

PORTLAND NEWS



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WEEK'S BUILDING PERMITS HEAVY

Architects Besieged With Commissions to Prepare Dwelling Plans.

The week just closing has been prolific in the announcement of new building enterprises. The architects' offices are overrun with commissions to prepare plans for new dwellings. Architect P. A. Carlander has plans ready for the Brown residence to be built at East Seventeenth and Halsey streets at a cost of \$5,500, and for the Coleridge home, another handsome home to go up in Irvington. He is also getting up plans for a 14-room flat to be built by a local capitalist, to cost \$8,000. E. H. Wempe took out a permit this week for a two-story brick garage, to be erected at Seventh and Burnside streets. The new structure will cost \$12,000 and will be put up by Contractor F. L. Litherland. The contract has been let for Walter A. Holt's two-story frame residence, which is to be erected on Cornell road. Architects Doyle and Patterson have awarded the contract for the erection of Dr. H. S. Nichols' new home on Johnson street, between Carter and Jackson streets, Portland Heights. Its estimated cost is \$8,000. Ernest Kroner is getting up the plans for an eight-room school house for the Rockwood district, near Graham. The building will have dimensions of 62x38 feet and will cost \$7,000.

CONDEMN WILLIAMS AVENUE SCHOOLHOUSE

Members of Circle No. 10, Home Training association, at a meeting in the Williams avenue schoolhouse yesterday afternoon adopted resolutions condemning the Williams avenue structure for school purposes, and asking the school board to take measures at once to erect a new building and of the decayed condition of the structure. He said he had counted as many as 89 leaks in the building during a recent rain storm.

Property was recently purchased at Knott street and Rodney avenue, but no steps have been taken since to build a new building.

New Mexico for Taft.
(United Press Leased Wire.)
Albuquerque, N. M., March 21.—It is expected that the Republican territorial convention, which meets in Silver City today, will declare for Secretary Taft as the choice of the Republicans of New Mexico for the presidency. The convention will name the delegates from New Mexico to the Chicago convention.

Robbers Sentenced.
(United Press Leased Wire.)
Hanford, Cal., March 21.—Frank Collins and Dan Leary were today sentenced to five and three years respectively to San Quentin prison. Collins pleaded guilty to robbing a Southern Pacific railroad boxcar and Leary robbed a man sleeping in a park.

Aberdeen, Wash., March 21.—Registration has closed for the spring election. The books show 1,598 voters' names enrolled.



Dammer Building, Under Construction, at Fourth and Everett Streets.

CHEAP MATERIAL BOOSTS BUILDING

Lumber at Lower Figures Than for Many Years Before.

OTHER LINES SHOW RELATIVE DECLINE

Manufacturers of Lumber and Millwork Say Future Prices Will Be Governed Largely by Decision of Commission in Rate Case.

Taken all in all, it is said, there never was a better time for building than now. Lumber is down to what millmen declare bedrock prices and other material required in the construction of dwellings is correspondingly low. The only item of expense which appears to hold up is plumbing and it is the one item that prospective builders dread most.

The low price of lumber alone has induced considerable activity in the building line. Millmen report that the local market has shown a good substantial increase with the approach of spring, and they say conditions are about as good today as ever in that line. It is the lack of eastern and California business that has brought down prices, the advanced rail freights and the financial flurry having crippled business both east and south. California was overstocked when the flurry in the west broke, and eastern buyers are holding back purchases until after a decision has been rendered with the intention of placing orders here, if the old rates prevail, whereas if the new and advanced one becomes effective they will probably look to other markets.

It is said that for the past several months lumber dealers have been working without any mutual agreement or understanding as to prices, each being at liberty to quote as he sees fit, or as conditions of business guide him, but a list will in all probability be gotten out again when the market once begins to show strength. Millwork is lower than for some time but manufacturers are of the opinion that the bottom has been reached. One of the most prominent saw and door manufacturers stated this morning that while prices on millwork might easily advance there is no apparent cause why they should decline.

CEMENT TO ENCASE STRUCTURAL STEEL

Weight Bearing Parts Should Be Enveloped With Casing.

There is no doubt that steel frame buildings are adequate for certain purposes, but all weight bearing parts must be enveloped in a continuous or unbroken casing of rich Portland cement concrete, says Cement Age. If the building has large undivided floor areas storing combustible products capable of producing an intense heat for a long period of time, special care should be taken to have all steel work thoroughly incased with a sufficient thickness of concrete. The columns should have at least three inches of concrete covering all parts and this concrete should be secured to the columns by proper metal reinforcement imbedded in the concrete. The sides and bottoms of girders and floor beams should likewise be surrounded with concrete not less than two inches, covering all parts. Clips or other fastenings of flange protection should not be exposed to action of heat or water. Floor arches should be designed and built of reinforced concrete to safely carry their loads without deflection enough to cause cracks. The reinforcing steel members should be protected with not less than 1/2 inch of concrete at all points. Wherever steel frames have been properly protected, as mentioned above, they have successfully passed through severe fires that have consumed all that could burn in a building. Concrete may be of Portland cement and an aggregate of sand and steam coal cinders or sand and trap rock gravel may be used—preferably the cinders or trap rock aggregate. Tests indicate that certain gravels are unreliable for fireproofing purposes where there is any considerable amount of heat.

NEW APARTMENT OPENS APRIL 1

Flat Building at Park and Madison Streets Handsomest in City.

The six-story brick apartment house built by W. L. Morgan at the corner of Park and Madison streets, will be completed and ready for occupancy by April 1. It is by odds the handsomest and best arranged building of the kind in Portland. Each of the six floors has six apartments of five rooms and one of three. The entire interior is finished in hard wood. The floors throughout are laid in eastern oak, except in the kitchens, where white maple is used. The stairways, banisters, doors, window casings and wainscoting are of oak. In equipment and furnishing there are a number of unique features altogether new in Portland. Each apartment has a gas range, and china closet, a porcelain lined refrigerator. The building is equipped with an Otis elevator which is electrically controlled, works automatically and does away with an elevator boy. The doors to the elevator shaft are built into the wall during the closing, thus practically eliminating the element of danger. In each of the bedrooms is an iron bed, so constructed that it can be folded into the wall during the day, presenting the appearance of a mantle and fireplace. Mr. Morgan has equipped the 50-foot lot adjoining the above apartment house, on which he will build the exact counterpart of this building, will probably begin for a few years yet, but it will be completed and ready for occupancy early in the summer of 1909.

ARCHITECTS IGNORANT OF CEMENT'S GOODNESS

Qualities of Fireproof Material Not Recognized as They Should Be.

Fireproof building construction should be interesting to every one, be he owner, tenant, architect, insurance man or the public, says Cement Age. Many of our city building ordinances are not properly revised and up to date concerning the subject of fireproofing. Some of the leading architects who are entrusted with the great responsibility of constructing enormous buildings which house hundreds of people in offices, public buildings and our school children, know practically nothing concerning concrete as a fireproofing material. It is apparently of minor consideration with them, due, undoubtedly, to the lack of published general information and details on this important subject. When once an architect becomes interested enough to study concrete structures from a fireproof viewpoint he usually becomes converted and seldom has reason to change his choice, and then only when poor materials or workmanship have been used. Concrete ranks at the head of all fireproof building materials because it is non-inflammable and non-combustible; it has a low thermal conductivity; it does not undergo molecular change due to fire and is not subject to warping, twisting, disintegration and exposure to the protected steel; it has practically the same coefficient of expansion as the steel that it fireproofs; it has strength, hardness and other physical properties, which are imperative in a building to withstand vibration, wear and tear, etc. There are also several commercial reasons why concrete is so largely used in building construction. The design may be adapted to local requirements and the labor and materials used where most needed.

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PILLOW CEMENT is guaranteed to cure any case of Heber, Blind, Bleeding or Protruding Eyes in 6 to 14 days or money refunded, 50c.

Arrangements have already been made for leasing a part of the building and leases for the remaining space will in all probability be signed before the building is completed.

ERA OF LOCAL HOME BUILDING

Portland Experiencing Wonderful Growth in Construction of New Residences.

DUE TO LOWERING COST OF MATERIAL

Labor Also Cheaper and More Plentiful—Permits for March Building Likely to Exceed \$1,000,000—Greater Than Last Year.

With lumber much lower in price than it was a year ago, with labor plentiful and wage scales more reasonable, in fact with everything that is used in house-building selling for much less money than for two or three years past, it is not surprising that Portland is experiencing an activity in dwelling-house construction quite equal if not greater than that of two years ago, when things were supposed to be at top notch in all lines of development and improvement. Architects, contractors and supply men unite in saying that conditions for building are more favorable in this city now than they have been in years, and better than will probably be the case again in years to come.

The only reliable index to the volume of new construction ordered is the daily record of building permits issued from the office of the building inspector. The record in residence building so far this month is considerably ahead of that in March, 1907. In the first two weeks of the month there were permits issued for new construction valued at about \$350,000, while for the week ending yesterday the record cost of building was up to \$200,000. The indications are that new buildings to the value of close to \$1,000,000 will be authorized this month, practically all of which will be in the building new homes. No doubt the desire of intending builders to take advantage of the present low cost of building is largely responsible for the heavy increase in operations. There is at least a decline of 25 per cent in the base price of lumber since the early spring of 1907. The "base" is the foundation for all prices on lumber and is better understood by lumber and material men than by the general public.

As showing the general decline in prices of building materials, local dealers gave these interesting figures: Brick which a year ago were selling for \$10 and \$11 a thousand are now \$8. Plastering is from 5 to 8 cents a square yard cheaper. The cost of painting is from 15 to 20 per cent less.

There is a difference of from 50 to 75 cents per barrel in the price of cement. Sash and doors are quoted at about 30 per cent less. Plumbing and wiring are both some lower, though not so much as other building necessities.

PUT UP BUILDING AT FOURTH AND OAK

Joseph M. Healy and Gay Lombard will immediately erect a three-story brick building on the quarter block directly across Fourth street from the Board of Trade building at Fourth and Oak streets. Work on the proposed structure will begin within the next 60 days and the building will be completed this summer.

Arrangements have already been made for leasing a part of the building and leases for the remaining space will in all probability be signed before the building is completed.

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