

# BUILDING NEWS

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W. L. Morgan's New Grand Avenue Business Block, Cost \$40,000.

## FOREIGN DEMAND HELPS SAW MILLS

California Buys Small Quantities of Lumber for the Present.

## RAIL SHIPMENTS EAST INSIGNIFICANT

Local Call for Lumber Quiet Because of This Being Out of Season—San Francisco and Los Angeles Will Need Material Soon.

Things are quiet among the lumber dealers and would be still worse but for a fairly good demand from foreign shores. California is buying less than for a long time and the east sends few orders although inquiries are more plentiful than some weeks ago when dealers there had larger stocks on hand.

Locally the demand for building material shows no particular improvement and will hardly do so at this time of the year with intermittent showers. Quite a number of buildings are in course of construction but their number is not sufficient to drain mill-stocks to a great extent.

Stocks are said to be getting pretty low in California and some business might be expected from that quarter soon unless building operations there cease entirely for a while. In reference to conditions at San Francisco, Wood and Iron of San Francisco has this comment to make:

"San Francisco and other urban sections need lumber and need it in large quantities. Building is temporarily resting, and when the banks commence to run their business as bankers, not pawnbrokers, the owners of mills and shingle mills will be reminded of their obligations. The millmen were wise in closing down their plants or lessening their runs, for this was the only way in which a glutting of the markets could have been avoided. Fortunately the great majority of millowners were in a position where they could absolutely close down their plants without facing the drag of interest payments. With the building up again to a normal demand for products will come another era of good times for the coast's lumber manufacturing and selling circles.

"Fire has eaten more than redwood. This was natural, for the extent of the former manufacturing interest is so much greater than that of the latter. Prices have been way off their normal and random cargoes have glutted the market to a most undesirable degree. The latter is the one of the shingle trade, and some effort should be consummated whereby a cessation of random shipments might be secured. The prices attendant upon fire purchases cannot be accurately quoted, as manufacturers prefer to figure upon specific lots."

The American lumberman at Chicago in commenting on Pacific coast trade conditions makes this comment: "In the Pacific coast trade there scarcely has been any improvement in conditions. Many saw mills and shingle mills are idle and manufacturers are uncertain as to the safe course to pursue until the rail rate question shall be settled. Some of them are taking orders based on the theory that the old rates will be resorted to voluntarily by railroads if those best advised on the subject can have their ideas adopted by the road. The shingle trade is, however, sanguine that if it is left to the commission, when the final decision shall come, it will confer permanent relief. The shingle trade is dull. There is considerable inquiry for yard stock, but few orders have as yet resulted. The shingle trade is intermittent. The mills are generally idle. Transit cars of shingles have been mostly disposed of at the Minnesota transfer and few are coming through the Billings gateway. On Puget sound lists are out at \$2 per 1,000 for stars and \$1.50 for beams. No change in cargo trade either domestic or foreign, has occurred lately. Several cargoes will be loaded for foreign ports at Portland this month.

## PROMISE RECORD IN 1908 BUILDING

Believed Total of Ten Million Expended in 1907 Will Be Exceeded.

## TWELVE MAGNIFICENT STRUCTURES PLANNED

Residence Building Has Also Taken on New Impetus—Indications for Present Year Bright From All Standpoints.

Every indication points to the making of a building record in Portland in 1908, that will exceed that of 1907, when a total of nearly \$10,000,000 was expended in new construction. Plans for 12 magnificent buildings, all of which are to go up in the business center, are now undergoing preparation in the offices of local architects; and as many more are projected, with the reasonable certainty that most of them will go through.

Residence building has taken on a renewed impetus since the first of the year; in every section of the city may be seen piles of sand and gravel and a few sacks of cement—the first indication that a new dwelling is to go up.

Among the class A, or best class of business buildings that are practically certain of construction this year are the following:

Six story addition to the Meler & Frank department store at Sixth and Alder.

New hotel, six or eight stories at Fourth and Alder, by Deitz syndicate, lessees of quarter block at that corner.

Five story Burkhardt building, Second street between Morrison and Alder, and immediately south of the new Gerlinger structure.

Six story structure on block bounded by Fourteenth, Fifteenth, Johnson and Lovejoy streets, by Marshall-Wells company.

Six story Y. M. C. A. Y. W. C. A. building on half block north side of Taylor between Sixth and Seventh streets.

Falling building, 15 stories, southeast corner Fifth and Yamhill, site of Gas company general offices.

Four story building by Star and Alder, by John Deere Plow company, East First and East Yamhill, six story concrete warehouse.

Five story steel and concrete business block of W. D. Fenton, Seventh and Ankeny.

Chinese quarters, Fourth, between Everett and Flanders, by Damerler & Co., four stories, quarter block.

Four story building by Star Brewery company, First and Madison.

Among the large improvements projected, but not definitely announced, are the following:

Theatre at Third and Morrison streets, northeast corner, Fleischner estate.

McGinn block, southeast corner Seventh and Washington, office building.

## SITE READY FOR NEW STRUCTURE

Work on Five-Story Building at Seventh and Ankeny Begins Soon.

Work will begin on W. D. Fenton's five-story building fronting Seventh and Ankeny streets within the next 30 days. The site has been cleared and excavating for the foundation will begin as soon as the contract can be let. Slow burning is to be the character of construction employed. The outside walls are to be of concrete with a steel frame support, and the interior of mill construction.

Russell & Blyth, owners of the small triangular lot on the corner of Ankeny and Seventh, have entered into a party wall agreement with Judge Fenton which secures to them the use of two walls of the Fenton building when they improve their property.

Glass & Fruhmann have taken a lease on the Fenton building.

After a delay of four months, due to a fire, the Hazelwood creamery building at Third and Gilsan streets is nearly ready for occupancy. The east and north walls of the structure were badly scarred by the fire and are being faced with cement. All the girders and studding on the second and third floors had to be torn out and replaced, which work has been the main cause of delay.

Within the next week or 10 days the heavy machinery at the plant on Fifth and Oak streets will be moved to the building and by February 1 the firm will be occupying the place with its entire plant.

## BUILDING BOOM ON IN ROSE CITY PARK

More Than \$60,000 Invested in Dwellings During Past Six Months.

More than \$60,000 has been invested in the last six months in the construction of residences in Rose City Park. Fifteen dwellings have already been completed at an average cost of \$4,000, and contracts have been let for as many more.

The Rose City Park Improvement league has taken up the question of securing cheaper building material for prospective builders in that district. It is believed that by united action a considerable sum can be saved, probably as much as 15 or 20 per cent of the cost of the materials. The proposed plan is for all intending builders to pool issues with those whose building are just starting and purchase all structural material in large quantities. The subject will be discussed and acted upon at the next meeting of the club.

Another subject to be presented at the meeting is a plan for financing building improvements of lot owners in Rose City Park at a considerably lower rate of interest than can be obtained through the ordinary channels. It is understood that a local capitalist has offered to supply the necessary funds.

## BRICK BUILDING IS CONDEMNED

City Building Inspector Spencer has condemned the three-story brick building on Third street, between Davis and Everett, belonging to Mrs. L. M. Dickson. The structure is considered unsafe and a menace to the lives of the occupants and the surrounding property. A permit has been issued to Contractor E. Wilson to wreck the building.



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## ACTIVE WORK ON EAST SIDE DWELLINGS

Construction Begins in Albina on Two Handsome Residences.

McKinley Mitchell has begun the erection of two handsome dwellings in Upper Albina, one a two-story frame on Skidmore street, Cleveland and Rodney avenues, to cost \$2,500, and a smaller building of the same type on Cleveland, between Skidmore and Mason, to cost \$2,500. Mrs. Moore has taken out a permit for the erection of a four-story flat on Sawyer, between Twenty-eighth and Twenty-ninth streets, to cost \$8,000. Henry Baake has broken ground for a two-story dwelling on East Main street, between East Thirty-ninth and East Fortieth streets; estimated cost, \$2,500. Located on East Eighteenth, between Alberta and Florence streets, J. M. Caldwell is building a modern cottage home at a cost of \$1,500.

## EIGHT-STORY HOTEL AT TENTH AND ALDER

Gus Rosenblatt Will Begin Construction of Building Next Summer.

The announcement is made that Gus Rosenblatt will begin the erection of an eight-story hotel on his property at Tenth and Alder streets, early next summer. Mr. Rosenblatt has secured a site at Columbia and Eleventh streets, where the dwellings occupying the Alder street property will be moved in April, immediately after the leases held by the tenants expire. Plans for the Rosenblatt hotel were prepared more than a year ago, and it was the intention to have the building completed by this time, but the matter was held in abeyance. The estimated cost of the improvement is \$150,000. Attend Rosenblatt's great clearance sale for fine shoe bargains.

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