

# BUILDING NEWS



New Residence of A. Reffling, Cedar Hill.

## CONSTRUCTION CONTRACTS LET

### Work Soon to Begin on Many Houses, and Residences as Well.

A large amount of new construction was got under way this week, much of which has been in the hands of the architects for some time.

The contract was let this morning for the erection of the three-story brick apartment building at Fourteenth and Columbia streets, for M. F. Kelly. The structure will cost when completed about \$45,000, and will be one of the finest buildings of the kind in the city.

A permit was taken out Tuesday for the Otto F. Brandes flats, which are to go up on Clay street, between West Park and Tenth streets. The permit calls for a \$14,000 expenditure, but the improvement will cost, when completed, nearer \$20,000.

Construction work has begun on W. J. Van Schuyver's new residence on Twenty-fifth street, between Marshall and Northrup streets. It is to be a two-story frame, handsomely appointed and will cost between \$12,000 and \$15,000.

Work on the Haseltine flats, on Stout street, between Madison and Main streets, is progressing favorably. J. O. Trembley has the principal contract. The ground floor will be used for mercantile purposes and the upper story fitted up for offices.

Architects Doyle & Patterson prepared the plans for the building, which will be completed, the finest business building in Hood River.

Dr. T. L. Elliot of the city has commenced the erection of a \$20,000 brick business block in Hood River. The structure is to occupy a 60x100-foot lot, and have a height of two stories. The ground floor will be used for mercantile purposes and the upper story fitted up for offices.

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Building permits issued during the week ending last night were but a few hundred dollars short of \$250,000, which exceeds by a good many thousand dollars the volume of new construction commenced in any one week since the first of the year. Practically all of this sum will go into the construction of residences, flats and apartment houses, there being but one permit issued for a business house, and that was for a two-story brick structure to cost \$15,000.

## TASTEFUL HOME OF SPOKANE MAN

### Owner Copyrights Plans for Unique Six-Room Swiss Bungalow.

In order to prevent other ambitious builders of artistic homes from copying the design of his new suburban residence, a wealthy resident of Spokane has copyrighted the plans and published to the world that no one else in the falls city shall duplicate the house without the consent of Mr. Martin.

The house in question is a strikingly original and attractive building, which has just been completed in Spokane's well known residential quarter. It conforms to no particular style of architecture, but bears a close resemblance to what is known as the Swiss bungalow.

The building is so altogether unique and unlike anything known to modern architecture that a description of its more salient points may not be uninteresting to prospective builders of attractive homes in Portland. The front porch, covered with the main roof, has a cobblestone floor and is enclosed with lattice. The pillars are shingled and between them is a built-in seat. The house rests on a rustic basalt foundation, and the massive exposed chimney is constructed of the same material. Brown shingled walls, with trimmings of ivory white, give to the house an unusual coloring. The windows have very small panes. The hardware throughout the house is of brass, including a massive antique knocker.

The ceiling follows the lines of the roof and is spanned by solid beams. A massive fireplace constructed of honey-comb basalt rock, with heavy cement mantel shelf. The chimney breast is exposed to the ceiling and the hearth is vitrified brick, raised five inches above the floor level.

In the principal rooms the finish is select fir, stained brown, and the floors are waxed maple. The walls in the living-room are treated in golden brown and the ceiling in pumpkin yellow.

Delightful Dutch designs are carried out in the dining-room. There is delectable blue paper wainscot to the height of the plaster, battenwood with fir strips, above which are Deift designs. The ceiling is treated in drab. The kitchen is finished throughout in white enamel, a unique feature of the house is a tank and sprinkler on the roof for use in cooling the house in hot weather.

There are but six rooms in the structure - yet it cost to build about \$6,000.

## DR. ELIOT OWNER OF HOOD RIVER BLOCK

### Well-Known Pastor Erecting Business Structure Up Columbia.

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## CEMENT BLOCKS IN AN APARTMENT HOUSE

### Benton - Street Structure Will Be of Most Solid Construction.

Architects Goodrich & Goodrich are getting up plans for a four-story flat to be erected on Benton street near DuPont. The building will be novel in character and design. It is to be built of cement blocks and will rest on a concrete foundation. Each of the four apartments will contain five rooms, and are to be equipped with all the modern accessories usual in such structures.

This firm has a number of commissions on hand for improvements in Rose City Park, including a six-room bungalow for Mr. Pearson, and two bungalows for the use of William Kayath, each of which are to have full concrete basements and be equipped with hot water heating systems, fireplaces, modern plumbing, etc. They are to have cobblestone chimneys and porches. The buildings will cost about \$2,500 each.

## WORK BEGINS ON HOTEL AT TENTH AND ALDER

### Rosenblatt Building Main Contracts Will Soon Be Let.

Rapid progress is being made in excavating for the foundation of the Rosenblatt hotel at Tenth and Alder streets. The work is being done by C. J. Cook & Co., using their big steam lifter. Contracts have been let for the concrete foundation, concrete pier footings and basement walls. Architect Knighton is preparing plans and specifications for the main structure, and will probably be ready to let the contracts by June 1. The building is to be a five-story brick structure with a wall-facing of pressed brick and terra-cotta trimming. It will cover the entire quarter-block and will be completed by January 1, 1909.

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## DOWN GOES CHINESE BUILDING ON SECOND

### Pressed Brick Structure Will Be Rented to White Tenants.

Another old Second street landmark, the brick at the southwest corner of Second and Yamhill, is being torn out to make way for a modern four-story business block. This structure is one of the oldest buildings in the part of the city. It was put up about 25 years ago, and for the past 25 years has been occupied by Chinese. The property belongs to Moy Back Hin and associates, who are now preparing to put up a handsome pressed brick structure that will be a distinct ornament to the retail district south of Morrison street. It is understood that the owner of the quarter block adjoining the Moy Back Hin quarter on the south will raise the old building and when completed will replace them with a modern up-to-date improvement. The work will probably be done this summer, and when completed will greatly improve the appearance of the district. The new building will not be used by Chinese tenants, the owners declaring that their property is now too valuable to be used by Chinese.

## LOCAL DEMAND KEEPS UP WELL

The stormy weather is not promoting actual building operations, and as a result there is no great stir in lumber circles just now. But there will be an early revival because more building permits were taken out this week than in any week since the first of the year. Taking all things into consideration, the local demand is therefore quite satisfactory.

Large foreign orders are to be delivered during the next few weeks and this will keep up the number of mills in steady operation. Eastern rail business is still shot to pieces by the increased freight rates and the uncertainty of its being reduced.

Shingles are weaker if anything and few mills will remain long in operation unless the market shows signs of an early recovery. It is not desired to stock up with yards with stock under present conditions.

Millwork manufacturers have had no occasion to complain of poor business, but prices are much in sympathy with lumber. This, however, does not seriously affect them since they have the benefit of the reduced lumber quotations.

Relative to the general situation the American Lumberman of Chicago says: "With financial conditions such that the retail demand during April was far below what it ought to have been, there would seem to be reason for expecting more call for lumber during May, but thus far it has not materialized except in a few of the larger cities where building operations are considerably heavier than usual."

It is worth noting that the Chicago building department during April issued permits for buildings of greater volume than during April last year. Similar conditions exist in a number of other centers, but this may be accounted for by a recent revision in the valuation of building lumber is felt to a greater extent in the larger cities where orders are placed for larger quantities of material than in the country where the farmer buys in small lots. Furthermore, the accumulations of stocks in country properties, purchased at the high prices prevailing a few months ago, have not been disposed of and the retailer is unable to see his way clear to dispose of lumber at less than he paid for it, even though he realizes that there has been an unusual depression in values and that he could replace it at a fraction of what it cost him.

Manufacturing concerns that are buyers of lumber are consuming less than the normal quantity, but this section of the trade seems to be on the verge of improvement. As for the railroads, it is still impossible to predict just what they will do, or when they will be in the market. That they have been feeling the market for several weeks has been taken as an indication that they would want lumber before long, and it is well known that they need it, but the restriction in railroad revenues has been so marked in recent months as to make railroad buyers extremely cautious and not at all prone to action until they can secure very possible advantage. This does not mean that the railroads are not at all concerned with extensions and improvements, but buying will be more conservative and a close watch will be kept on the condition of railroad work until the practical effect upon dividends of recent legislation has been ascertained.

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