

NEWS

STATE RECEIVES PATENT TO LAND

Title to Almost 11,000 Acres Can Now Be Transferred to the Settlers.

(Salem Bureau of The Journal.)
Salem, Or., June 12.—The state land office received patents yesterday from the government to 10,942.76 acres of state lands which were exchanged for unold school lands that have been included in the recent large forest reserves created in this state by the president. While the old school lands were sold sometimes for \$2.50 an acre, these new lands cannot be sold for less than \$8.75 an acre.

One of the patents is for 7,885.44 acres in the Dallas district and the other for 3,057.32 acres in the Roseburg district. All this land has been sold to settlers who selected it from the lands held by the government and who have made application for its purchase.

Sections 16 and 36 in every township were set apart by the government for school purposes. Wherever any of these sections or any part of them were included in any large reserve the federal government allowed the state to apply for lands in other sections outside the reserves that had not yet been taken up under the homestead law. It is therefore wanting school lands selected the lands themselves, paying the purchase price asked by the state. The income from these lands is placed in the irrevocable common school fund.

The federal government is far behind in its work and many applications have been sent in the patents for which have not yet been returned.

Incorporations.

(Special Dispatch to The Journal.)
Salem, Or., June 12.—Articles of incorporation have been filed in the office of the secretary of state as follows:
Oakland Grocery company; principal office, Oakland, Or.; capital stock, \$5,000; incorporators, J. L. Hunt, A. G. Young, J. J. Dear, C. B. Guinn and Phil Beckley.
Valley Presbyterian church; principal office, Milam, Or.; incorporators, Ed Hood, R. H. Wellman and W. W. Phillips.
Notaries Commissioned.
Salem, Or., June 12.—The following as notaries have been issued as follows: William A. Norand, Boring; Robert R. P. Boyer, Portland; T. T. Parker, St. Johns; J. I. Mitchell, Lenta; and H. E. Bickers, Pendleton.

SIX-STORY WAREHOUSE FOR CRANE COMPANY

Excavating at Irving and Thirteenth streets for the six-story steel and brick warehouse for Crane company began today. The entire half block is to be covered with a new structure; one half to be occupied by a six-story building and a two-story on the remaining quarter block. Both buildings are to be of fire-proof construction. Architect W. H. Knighton is getting up the plans for both structures, and will be ready to invite contractors bids about July 1. Crane company is one of the largest dealers in lumber in the United States, having establishments in many of the principal cities in the country.

THE TRUTH ABOUT KIDNEY TROUBLE

Kidney trouble is inflammation of the kidneys due to colds, exposure, worry, excesses in eating and drinking, etc. Backache is seldom an evidence of inflammation of the kidneys. Smokiness or sediment that can be seen with the naked eye are not usually evidences of a very serious stage of the inflammation. The effects show in people otherwise well and commonly disappear with the exciting cause. The patient should diet, avoid colds and live carefully. The ordinary cases of kidney trouble will with care and treatment usually disappear the first few weeks.

If it persists, or there should be continued evidence of disordered kidneys, it should demand the attention of the patient in view of the position taken by medical writers that about the sixth month the inflamed condition becomes chronic and incurable.

It will be seen through all the above that the real trouble is inflammation in the kidneys. While there are many kidney stimulants they have been abandoned by physicians, for they now know that none of them carry repair to inflamed kidneys.

The late John J. Fulton was the first man in the world to discover an emollient that reaches the kidneys.

It reverses the old treatment. Instead of irritating the inflamed kidneys with stimulants the effect is the gradual reduction of the inflammation and for the first time kidney disease, both in the first and second stages, is amenable to treatment. Fulton's Renal Compound abating the inflammation in about 87 per cent of all cases.

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Sklidmore Drug Co., 151 Third street, are our sole local agents. See Bulletin of late recoveries.

MANY FLATS AND HOUSES GO UP

Numerous Other Buildings as Well as Trust Company Residence.

The Portland Trust company is having plans prepared for a three-story frame residence to be built on Overton street, between Twenty-fourth and Twenty-fifth streets. The structure will be 36 feet square, full concrete basement, and will cost approximately \$4,000.

Allen Gilbert has begun the erection of a modern four-apartment flat on Fifth street, between Jackson and College streets. The structure is to be modern throughout and will be provided with all the up-to-date conveniences that are making flats so much sought after by the well-to-do renter. Completed, the building will cost about \$8,000.

Architects Clausen & Clausen have awarded the following contracts for the new Stanbury flats to be erected on the southeast corner of Second and Lincoln streets: Excavation, Contractor Seton; concrete, Sinclair & Lewis; carpentering, John Almeyer; plumbing, J. P. Bhea; and sheet metal work to Contractor Bettman. The estimated cost of the building is \$8,500.

Architect H. J. Hefty has let all the contracts for the construction of Mrs. J. B. Comstock's handsome flat building to be erected on Welder street, between East Sixth and East Seventh streets. Its estimated cost is given as \$7,500.

Architect Otto Kleeman has in preparation plans for a new modern tenement building for Simon Harris to be erected on Hoyt street, near Twenty-second. It is to be a six-story structure, resting on a concrete basement, and will have four apartments of six rooms each. The improvement will cost between \$8,000 and \$10,000.

Excavating for the foundation and basement of the Valley brick apartment building on Fourteenth street, between Jefferson and Columbia streets, is under way. Contractor Nummecher has taken out a permit for the erection of this building, which calls for an expenditure of \$33,000. Architect Ewart is at work on some of the details of the plans which will be completed in a short time. When completed this will be one of the most modern and best appointed apartment houses in the city.

In the vicinity of Third and Grant streets, South Portland, construction is under way on four four-apartment flats, while within three blocks of this corner a dozen such structures are going up.

MEIER & FRANK FIRM PLANS NEW ANNEX

Study of Eastern Architecture to Be Made by the Firm's Agents.

Alfred Doyle of the firm of Doyle & Patterson, architects, and Sigmund Frank of Meier & Frank, left last Monday for a six weeks' trip east for the purpose of looking into the latest and most improved innovations in the construction of department stores. Doyle & Patterson have been commissioned to prepare the plans and specifications for the proposed 10-story annex to be built by Meier & Frank on the quarter-block at the corner of Sixth and Alder streets. It is the purpose of Meier & Frank to put up a thoroughly modern structure, a modern approved design employed in the construction of department store buildings in the large eastern centers of the country.

Tenants occupying the frame buildings on the site have been notified to vacate by July 1, when the excavations will be torn out and the excavation for the foundation begun.

DELAYED STEEL IS HOLDING BUILDING

Work on Hospital Annex Is Ready to Be Started This Week.

On account of a delay in the arrival of the structural steel to be used in its construction, work on the Burkhardt-Caldwell building to be erected on Second street between Alder and Morrison streets, has been delayed for a short time. The concrete foundation and pier footings are in place, and it is expected to begin work on the walls within a week or ten days. This is to be a three-story brick with steel piers and girders, and will cost completed about \$40,000. It was designed by Architect F. J. Serratt, and Palmer & Edlison are the general contractors.

Work of demolishing a part of the frame structure of the Good Samaritan hospital to make room for the new \$100,000 hospital annex was begun this week. Architects Whidden and Lewis have

BOARD OF TRADE BUILDING TO BE COMPLETE SOMETIME DURING COMING MONTH OF JULY



Board of Trade Building, Fourth and Oak Streets.

The third of Portland's magnificent office buildings, 10 or more stories in height, the Board of Trade structure at Fourth and Oak streets, will be completed and ready for occupancy about July 15. This is the second strictly reinforced concrete building to be put up in Portland, the other being the Couch building on Fourth near Washington

street. This building was begun early in 1927 by the Board of Trade Building company, a corporation controlled by the defunct Oregon Trust Savings bank. Upon the failure of that institution last August work was suspended on the big building for several months.

Early this year Joseph M. Healey and Gay Lombard purchased the bank's interest in the uncompleted structure, and immediately thereafter a large force was put to work to complete it.

Architect David C. Lewis designed the plans for the structure, making it as nearly absolutely fireproof as it is possible to make a building of that character.

Already a number of tenants have taken possession of the four apartments. More than half the office space has been leased, and the owners are confident that by the time the building is entirely completed it will be pretty well filled.

MANY NEW FLATS TO BE BUILT

Property Owners Plan New Structures Throughout the City.

Among the building permits taken out in the latter part of the week for the erection of the better class of frame buildings was one for a two-story four-story frame flat for Mrs. J. L. Schwab to be erected on Sixteenth street between Yamhill and Morrison streets. The improvement will cost when completed between \$8,000 and \$10,000. Contractor George W. Oliver is to do the work.

The Roberts Construction company has taken out a permit for the erection of a two-story frame residence for C. E. Machen, to be erected on Victoria street between Broadway and Hancock streets. Estimated cost \$4,000. George A. Riggs has begun the erection of a modern home on Schuyler street, between East Twenty-second and East Twenty-third streets. It is to be a two-story frame of attractive design, and will cost about \$4,000.

J. Swanson has broken ground for the erection of a \$2,000 dwelling on Albia avenue between Knott street and Sellwood avenue.

The working plans of the new building ready and have let a number of the construction contracts. The new building is to be six stories high, and an exact counterpart of the main brick structure facing Twenty-third street.

The excavation for the Rosenblatt hotel at Tenth and Alder streets has been completed. The concrete foundation is going in. It is the present intention of the builder to stop the construction of the sixth story of the building, and walls are to be made sufficiently heavy to carry the weight of a six-story structure. Architect C. C. Knighton is preparing the plan for the building.

TAKE ADVANTAGE OF LOW PRICES

Now Is Time to Build, Says a Prominent American Trade Journal.

"Now is the time to build," says the American Lumberman, Chicago, in a strong editorial on the subject this week. It goes on to show that the building trade of the entire United States is unsatisfactory because of the general indifference or neglect of the business educational factors. "The time to build is when material and labor can be secured on most advantageous terms, and that time is now," the writer states further, and then explains:

"Ignorance of the present unusual opportunities, and the failure to take advantage of conditions which may not again present themselves for years, are inexcusable.

"This ignorance is due to carelessness, negligence or oversight on the part of commercial educators, as stated. It should be charged up to the shortcomings of lumbermen, dealers in hardware, real estate men, business, commercial organizations and industrial associations.

"The press of the country occasionally prints an article setting forth the current advantages which builders may derive, but no systematic campaign for the enlightenment of the people who are in a position to build ever has been launched.

Enthusiasm Suppressed.

"This country is suffering, if at all, with suppressed enthusiasm. The warehouses are full; stocks of lumber, building hardware, lime, cement and all other classes of building material are more than sufficient to supply the present demands. Nominally some manufacturers of building materials have not lowered their prices, but are walking the streets looking for employment. They are able and anxious to work, and under present conditions will give greater and better service in exchange for less money now than they have been accustomed to give in the past.

Money is easier. A Chicago bank has just issued this statement: "We made a real estate loan late in May at 4 1/2 per cent, and sold it three days after we made it. We are making

CONCRETE ONLY IN THIS TOWN

In Haworth, N. J., This Material Is Used for All Buildings.

A whole village in which every house is of concrete construction may be seen at Haworth, N. J., on the West Shore railroad, near New York. This is an enterprise launched by the Franklyn Society for Homebuilding and Savings of New York. The society has been the agency through which nearly 1,000 houses have been built or purchased, and it is the highest possible tribute to concrete to state that in the building of Haworth it was adopted as being the most economical proposition presented to the company.

The result thus far comprises 20 houses completed, some monolithic and others of concrete blocks. Several of these houses are shown, all of them substantial and attractive. Here, in other instances, the waterproofing problem caused anxiety and trouble at the start, and it was found necessary in some instances to apply an exterior coating of cement to the block houses. An admixture of waterproofing compound would have made this unnecessary, had it been used in the manufacture of the blocks. The monolithic process resulted in a dense waterproof concrete. Cost records disclosed the fact that the monolithic houses cost about 10 per cent more than do block houses, owing to the use of forms, especially for ornamental detail. In the block houses a smooth surface block with four to one mix for the body and two to one for the face was used, while in the monolithic houses the mixture contained more than three or four and five of steam cinders. These houses cost more than frame construction, but the additional outlay will be more than met by reduced cost for insurance and repairs. The dwellings shown are interesting examples of the application of concrete to houses of moderate cost, and it will not be long before the "concrete village" will be found in all sections of the country.

loans every day at 5 per cent, and that will be the current rate very soon.

"Lumber now is being offered at prices which appear ridiculously low in comparison with the market value of last year. Where the manufacturer or the dealer refuses to make heavy concessions in price some one else will be do so steps in and takes the trade.

Advance Might Be Sudden.

"Soon the railroads and other heavy consumers must come into the market, and when they do prices are going to advance 10 to 25 per cent, and the individual who delayed building in the hope of securing even better terms is going to be left.

"A moment's reflection could convince any one that it is a pretty safe thing to buy at prices which represent merely the cost of production. It is incumbent upon those who handle building materials to acquaint the trade with those facts."

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FINLEY PLANS NEW UNDERTAKING CHAPEL

A. L. Finley, deputy coroner, is preparing to establish in Portland the finest undertaking establishment on the Pacific coast. He has just negotiated the purchase of a 56x100-foot lot at the southwest corner of Sixth and Salmon streets, on which is to be erected a modern steel-frame structure designed in every way to meet the requirements of an up-to-date undertaking establishment.

The building will not be erected for a year yet, as the lease on the place at Third and Madison has two years to run, but work on the new building will begin in ample time to permit of its being occupied upon expiration of this lease.

EATON COLLEGE WILL BE BUILT SOON

Work will begin about July 1 on the Eaton college of liberal arts, the new building of the Willamette university at Salmon. It is to be of brick construction, and will cost to build about \$60,000. The entire sum for its construction was a gift to the university by a friend of the institution, a banker from eastern Oregon.

DR. ONG BUYS FINE LOT OF MRS. RINER

Dr. H. F. Ong has concluded the purchase of a lot at the northwest corner of Clay and Seventh streets from Mrs. R. M. Riner for which \$15,000 was paid. Dr. Ong is making preparation to begin the erection of a four or five-story brick apartment-house on the site. A local architect is engaged in getting up the plans, and as soon as the frame building occupying the lot can be removed, ground will be broken for the new building.