BUILDING NEWS

OUTLOOK FOR BUILDING SEEMS NOW VERY BRIGHT

Announcements of new building enterprises made since the first of this month give assurance that for the next 12 months Portland will witness a larger volume of new construction of high-class buildings than for any like period in the history of the city. Arrangements have been made and work will begin within a short time on no less than five class "A" buildings in the central retail district of the city. None of these structures is to be less than six stories high and all are to be what is commonly called fire-proof construction.

The positive announcement was made this week that a six-story reenforced concrete building is to go up at once on the quarter-block at the northwest corner of Fifth and Stark streets. This property is controlled by Gay Lombard under a 30-year lease, who prior to his departure for California commissioned Architect David C. Lewis to get up plans for a building of the above type. Mr. Lewis says that the design will be of such a character that the structure can be completed for use as a hotel, office building or department store. The approximate cost will be $125,000.

Put Up Office Building.

Holders of the lease on the 100 by 100 feet at the northwest corner of Fourth and Alder streets are reported to have abandoned the plan of putting up a hotel and will at once begin the erection of a six-story office building on the site. Tenants occupying the old buildings on this property have been notified to vacate by September 1, when work of clearing the site will begin, preparatory to the actual work of putting up the office structure.

Theodore B. Wilcox, who some time ago purchased from John B. Yeon the valuable property at the southeast corner of Seventh and Stark streets, will soon begin the erection of a modern structure of from six to 10 stories, covering the entire quarter-block. Mr. Wilcox is negotiating with a prospective tenant for the premises, and as soon as this detail is settled, construction of the proposed building will begin.

Preliminary arrangements have been completed for putting up the big department store on the Pennoyer block for Olds, Wortman & King. As recently announced by the Trustee company of Seattle, holders of the lease on the Pennoyer block, work on this structure will begin early in September.

Ten-Story Addition.

One of the largest and most important of the new down-town buildings to be started this summer is the 10-story addition to the Meier & Frank department store, which will occupy a site 125 by 100 feet at the southeast corner of Sixth and Alder streets.

Another important addition to be made at once to the list of Portland's new business blocks is the $80,000 structure to be erected at Fourth and Hornside streets by the Pacific Paper company.

The Blanchard Stock company has begun the erection of a five-story building on Fourth street between Everett and Flanders streets. The building will cost about $[illegible] and is being erected from the plans of Architect David C. Lewis.

Ground will be broken in the next 30 days for a building at the southwest corner of Seventh and Couch streets. It is to be a brick structure covering a quarter-block, either four or six stories high and will belong to E. Wemme.

Half-Block Warehouse.

A permit was taken out this week for the erection of a warehouse covering a half-block in the East Portland warehouse district for Parlin & Orendorff. This structure is to be of brick resting on a concrete foundation and will cost about $[illegible].

The Smith & Watson foundry company has taken out a permit for the erection of a two-story brick building on Harrison between Front and Water streets, to cost $25,000.

Besides this large amount of proposed new building in the business districts, Portland's hospital facilities are being increased by new buildings which when completed will represent an investment of over $300,000. An addition to the Good Samaritan hospital, six stories high, has just been commenced, and the Homeopathic Hospital association has just begun the erection on Multnomah street between East First and East Second streets, of what is to be the west wing of a hospital covering the entire block.

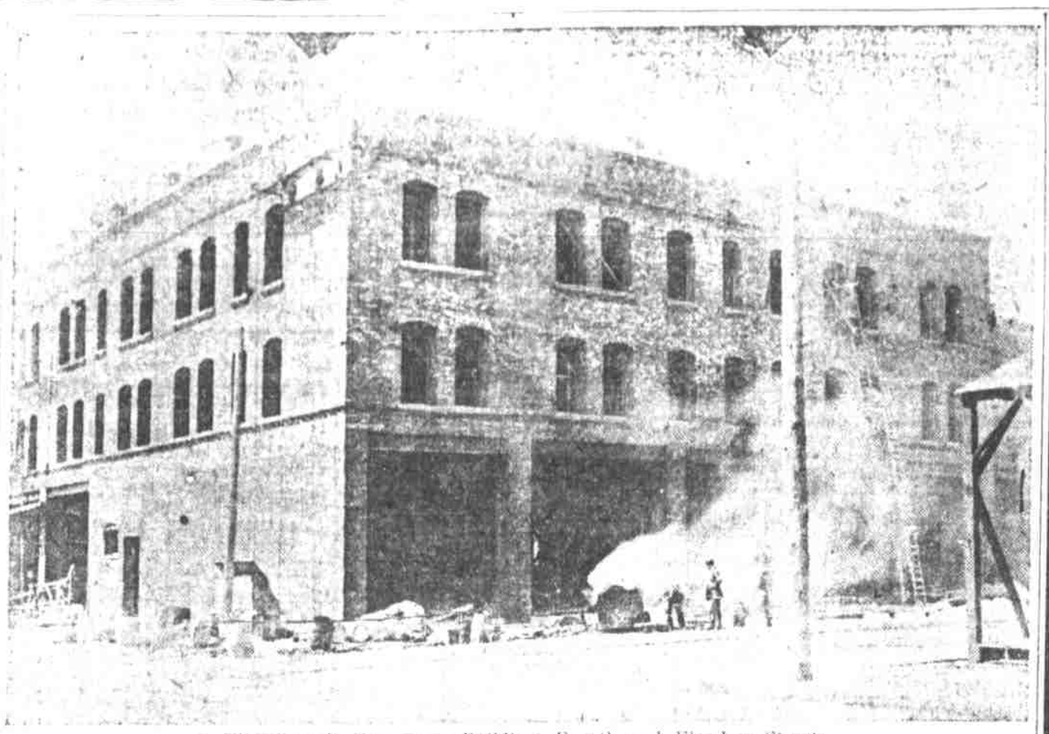
All of this is new construction, none of which has advanced beyond the excavation stage, but it is safe to say that the erection of every building mentioned here will be an accomplished fact within the next year.

In addition to the proposed new structures, there are brick and concrete buildings in various stages of completion going up in the business area of Portland that represent an expenditure of about $1,500,000. Of these the largest and most important is the Y. M. C. A.-Y. W. C. A. building at Sixth and Taylor streets. The estimated cost of this structure is $350,000, but it is probable that it will exceed this estimate.

The 10-story annex to the Hotel Oregon which is now pretty well up to the top, is another large building enterprise under way. The estimated cost of this structure is $175,000. In the same vicinity is the four-story brick Fenton building to be occupied by Glass & Prudhomme.

At the corner of Tenth and Alder streets Gus Rosenblatt has commenced the erection of a six-story family hotel, which will cost when completed, in the neighborhood of $125,000.

Smaller brick buildings to the value of at least $500,000 are under construction in the central business section and in the outlying smaller business districts.



A. Fleischman's New Store Building, Fourth and Flanders Streets.

SLOGAN OF BUILD NOW HAS EFFECT

Lumberman's Campaign Has Salutary Effect Throughout the Entire Country.

Throughout the middle west and in parts of the east there is a noticeable response to the slogan: "Build now" started some weeks ago by the American Lumberman. In a large number of cities and towns an increase in building operations is reported, much of which is directly traceable to the "Build now" campaign and its effect upon builders who realize that present conditions are ideal from their standpoint.

In a discussion along this line the Lumberman has the following to say:

"One of the commercial problems has always been, 'Do low prices stimulate demand?' The answer is that low prices should stimulate demand, but owing to the pig-headedness of those who could buy, price concessions are not followed always by active buying. Those who disregard the one-time fundamental business maxim not to buy on a low market stand to realize handsomely on their sagacity. The policy of buying when others hold back, or of selling when others are waiting for higher prices, yields excellent returns. Notwithstanding artificial expedients, demand and supply regulate the going prices. People are beginning to understand that price and value are not synonymous. The value of a commodity represents the labor involved in its production plus a reasonable profit for the manufacturer and the dealer or dealers. When purchases may be made at prices below the aggregate of the items mentioned, they are warranted by business prudence.

Decrease Over Last Year.

"In almost every city, town and village building materials now are 5 to 20 per cent below the schedule of prices in effect in 1907. In many instances they are below the 1905 and 1906 prices. In some districts prices have not receded materially. In others nominally the same prices are being asked, particularly for small lots of stock. However, where the dealer is asked to figure on a large bill ordinarily he is willing to make a lump price materially lower than that for which the same goods could have been furnished last year.

"In very few cities or sections is there enough work to keep all busy. Competition among workmen results in better service being given, in the use of it is no longer possible for a carpenter, a plumber, a mason or a plasterer to leave one job and go to work on another the next day. If he has work he gives good service in order to avoid being replaced by some one else.

"Present conditions are ideal for the builder. The lessened cost of material, plus the greater efficiency of labor and the economy in the time required to put up a structure operate greatly to reduce the outlay. Contractors are aware of the expense involved in delayed operations. When it becomes necessary to lay off crews or to shift them from one point to another pending the arrival of material necessary to continue the work the loss is often great. There is a loss in time and a loss in efficiency, and further damage by reason of the delay in the completion of the building.

Delay Means Loss.

"Each step in the construction of a dwelling, store or office building increases the outlay. Contractors usually are paid in installments, receiving certain per cent of the price when the foundation is in, another when the walls are up, another when the structure is roofed and so on. A delay of two or three weeks after the building is roofed over means the absolute loss of the use of the money invested for that length of time or possibly longer. Furthermore, a prospective tenant may become tired of waiting and secure accommodations elsewhere. All these are problems which the builder who builds during busy times must solve. They are problems which those who build now are not required to solve.

"It is not possible to determine the precise extent an active building campaign in the commerce of the United States. Would it be possible to provide work for all the mechanics an increase in general trade would result. The solvency of the butcher, the grocer or the baker depends upon the ability of his patrons to pay their bills; the solvency of the jobbing house depends upon the ability of hundreds of small retail distributors to pay their accounts; the solvency of the manufacturer hinges upon prompt settlement with the jobbing trade.

Build Now.

"The ability of manufacturers to keep their mills going depends upon collections and the demand for their products. No one link in this chain is independent of the others. No one link can be benefited without at the same time benefiting all the other links. Final analysis shows that the interests of the various elements of trade are indissolubly linked together. To start building is to start at the beginning and upon a firm foundation to begin renewed activity. Build now."

SIX-STORY AT FIFTH AND STARK

Reenforced Concrete Office Building Will Be Erected at Once.

Definite announcement was made today by Architect David C. Lewis of the immediate erection of a six-story reenforced concrete building on the quarter block known as the Brady property at the northwest corner of Stark and Fifth streets. Before leaving for California last Saturday, Gay Lombard, who holds a 30-year lease on the site, commissioned Mr. Lewis to get up the plans for the proposed structure.

The building will be designed in such a way that after the walls are up and the roof is on, it can be arranged for an office building, hotel or department store to suit the requirements of a prospective tenant. The building will cost from $100,000 to $125,000, and will be completed within 12 months.

ALBANY PROMISED MODERN HOSTELRY

(Special Dispatch to The Journal.)

Albany, Or., July 25.—Van Dran Brothers of this city, proprietors of the depot hotel for several years, are planning the erection of a large hotel to be located somewhere in the vicinity of the new depot and to have all modern conveniences. The old hotel is to be done away with as soon as the new depot is finished.

BUILDING TO RISE THOUSAND FEET

Seven Million to Be Spent on Monster New York Skyscraper.

Not content with overtopping the Eiffel Tower by a few feet, as will be done by the Mutual Life Insurance company's 62-story building under construction on lower Broadway, the report now comes from New York that plans are under way for a new skyscraper which will pierce the atmosphere to an elevation of 1,000 feet, and which will be nearly 100 feet taller than the insurance company's structure.

The following special dispatch tells something of the proposed structural monstrosity:

New York, July 25.—Tentative plans for a building 1,000 feet high to be erected on the site of the Mills building at 15 Broad street have been drawn by Ernest Flagg, the architect. If this skyscraper is built it will be the highest yet, topping even Eiffel tower.

Both Architect Flagg and D. O. Mills are in Europe. A representative of Flagg says the plans are drawn, but no definite arrangement has been made yet for executing them. Probably they will be filed with the building department soon. A representative of D. O. Mills said that while it could not be stated definitely until Mills returned from Europe whether or not the present Mills building would come down, it was highly probable it would be replaced within a year or so by a new building.

Architect Flagg, who designed the Singer tower, favors tower form for skyscrapers, and in his plans for the new Mills building a large part of the thousand feet will be devoted to the tower. The base of the tower will be 100 by 80 feet. The cost of the proposed structure is estimated at $7,000,000.

Work is in progress deepening the Suez canal to a minimum of 34½ feet, or 10 feet deeper than it was 15 years ago.

POISON OAK POISONING.

Ballard's Snow Liniment cures it. Mr. O. H. P. Cornelius, Turner, Ore., writes—My wife has discovered that Snow Liniment cures "Poison Oak Poisoning," a very painful trouble. She not only cured a case of it on herself, but on two of her friends who were poisoned by this same bye. Price 25c, 50c and $1.00. Sold by Skidmore Drug Co.

CHEAP LUMBER STILL TO BE HAD

General Strengthening of Market Is Predicted, However.

Opportunities to build cheaply are still open. Lumber and some other materials are down to what is believed will be as low as they consistently can go. Lumber manufacturers have been hoping to get better prices since the decision of the interstate commerce commission, but so far the general run is about the same as when the decision was handed down.

There is a stronger tone, however, and it is agreed that the bottom in the lumber market has been reached. Loggers are trying to protect themselves against further declines by announcing 50 cents advance on logs. Upper grades of lumber are in demand and if the railroads or other large consumers would begin buying lower grades in quantities, as before the slump, then normal conditions would soon result.

There has been slight falling off of local business during the past few weeks, but this is attributed largely to the season of the year, this being the time when people take more readily to the mountains or seashore than to building houses or other strenuous work.

The announcement that the railroads will in all probability abide by the decision of the interstate commerce commission and consent to the restoration of what is in effect the old rate to points east of the mountains, will undoubtedly have a tendency to further strengthen the lumber market because the question of whether or not the railroads would appeal from the decision left the matter in almost as unsettled a condition as before the decision was rendered.

Effort will be made probably to have the commission postpone the date upon which the provisions of the decision are to become effective on the ground of it requiring much time to prepare the new tariff sheets. This in itself, however, appears to be an admission of acceptance of the decision, and it is looked upon as such.

There is said to be a slight revival in the demand from California, where lumber has been selling very poorly for several months. Nevada, too, is calling for larger quantities in response to increasing activity in building. The foreign market continues satisfactory, several cargoes having been disposed of during the week, one of them being for New Zealand and another for South Africa.

Shingles are still weak, with no indication of an early improvement in the market. A number of the Washington mills have resumed operations after having been shut down for a couple of weeks to give a chance to work off surplus stock.

DEEP-TONED BELLS FOR HIGHEST TOWER

Four Huge Ones to Ring Quarter Hours in the Tallest Structure.

Four of the largest and costliest bells in the world are to be placed in the forty-sixth story of the new tower of the Metropolitan Life Insurance company's building in Madison Square, New York, and from a position about 650 feet above the pavement, nearly twice as high as any in the world, their deep tones will announce each quarter of an hour.

The largest bell, toned to B flat, will be 70 inches at the mouth and weigh 7,000 pounds; the second, in E flat, will weigh 3,000 pounds; the third, in F natural, will weigh 2,000 pounds, and the fourth, in G, will weigh 1,500 pounds. They will play every 15 minutes and strike each hour. They are to be mounted on pedestals between the marble pillars outside the forty-sixth story.

They will give what is known as the Cambridge quarters, four blows each quarter of an hour, eight blows on the half, 12 blows on the three-quarters and 16 blows each hour, followed by a striking of the hour.

BUILDING WORK DROPS 28 PER CENT

The Chicago Lumberman, the American Lumberman, states that the average cost of masonry and grading, plastering, plumbing, heating and painting on a specific Cleveland job is 28.5 per cent less than last year. Ten per cent, according to the Lumberman, represents reductions about the general contract in the total price of building materials. Labor, though a controlling factor, wages in effect have cheapened for a [illegible] month, in kept supposed a [illegible] work [illegible] off. Contractors, a smaller profit and in some cases take jobs with an expectation of profit [illegible] Taking the country [illegible] figures, the buildings are [illegible] from 25 to [illegible] per cent below last year's figures. Interest rates on loans are no longer inflated.

For men with capital there is in every growing section of the country a good opportunity to exert investment building against the certain demand of the near future. In some branches there is relatively at present [illegible] to get dwellings [illegible] not only at [illegible] but also [illegible] property and [illegible] Not often is [illegible] improving [illegible] of getting the [illegible] work.

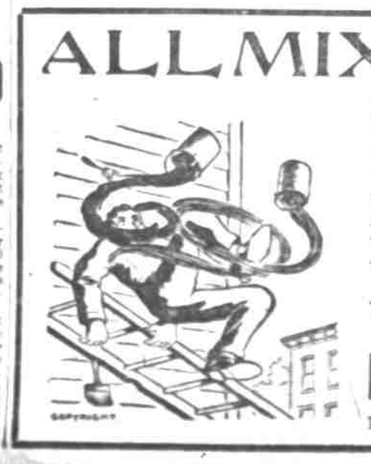
EAST SIDE BIDS FOR PORTION OF PARK FUND

The North East Side Improvement association met at its hall, corner Russell street and Rodney avenue, last night in regular session, Vice-President North presiding in the absence of Judge M. G. Munly, the president.

Committees were appointed to present the claims of the east side for parks to be built out of the $1,000,000 park fund. At least three parks are wanted by the east side. L. T. Adams is chairman of the special park committee.

Councilman Menefee who was present said he did not want to take up the widening of Union avenue with the council until he had ascertained the sentiment of property-owners with regard to this proposed improvement. A special street committee was appointed to confer with property-owners in regard to what they wanted to do about improving Union avenue.

ALL MIXED UP



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