

# BUILDING NEWS

## BUILDING TAKES UPWARD TURN

Permits Issued for January Double Those for Month of December.

## MANY RESIDENCES ARE ABOUT TO GO UP

Largest Permit of Month Is That Issued to the Dammeier Investment Company for a Four-Story Brick on Fourth Street.

From present indications the building permits issued in January will amount to more than \$500,000, an increase of 100 per cent of the December record. The largest permit for the month up to date was that for the Dammeier investment company, a four-story brick building occupying the half-block on Fourth street, between Everett and Flanders. Aside from this the permits for the month consist almost entirely of dwelling houses.

During the present week a large number of residence permits ranging in value from \$1,000 to \$2,500 have been issued. W. M. Seward has begun the erection of a two-story frame dwelling in East Taylor between East Twenty-seventh and East Twenty-eighth streets, valued at \$2,500.

A \$4,500 residence for W. B. Wiggins is under construction on Clackamas street between East Twenty-second and East twenty-fourth streets. The building is to be a two-story frame, finished in hardwood.

C. R. Welch is putting up a residence in Cleveland avenue, between Killingsworth and Emerson streets to cost \$4,500.

A frame store building corner Albina avenue and Bladenna street is under construction for C. T. Gates, valued at \$3,000.

W. R. Stokes & Co. are building four dwellings, one on Lovelock street, between Twenty-first and Twenty-second streets, valued at \$2,500, and three on Halcyon, between Grand avenue and East Sixth street, to cost \$2,000 each.

On East Oak street, between East Twelfth and East Thirteenth streets, Mrs. B. Joyce has begun the construction of a \$2,000 cottage.

Arlitico, H. J. Herty has awarded to George West & Co. the contract for the construction of a \$3,000 Swiss chalet in the corner of East Twenty-second and East Clackamas streets.

C. M. Jantz is erecting a \$2,000 cottage in East Ankeny between East Twenty-second and East Twenty-fourth streets.

Mrs. P. J. Colburn is preparing to build what will be, when completed, the largest and most expensive home in the Irving district. The new residence is to go up on the corner of East Sixteenth and Halcyon streets and will cost about \$10,000.

**25-YEAR LEASE ON M'GINN BLOCK**

Negotiations Completed for Control of Corner at Seventh and Washington.

ANNUAL RENTAL FORTY THOUSAND

Lessees Agree to Erect Building Not Less Than Eight Stories High—Proposed Structure Will Be Steel and Brick.

Negotiations were completed during the week for the lease of the McGinn block at the southeast corner of Seventh and Washington streets, owned by Charles McGinn, to J. J. and A. Jennings for a term of 25 years at an annual rental of \$40,000. These negotiations were begun several weeks ago as announced at the time in this journal. Under the lease, the lessees agree to erect not less than a six-story building, covering the entire site, the building to be of steel and brick construction, to pay all taxes, insurance and public improvement assessments and to pay a monthly rental of \$3,333.33, which for the 25-year life of the lease amounts to \$800,000. It is also a part of the agreement that at the expiration of the lease the building and any improvements shall revert to the use of the ground. It is understood that the lessees will probably begin building operations in the early summer and the contemplated improvement will be not less than eight stories high and possibly 10.

By the terms of this lease a new building is established for Portland business property, as the annual lease of \$40,000 is equivalent to 5 per cent of \$800,000. The highest priced property heretofore sold in Portland, the W. Wortman & King corner, brought \$50,000, although the Falling corner rose Fifth street from the above, was used on a valuation of \$600,000, for a quarter block.



Spencer Apartments, King and Wayne Streets.

## VAST INCREASE IN USE OF CEMENT

Output Far Less Than Heavy Demands of Thousands of Builders.

SIXTEEN MILLION BARRELS SHORTAGE

Twenty Years Ago Total Production in United States Was 42,000 Barrels—Today Output Amounts to 55,000,000 Barrels.

For the past four years there has been a constantly increasing shortage in the supply of Portland cement, and this, in spite of an almost incredible increase in output. It is believed, however, that on account of a phenomenal increase of output in the last three months, the supply during 1908 will equal, or nearly so, the demand.

The demands of the trade in 1906 exceeded the supply by 11,000,000 barrels and the shortage of 1907 was 18,000,000 barrels. In 1886 42,000 barrels of Portland cement were manufactured in the United States. Since then the production of this commodity has grown by leaps and bounds until the moderate output of 27 years ago has grown to

the enormous total of 55,000,000 barrels, an increase of 130,000 per cent in the year 1907.

A few short years ago the workers of wood looked in vain to the north, to the east, the south and the west for a visible supply of lumber for the uses of the next and succeeding generations. The steel king came, in a manner, to the rescue. The scientists told us that 50 years would probably mark the end of the steel age, to a large degree, at the prevailing rate of consumption. Naturally there followed an era of "tail thinking," when the "captains of industry" found more pleasure in holding divine faith in the old adage, "necessity is the mother of invention," than they did in attempting conclusions regarding the all-important matters of wood and steel.

**Saves the Situation.**

Just at the time when the situation was really beginning to look dark, there stepped into the commercial arena, a "master of destiny" in the building world, hailed as the "king of construction," and "emancipator of the common people" from ever-increasing construction prices—Portland cement.

Portland cement has been called by Edison and others, of renown in the building world, the prophet of the "concrete age"; heralding an era of age-proof, fire-proof, water-proof, sanitary construction; an era when the modest cottage of the day-laborer will be built complete in three days—and built to stand intact, clean-cut and inhabitable for generations. An era when the magnificent mansions of our millionaires will rise from the ground like mushrooms, fairly springing into majestic piles of high-art construction—built in a moment, as it were, to defy the elements for all time to come.

An era when the sky-scrapers of our great cities will effectually resist and retard general conflagration; and, in the end, an era of absolute fire-proof construction so generally applied that the term "general conflagration" will become obsolete.

**No More "Ramsheadles."**

An era when even the memories of the hideous ramsheadles, today so much in evidence in our towns and cities, will sink into oblivion, for "ram-

shackles" will not be known to the concrete age.

Today we are building our bridges, levees, abutments, sidewalks, streets, carfloors, foundations, even our railway ties, telegraph poles and a thousand other things besides beautiful homes and giant buildings, all of concrete. Where is another of nature's productions that is put to so many useful purposes. And yet, its sphere of usefulness is being daily widened. Truly—may Portland cement be hailed as "master of destiny."

## TEACHERS MAY GET RATES TO CLEVELAND

(Special Dispatch to The Journal.)

Salem, Or., Jan. 25.—After extended correspondence State Superintendent Ackerman of the department of public instruction finds he was mistaken in the statement made in his former interview, to the effect that delegates to the National Educational association had never been given reduced rates this side of the Missouri river. He says the railroads are showing a good disposition to help make the Cleveland meeting of the N. E. A. a success by giving reduced rates to all who wish to attend that great educational gathering to be held June 29 to July 3. The program is soon to be ready for distribution to Oregon educators.



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## INQUIRIES COME EARLY THIS YEAR

Lumber Dealers Anticipate Fairly Good Spring Business.

LOW PRICES HELP BUILDING INDUSTRY

Mills Gradually Resume Operations in Hopes of Being Able to Work Off Enough Material to Keep Head Above Water.

With an improvement in the foreign and eastern demand, lumber dealers look forward to a fairly good spring market. They do not anticipate the heavy business of last spring when California was buying right and left on speculation but look forward to a healthy, steady market to fill actual wants in the respective territories.

Locally the demand for building material is fair. Low prices have had a stimulating effect upon building operations as regards structures in which wood figures largely and this has helped to assist the otherwise weak market. Some mills in fact, report keeping their teams busy continually, which goes to show that they do about as much local business as last year.

Mills throughout the state are gradually resuming operations and the output today is considerably larger than two months ago, when the advance in freights and other causes made it advisable to curtail the output everywhere.

In reference to the foreign market it might be said that the outlook is fully as good today as last year at this time. Half a dozen cargoes, aggregating all of 10,000,000 feet, have already been sold for early delivery and negotiations for others are on. Logs are quoted from \$6.50 to \$10 per 1,000 feet and loggers propose to keep them there if possible. They declare it sounder business to let their camps lie idle than to slash prices, because the time will eventually come when they get the price.

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