BUILDING NEWS

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IMPROVEMENT IN LUMBER MARKET

Millmen Report Slight Increase in Rail Business.

LOCAL DEMAND CONTINUES GOOD

Low Prices Still Rule and Builders Are Benefiting Thereby, as Is Seen by Large Number of Handsome Dwellings Springing Up in City.

There appears to be a slight improvement in the lumber business. Rail orders are said to show an increase as compared with business of the past three months, although at low prices. The general consensus of opinion is that the bottom has been reached and that the next material change will be for the better, from a manufacturer's point of view.

Portland builders have been getting the benefit of a low market for several months, and many monuments in the shape of handsome residences testify thereof. At no time in the city's history have more dwellings sprung up—dwellings of such handsome lines and elegant finish—as at present. And it is agreed that the inviting lumber prices have had much to do therewith.

Local business is still reported very good, and indications are that conditions will warrant a continuation, although there might be a slight falling off during the height of summer, when a quietness is experienced in most lines of industry, and when the beach and mountain resorts are the main objects of interest.

Foreign business continues good, several cargoes being on the list for export within the next few weeks. Some go to Europe, where there is a good demand for high-class decking and spar lumber, and others are booked for the orient and the antipodes. Part of one cargo goes to New Zealand, the first to be sent there from this district for a long time.

Good crop prospects from all parts of the country are giving the lumbermen hope of an improved fall trade and better business next year, when retail yards will be pretty well depleted unless they be stocked up in the meantime.

A decision is looked for in the rate advance case now before the interstate commerce commission, and a more settled condition of the market is expected when it finally becomes known what rate really prevails on lumber from the coast to points east of the mountains. At present there is a difference of 10 cents per 100 pounds that millmen do not know whether to absorb or not.

SCHOOLS JOIN TO BOOST FOR ALBANY

(Special Dispatch to The Journal.)
Albany, Or., May 23—Manager Bury I. Dasent of the Albany Commercial club has enlisted the aid of the schools in his publicity campaign. He has directed letters to the heads of the various schools in the city and of Albany college, asking them to furnish names of parties that may possibly be interested in this section and especially the city and county. To these will be sent pamphlets descriptive of Albany and Linn county. This invitation has been accepted and together all will work for the upbuilding of Albany and the Willamette valley.

The Commercial club is planning to take a hand in the advertising of Albany's manufactured products and expects in this manner to encourage such enterprises and to offer incentives for other manufacturing concerns to seek this city.

Umatilla People at Seattle.

(Special Dispatch to The Journal.)
Pendleton, May 23—It is estimated that 300 Umatilla county people are viewing the Atlantic fleet at Seattle today. One special train bearing about 150 left the city yesterday and many private parties went by way of Portland to the sound.

Hills and Horses
are a bad combination and the resultant strained shoulders and legs must be given careful attention if your faithful beast is to be spared to you. Prompt treatment is necessary and the best suited for the purpose is old reliable
Mexican Mustang Liniment.
Made of oils, famous for their penetrating and healing qualities it quickly relieves soreness, soothes the injured parts and removes all stiffness from the joints and limbs.
Send for a FREE copy of our valuable booklet "Points from a Horse Doctor's Diary."
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PORTLAND LEADS IN BUILDING

Amount Expended for April Far in Excess of Seattle or Los Angeles.

The American Contractor of Chicago has compiled the following table, giving the building record of 47 of the leading cities in the United States for the months of April, 1907 and 1908. Portland shows a loss of about $500,000, yet its total for last month was nearly $300,000 greater than that of either Los Angeles or Seattle:

City—	April, 1908, cost.	April, 1907, cost.
Baltimore	$ 475,420	$ 681,929
Birmingham	130,606	127,686
Bridgeport	117,682	302,910
Buffalo	609,000	1,086,700
Chicago	6,130,850	5,836,950
Cleveland	1,446,667	1,485,212
Chattanooga	195,140	95,835
Davenport	53,650	66,430
Denver	1,412,745	520,995
Detroit	932,350	1,271,400
Evansville	50,518	82,515
Grand Rapids	105,246	219,077
Hartford	226,350	343,700
Indianapolis	922,093	729,301
Kansas City	1,659,050	1,129,985
Louisville	251,421	445,320
Los Angeles	664,950	1,461,652
Manchester	87,475	79,115
Milwaukee	897,197	1,454,795
Minneapolis	989,030	1,147,960
Memphis	248,795	482,639
Mobile	31,025	173,270
New Haven	245,680	568,829
Newark	758,493	1,280,933
New Orleans	861,740	827,261
Manhattan	11,100,798	12,647,223
Brooklyn	2,386,802	9,594,515
Bronx	1,475,070	2,797,425
New York	14,962,170	25,039,163
Omaha	301,085	413,275
Philadelphia	3,178,535	6,893,500
Paterson	166,899	223,493
Portland, Or.	980,410	1,526,977
Reading	38,000	423,445
Rochester	445,822	786,045
St. Paul	539,292	623,119
St. Joseph	150,646	109,280
St. Louis	2,033,200	2,560,447
San Antonio	148,015	130,695
San Francisco	2,084,015	3,227,410
Scranton	212,803	222,119
Seattle	705,875	741,999
Spokane	764,630	554,380
South Bend	166,128	387,205
Syracuse	327,410	666,622
Salt Lake City	381,100	178,100
Topeka	115,327	91,420
Toledo	237,513	341,524
Worcester	195,375	430,740
Wilkesbarre	187,162	270,395
Total	$47,816,563	$72,183,172

Total loss per cent, 33.

STOVELESS HOUSE TO BE BUILT OF FIELD STONE

Novel Structure to Be Erected in Upper Albina by A. H. Faber.

Architect A. H. Faber is getting up the design for a residence for himself to be erected at the northwest corner of Ainsworth street and Garfield avenue, that will be altogether unlike any other residence ever put up in Portland. The distinguishing features of this structure will be its walls of "mossy" or field stone, undressed, and the fact that all the heating, lighting and cooking will be done with electricity. The house is to have dimensions of 40 by 66 feet, will rest on a full concrete basement and will contain nine rooms.

At the rear of this house and forming a part of it, will be a quaint, mossy-stone tower, on which will be erected a Dutch windmill, the wings of which will have a sweep of 32 feet and will be capable of developing eight or ten horsepower. Geared to the windmill is to be a dynamo, connected with a storage battery. Thus will be generated and stored ample electrical current to supply all the needs of the household.

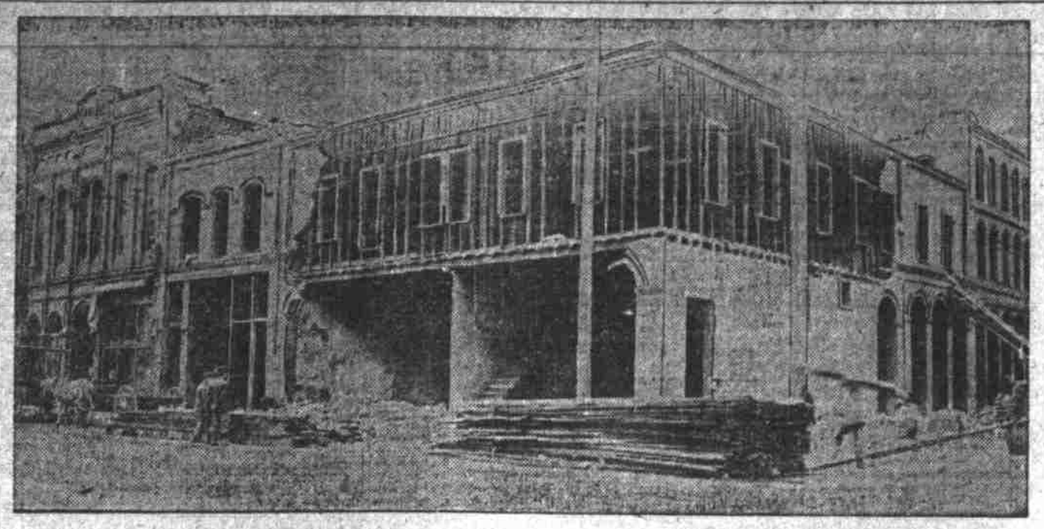
The building itself will cost about $6,000 and the electrical apparatus $2,000 additional, making the total expenditure not less than $8,000.

This is the second residence of an unusual style and character that Mr. Faber will have erected in Portland, the first having been erected at the northeast corner of Ainsworth street and Garfield avenue. This is a modern home, built entirely without flues, and heated and lighted with gas manufactured on the premises from gasoline.

Mr. Faber is now planning a concrete block building for Donahue & Hardin, which is to be 42 by 64, two stories high, contain nine rooms with basement and attic, and equipped with a hot-water heating plant. It will cost $9,000.

VANDERBILT TO GIVE SON FIVE MILLIONS

(United Press Leased Wire.)
New York May 23.—Five millions instead of the $10,000,000 she demanded is the enormous sum of money that Alfred G. Vanderbilt must set aside for his son as the result of the divorce granted Mrs. A. G. Vanderbilt, according to a report. This cash settlement was agreed upon in a compromise reached by lawyers representing the young millionaire and his former wife. It is said that he has been willing right along to give $5,000,000, but he insisted that twice that amount was excessive and unreasonable.



Buildings at Second and Yamhill to Be Replaced by New Four-Story Structure.

SAWS, HAMMERS AND PLANES BUSY

Construction Under Way of Many Medium-Sized Buildings.

A large number of substantial building contracts were let during the past week. This in addition to the usual number of contracts let for moderate priced residences brought the total volume of new construction for the week close to the splendid record of the week ending May 16.

Architect Otto Kleeman has awarded the contract for the proposed Selling building, at the northeast corner of Grand avenue and Belmont street. This structure is to be 60x100, three stories high, and will cost approximately $25,000.

Ground was broken this week for the four-flat building of T. J. McNamee at Grand avenue and Oregon street. Each of the four flats will contain six rooms and will be thoroughly modern and up-to-date.

Architects Goodrich & Goodrich have let the contracts for the construction of two bungalows at Rose City Park for William Kuyath.

Washington Street Building.

Jennings & Co. are building a two-story brick store on a part of the McGinn quarter block at the southeast corner of Washington and Seventh streets. The building will cost when completed about $10,000.

Mrs. G. F. Wells has begun the erection of a handsome dwelling at the corner of Tillamook and East Twenty-first street. It is to be a two-story frame, handsomely appointed, and will cost about $12,000.

On East Sixteenth street, between Halsey and Weidler streets, Meehan & Rice are building a two-story frame residence, to cost approximately $6,000.

A permit has been taken out for a modern two-story frame dwelling by H. H. Northrup to be erected on Elizabeth street at the end of Twentieth street, Portland Heights, to cost $7,000.

H. L. Plymale has begun the erection of a double flat on Tillamook, between East Seventh street and Union avenue, to cost approximately $4,000.

East Side Flats.

Work will soon begin on a four-series flat for Mrs. J. B. Comstock at the northeast corner of East Sixth and Weidler streets. Each flat will contain five rooms and will have modern appointments throughout. The estimated cost is $7,500.

Contractors Trains & Gate have the contract for the construction of the two-story dwelling of A. Glebisch at East Twenty-first and Halsey streets. The structure will cost when completed about $4,000.

Mrs. H. D. Curtis has begun the erection of a two-story frame dwelling on East Twenty-ninth street, between East Main and East Salmon streets.

The Hancock Street Building company is getting up plans for two bungalows to be built by Mrs. A. Jenkins at the corner of East Tenth and Tillamook streets.

M. F. Donahoe is preparing to begin the erection of a handsome cement block residence at the southwest corner of Sumner street and Garfield avenue, in Walnut Park. The estimated cost of the structure is $10,000. While the building will be but two and one half stories high, foundation walls sufficiently strong to support five stories will be put in. As already noted the walls are to be of concrete blocks with double hollows. The porch columns and balustrades will be of artificial stone and the floors will all be hardwood, birdseye maple and oak.

Architect Faber is getting up the design of the buildings on which construction work will begin about June 1.

Beech Street School.

School district No. 1, Portland, has taken out a permit for the erection of a two-story frame schoolhouse to be built on Beech street, between Garfield and Mallory avenues, to cost $30,000. Contractor Hobkirk will put up the structure.

Alex Gevurtz has begun the erection of a two-story frame dwelling on Northrup street, between Twenty-fifth and Twenty-sixth streets. Completed the building will cost approximately $4,000.

A modern two-story frame dwelling is being erected on East Twenty-fourth street, between Tillamook and Hancock streets, for E. H. Meyer. The building will cost about $3,500.

Tuesday of this week a permit was issued for the erection of $4,000 home on Eleventh street, between Jefferson and Main street.

H. A. Hinshaw has begun the erection of a modern cottage on East Taylor, near East Thirty-ninth street, which will cost when completed about $3,000.

A firm of Portland architects has in preparation plans for two large building to be erected at Marshfield, Oregon. One a hotel building, 50x100, is to be a four-story brick or concrete structure which will cost approximately $60,000, and the other an 18-room frame schoolhouse with concrete basement will cost $35,000. Bids will be asked on the schoolhouse May 25, and June 1 the hotel plans will be submitted to Portland contractors.

PRINTSHOP WILL GO INTO NEW BUILDING

Work on the Fenton Structure on Seventh Street Is Progressing.

Work on the four-story steel frame building under construction for W. D. Fenton on Seventh street, between Oak and Ankeny, is progressing favorably. Two stories of the steel frame is in place and a permit for the brick walls has been issued to Contractor Tresham, who began this week running up the walls.

The general contract calls for the completion of the structure by June 1 but it will be as late as July 1 before it will be turned over to the owner. When completed it will have cost about $40,000.

Glass & Prudhomme have taken a lease on the entire structure and will occupy the four floors and basement with their printing business, now conducted on First street.

Fools are generally long-lived. The one who rocks the boat always lives to tell about it.

HIGHEST PRAISE GIVEN CONCRETE

Strongly Recommended for All Sorts of Railroad Engineering.

About as strong and unqualified an indorsement of concrete as was ever rendered was that made at the recent annual convention of the American Railway Engineering and Maintenance of Way association held in New York. The members of this association met for purely practical purposes, the comparison of experiences and observations of the past year, and being engaged in duties requiring the highest intelligence, they are qualified to speak with authority on the subject of their work. The committee on buildings took into consideration every phase relating to the construction of roundhouses, the destructive influences to which these buildings are subjected and the economic problems involved. Its verdict was that in economy of first cost, durability and fire-resisting qualities, there is no other fireproof roof construction which is equal to reenforced concrete. The committee went on to say that a roof of this character gives the greatest freedom from possibility of interruption by traffic because of fire, cyclone or earthquake, and that consequently no insurance is shown for the concrete roof roundhouses, while the others have a rate upon the entire value of each stall, including foundations and pits, equipment and all accessories.

In another committee report, that on masonry, a topic for consideration was present typical standard designs now in use for masonry culverts, both stone and concrete. On this topic the committee's introductory paragraph was as concise and suggestive as the reference to the roundhouse quoted above. It said: "Your committee finds that stone structures of this class are rapidly going out of use, and has therefore eliminated them from consideration, and confines itself to concrete culverts, plain and reenforced."

Thus stone work is absolutely eliminated from further consideration in a field it formerly occupied to the exclusion of practically every other material. If extended experiments and the practical use of concrete by experts of such prominence warrant them in indorsing it for structures likely to encounter the most severe tests to which a building material can be subjected, their reports and conclusions should certainly go far toward inspiring confidence in those who still hesitate to adopt concrete for ordinary purposes.

Building Permits.

William Grahach, erect studio, Front, between Sheridan and Caruthers, $2,000; D. W. Wakefield, erect dwelling, Chapman, between Madison and Jefferson, $2,000; A. N. Bechell, erect dwelling, Colonial and Shaver, $2,000; Oliver Chilled Plow company, erect warehouse, East First, between Taylor and Yamhill, $25,000; Long Investment company, alter and repair grill and saloon, Sixth, between Alder and Washington, $2,500; Olaf Kylio, erect dwelling, Broadway, between East First and East Second, $2,000.

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