structures to Be Completed Within Next Few Months Will Supply Demand With Many Hundred Offices.

"The time has come in Portland when investment buyers must be content with a smaller return on the money invested," remarked a well-known property owner in this city who has recently completed one of the large downtown buildings. "In the past two years Portland has passed into the list of class 'A' cities, and as a result property here has come to be looked upon as a first-class investment. Eastern capitalists will lend money on business property in this city as cheaply as it can be had on the same class of property in St. Louis, Minneapolis, Cleveland, Baltimore or any of the cities in that class. In other words with a normal money market, prospective builders of business houses in this city can get money at 4 1/2 to 5 per cent. This has resulted in a stimulation of building to such an extent, that within the next eight months or a year, several hundred office rooms and two score or more store rooms will be in the market for tenants. The result of this stimulation of building will almost certainly be a lowering of the present rental scale, especially so with regard to office space. Rents likely to lower.

While first-class office space now brings from \$1.25 to \$2 per square foot per year, it is not expected that the doubling of the number of first-class office rooms, which will take place within the next year, will result in cutting the above rent rates in two, but that it will result in a material cut in the rental rate is generally conceded.

Owners of the best business property in Portland have so long been accustomed to an 8 per cent net income from their holdings, that considerable alarm was felt at the prospect of having their buildings worth only 4 or 5 per cent, and in some cases, where expensive buildings have been put up, to 4 per cent.

There is little doubt that the property owner above quoted is right in his view of the situation. There are eight immense office structures under way in Portland at the present time. All of them are magnificent structures and will be fitted up in the most modern and up-to-date manner. Offices in these buildings will be very attractive to the office renter, and the natural result will be that the owners of the older buildings will have to make substantial cuts in the rental rate in order to hold the tenants. This in turn will probably bring about a reduction in rates in the older buildings, and the result will be that the office renter will alone profit by the controversy.

The Corbett building at Fifth and Morrison, eight stories of which will be devoted to offices, will add 250 office rooms to the present supply. At Fourth and Stark streets, under the Board of Trade building, when finished, contain about 300 office rooms. The Commercial Club structure at Fifth and Oak means a least 200 new office rooms. Over 100 office quarters will be ready for tenants by December 1, when the Baldwin building at Park and Alder streets is rapidly nearing completion. This handsome structure, designed especially for the use of physicians and dentists. Every modern appliance for the convenience of members will be installed. Nearly 100 offices are being fitted up in this building.

More New Buildings. At Seventh and Oak streets the Beck building is well under way. This structure will contain nearly 200 offices. The Worcester building, covering half a block on Third street, is being thoroughly overhauled and when completed will accommodate over 100 additional office tenants.

At the corner of Sixth and Washington streets, which is being overhauled and changed into an office structure, will probably add 25 to the available supply of office rooms. While it would probably be too much to say that the office buildings now under construction will double the number of offices in the city, it is safe to say that the number will be increased by 60 to 75 per cent within the next 12 months.

Maconda Scores Eastern Success. One of the great triumphs won by Madam Charlotte Maconda, the well known coloratura soprano, who sings here next Thursday evening, was with the Philadelphia orchestra under the baton of the famous Fritz Scheel. "Madame Maconda scored a great personal triumph at the second concert of the Philadelphia orchestra at the Academy of Music last night," says the Philadelphia item. "She was in excellent voice and charmed the assemblage with its sweetness and elasticity. From her work last night it would seem that she has attained to a high place among American coloratura sopranos. She scored a great success and aroused the audience to a pitch of enthusiasm. The singer belongs to those highly gifted natures whom we cannot measure by the small standards which we so often are compelled to use. The sale of seats for the Maconda recital opens Tuesday morning at the Hellig box office. The tickets are being sold under the direction of Lois Steers-Wynn Coman.

## NIGHT SCHOOLS TO BEGIN MONDAY

The night schools which are conducted by the board of education of the city schools, will begin sessions Monday night, October 21, at the High school, Williams Avenue school and the Sunny-side school. Last year the attendance at the High school alone numbered over 400, employing, beside the principal, G. W. Henderson, eight assistant teachers, with full basement and attic. For the tuition and books are furnished free of charge, and all who wish to attend should apply at once in order that classes may be formed and the work be begun without delay.

## ELEGANT HOME ON EVERETT SOLD

E. C. Mears purchased yesterday the elegant home of E. H. Lauer on Everett street, near Twenty-third. The purchase price was \$15,000, and the sale was negotiated by Charles K. Henry & Son. Mr. Mears has secured the contract to build a handsome residence in Irvington, a ground that the expense of building was so great that it would be cheaper to buy a home. The Lauer residence is one of the most attractive in the Nob Hill district. It is a 16-room structure, and was built a few years ago at a cost of about \$12,000.

Adjourned Presbytery. (Special Dispatch to The Journal.) Freewater, Oct. 19.—An adjourned meeting of the Pendleton presbytery will be held in Freewater October 25, to finish several matters left over from the last meeting. At this meeting two members of the Pendleton presbytery will perhaps be nominated.

Forman Bowman's Eyes Injured. (Special Dispatch to The Journal.) Echo, Or., Oct. 19.—Jacob Bowman, foreman on a party of the government project at Echo, received a serious injury to an eye Friday while doing some drilling at the tunnel near Echo. Some of the dirt flew into his eye, almost causing the loss of the eye. He was taken to St. Anthony's hospital in Pendleton for treatment.

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