

# CLIPPING NEWS



## STATE'S WATER POWER RIGHTS

### Action Should Be Taken by the Legislature, Says an Expert.

(Salem Bureau of the Journal.)  
Salem, Or., July 4.—Edwood Mead, the best recognized authority on water rights and irrigation, in a letter to State Engineer John H. Lewis advises that the Oregon law includes two features: First, no perpetual power rights; second, an annual charge for water used in irrigation. Mr. Mead, who is now the chairman of the state rivers and water supply commission of Australia, says Oregon should go farther in the direction of public control than states which have legislated earlier.

The charge for water used in irrigation should be based according to Mr. Mead on the amount appropriated not the amount diverted, since the charge should be so much a second foot. Wyoming, which has the best water code of any state in the union is indebted largely to Mr. Mead for Wyoming's water laws were drawn up by him while he was state engineer.

"If there is a charge for use of water for irrigation purposes," says the engineer, "it will cut down excessive and surplus rights as effectively as the New Zealand land law prevents fraudulent values for taxation. In New Zealand each man fixes the value of his property for taxation. If the state thinks this is too low it can buy the property at the assessed value with 10 per cent added. The sin of undervaluation is almost unknown.

"In Australia the charges for power and irrigation, are sufficient to pay for the supervision of the streams and relieve the general taxpayer from this burden. The main thing is the effect on development and property and the more impressed I am with the superiority over the lax and wasteful surrender of control in America.

"First, there is no wasteful litigation. There has not been a single water right lawsuit in this state for 10 years. There is no wasteful or excessive use of water to maintain a surplus right. There is a reserve power of the state to apply the water to a higher use whenever the need appears."

State Engineer Lewis has prepared a water bill that will be proposed at the next legislature, and if there is no legislation accomplished next winter Mr. Lewis through the aid of the state engineer will propose a water code through the initiative.

## 62 STORIES TO RISE 909 FEET

### Equitable in New York to Break Every Known Record.

The announcement that comes from New York that an architect has just completed the plans for a 62-story building to be erected on lower Broadway by the Equitable Life Assurance Society has caused a renewal of the agitation to limit the distance which these skyscrapers may project into space. New York proposed most modestly will reach a height of 909 feet above the sidewalk and when completed will be the tallest structure in the world, rising 90 feet above the celebrated Eiffel tower, which for the past dozen years has held the record for height with over 200 feet to spare.

Architects and construction engineers said five years ago, when the 41-story Singer building was started on Broadway, that this structure would mark the limit for height and that no other builder would dare attempt to surpass it.

**Land Values the Cause.**  
But land values have reached a point in New York where it is impossible to get a fair return on the investment except by putting up buildings of great height. As an illustration of this fact, a New York architect who was recently before the building commission of that city, protesting against limiting the height of buildings, testified that a 12-story building on Williams street, in the heart of the lower Broadway office building district could not be made to pay more than 3 per cent on the investment, while a 26-story structure in the same district yielded an income of but 4 1/2 per cent.

In spite of the opposition to limiting the height of these skyscrapers, it looks as if the Equitable building will be the last of its kind to go up in New York, as the building commission is making a thorough investigation into the reputed disadvantages of filling up the city with lofty structures, and it is believed that a regulation making radical restrictions along this line.

Another reason that is advanced in favor of allowing skyscrapers in New York is that the city has exhausted its facilities for spreading out, and if it is to grow in future, must grow upward. This reason is probably not applicable to any other large city in the United States, for none are built as is New York, on a small island. Philadelphia, Chicago, St. Louis, Baltimore, New Orleans, Boston and others where the skyscraper has not taken such a hold on builders, have ample room to spread in several directions.

**Other Districts Spread Out.**  
In many of the larger cities of the country property owners are in favor of spreading the business district over a greater area, and thereby giving increased value to the surrounding territory rather than putting up tall buildings in a restricted, high-priced area.

Architects and engineers agree that the question of safety cannot appropriately enter into any discussion of the matter of limiting the height of buildings, and that the most modern and best methods. The principal objection to lofty buildings is that the average structure above 15 stories high cannot be designed so as to be architecturally beautiful, but on the contrary must in its structural steel and concrete be unornamental. Fortunately, Portland capitalists and builders are not inclined to run their buildings above 10 or 12 stories, with the exception of such modern structures that have gone up here in the past two years are of attractive design and pleasing to the eye.

**Portland Is Blessed.**  
Neither is there a tendency here to concentrate business within narrow limits. A local architect commenting upon this fact said: "It is a question if any other city in the country the size of Portland has so many cost-effective office and retail buildings, many of which are large areas. It has a tendency to make real estate values more uniform, and the rate rents for the same class of buildings are not so high as in cities where business has not become so heavy here that it must be confined, and while there is time an effort should be made to prevent running buildings up into the air until they become monstrous."

One of the great difficulties is to overcome the rivalry among architects and engineers who are anxious to set a record of achievement. New possibilities in the art of reaching a prohibitive concrete construction are constantly coming to light which foster the idea of still further increasing the height of buildings.

## ENGINEERS MOVE BIG STEEL BUILDING

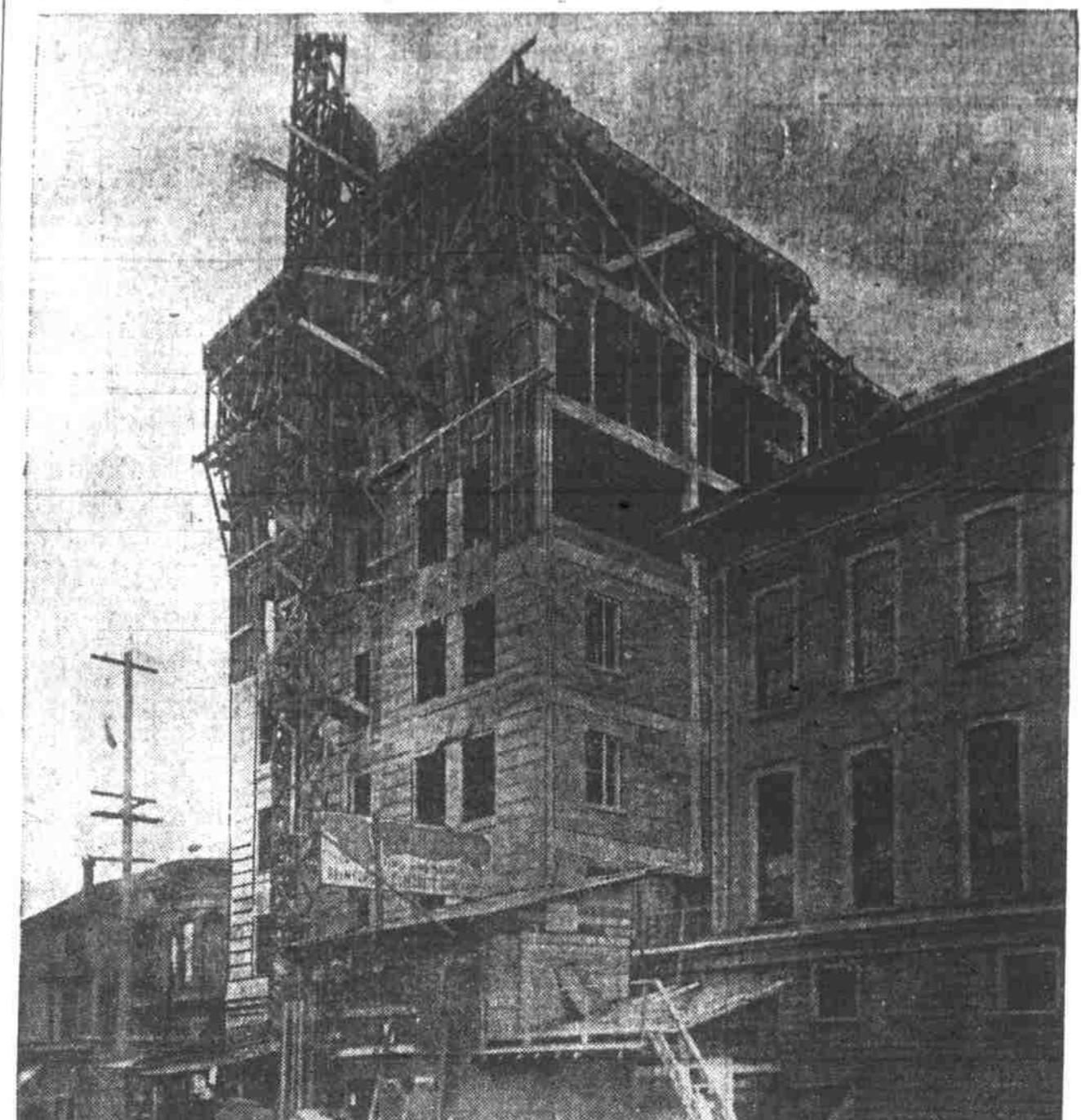
### Five-Story Chicago Structure Will Be Rolled Half Block.

A great house-moving task is now in progress on the west side in Chicago. The operation is part of the cleaning up work on the site of the new \$20,000,000 five-story Northwestern building. A five-story brick and steel building, 100 feet wide by 100 feet long, weighing about 2,000 tons, is to be moved a distance of about half a block. The structure will be moved on a solid ground-work of giant 12-by-12 wooden beams, laid crosswise on the wooden beams. On the tops of the rails, which are a foot and a half apart, are laid steel rollers two inches in diameter and two feet long. By means of jacks the wooden beams will push the rollers up so as to lift the building off its original foundation. The building will move along on the rollers at the rate of about 10 feet a day.

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The Canadian Pacific Soo-Spokane route is the short line between Portland and the Twin Cities—their time the fastest.

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Fuming-Monohydrate-66 Deg. Be.  
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**Peyton Chemical Comp'y**  
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Ten-Story Annex to Hotel Oregon.

## CHEAP LUMBER STILL TO BE HAD

### Inquiries From East Indicate Better Business Shortly.

## LOGGING CAMPS TAKE VACATION

### Shingle Mills Find Demand for Product Much Below Output and Close Down to Work Off Surplus Stock.

Lumbermen report that there seems to be a somewhat better feeling in the lumber market. Inquiries from the east indicate that dealers have about come to the conclusion that soon will be the most advantageous time to fill their stocks. It is said that in many cases have stocks been allowed to run down to the very lowest ebb with the view of having a clearing when things were in a sort of chaotic state.

## UNSIGHTLY CORNER WILL BE IMPROVED

The newest building promised for the business center of Portland is a handsome structure to cover the quarter-block at the southeast corner of Seventh and Stark streets. The property purchased this week by Theodore B. Wilcox. The character of the building to go up on this corner has not yet been determined by Wilcox, but will be in keeping with the recent improvements on the surrounding property and with the importance of the location. When seen, Mr. Wilcox said that the purchase was made as an investment required that suitable improvement be made without delay.

**Will Leave on Vacation.**  
(Special Dispatch to the Journal.)  
Astoria, Or., July 4.—Charles H. Haddad, United States customs-house inspector, has been granted 30 days leave of absence. He will visit his parents in Texas. While there he will attend the annual convention of the B. P. O. Elks at Dallas.

**Notaries Commissioned.**  
(Special Dispatch to the Journal.)  
Salem, Or., July 4.—Notaries named notaries have been issued to John H. Middleton, Portland; C. K. Hale, Elmira; Edw. W. Dennis, and B. G. Cochran, Hoover.

## PLAIN CONCRETE TO SUPPLANT ROUGH

### Valuable Building Material Molded to Suit Fastidious Tastes.

An interesting feature in the onward march of concrete as a building material is to note the change that is being made in the character of blocks that are in general use. The blocks just on the market were not accepted as a desirable substitute for brick or stone. They were usually of the rock-faced pattern, and were condemned by architects and builders of good taste. Many are still used, but they are gradually giving way to the plain surface block. The protest against the rock-faced block has been so general that manufacturers and builders are gradually discarding them. They have substituted a perfectly plain surface so far as any design is concerned, merely seeking to produce a pleasing texture and color. Some of the finest houses in the country have been built of these blocks, the facade being relieved by columns and cornices in molded concrete. Heretofore there has been a straining after whimsical effects, something not confined to blocks, however, but introduced in the form of concrete construction intended to represent the more refined types with the result that the right sort of progress has been retarded to some extent. It has been akin to the forced designs in masonry as exemplified, for example, by builders in cement like so many huge marbles, or gateposts decorated with projecting stones for cap pieces, which are not only ugly in themselves but invite the disrupting influence of rain and frost.

## A PATRIOTIC 4th OF JULY DUTY

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## PERMITS WILL REACH \$300,000

### Week's Building Record the Highest Touched for Several Months.

## LARGE PROJECTS ARE BEING LAUNCHED

### Sum Includes Huge Warehouse Under Construction by North Bank Road—More Apartment Houses to Go Up.

Building permits for the week will total about \$300,000, the largest sum reported for any one week in several months. Included in this sum is the two-story frame warehouse for the North Bank road, which is being erected on the river front, between Raleigh and Thurman streets. The second largest sum named in a permit was \$10,000, the estimated cost of the alteration to be made to the Empire theatre.

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**HOLLADAY'S ADDITION**  
The one best place in Portland to buy. Geographical center and most desirable residence property of the city. Building is believing. Better go and see the many choice residences under construction and the improvements going on.

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## YAMHILL COUNTY CAN RETAIN EXCESS TAXES

### Perpetual Granted Against State by Circuit Judge Galloway.

(Special Dispatch to the Journal.)  
McMinnville, July 4.—Circuit Judge Galloway has just handed down a decision in favor of Yamhill county in the case of the county against the state treasurer, asking for an injunction restraining the treasurer from collecting the county's excess taxes of \$21,000. Attorney General Crawford argued the state's case, and the county was represented by Attorneys McCain, Vinton and Pipes. The injunction was ruled perpetual by Judge Galloway. The case will be taken to the supreme court some time in October.

**Observation Car Portland-The Dalles.**  
Commencing Monday morning, July 6, the O. R. & N. will run the observation car "Astec" between Portland and The Dalles. This car will leave Portland at 9:30 a. m., arriving in The Dalles at 11:30 a. m.; returning, leave The Dalles at 1:45 p. m., arriving in Portland at 6:15 p. m.

**Library Smoking Stirrs Aberdeen.**  
(Special Dispatch to the Journal.)  
Aberdeen, Wash., July 4.—Whether or not men shall be allowed to smoke in the new public library, as suggested by Rev. Charles McDermott and Fred Hart, members of the board of trustees, is agitating the citizens. There is an even division of opinion on the matter. There are two women on the board of trustees, one of whom is in favor of the plan, while the other, although opposed from principle to the use of tobacco, says that if the majority of the board of trustees favor it she will not oppose.

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