BUILDING NEWS

MONSTER BUILDING TO GO UP IN NEW YORK

All the Tall Buildings of Portland Piled Up Would Not Reach to the Top of the 2,000-Foot Structure Planned by Flagg.

Not to be outdone by the proposed 1,000-foot high building to be erected on lower Broadway, a syndicate of New York capitalists has engaged Architect Ernest Flagg to get up the design for a structure 150 stories high, projecting into space 2,000 feet and which will fill with amazement all the wild-eyed provincials who visit the metropolis for the next half century. Under the building code in force in Portland the building of such a structure would not be permitted, but in New York, where everything is possible, the plan is being seriously considered.

If the reader should stroll through the business section of Portland and taking the Meier & Frank building as the foundation and place upon that the Wells-Fargo and then keep on piling them up until all the tall buildings in town were in a verticle shaft, he might have some conception of the impressive height that it is proposed to make the latest proposed addition to metropolitan sky scrapers.

Portland Buildings Piled Up.

The Portland sky scrapers that it would be necessary to thus superimpose in column formation to attain the height of the highest building yet proposed for New York are: Meier & Frank building, 75 feet; Wells-Fargo, 150; Corbett, 125; Board of Trade, 150; Commercial Club, 100; Chamber of Commerce, 100; Oregonian, 120; Rothchild, 90; Swetland, 90; Dekum, 100; Worcester, 90; Marquam, 125; Failing, 80; Columbia, 80; Hotel Portland, 90; Imperial Hotel, 90; Oregon Hotel, 90; Commercial block, 90, and then there would be room left for the Meier & Frank 10-story annex and the proposed Wilcox building, at Sixth and Washington streets, before the 2,000 foot limit would be reached.

In Portland the height of buildings is limited by law, while the building code of New York does not specify height, but says the maximum pressure beneath the footings on a rock bottom, if caisson foundations be used, shall not exceed 15 tons to the square foot.

The Scientific American, in carrying this law to its last analysis, has found that the maximum height would be 2,000 feet. The figures of weights and other calculations for such a tremendous tower, constructed on the general principles of the Singer building, have been supplied by O. F. Semsch, chief engineer, for Ernest Flagg, its designer.

Walls Twelve Feet Thick.

The building would rise to a height of 150 stories and its cost would be $60,000,000. Its walls would be 12 inches thick at the top and at the bottom 12 feet. They would withstand a wind pressure of 30 pounds per square foot all the way up.

The Scientific American declares that such an astonishing structure would not only be legal, but conservative. It would stand firm against the pressure of the hardest wind ever known in the metropolis; in fact the force to overturn the shaft would give some idea of the proportions which would obtain.

The proportion of height to either breadth or depth of this possible colossus would be as 10 to 1. In other words, the ground plan of the building would be 200 feet square. An ordinary pencil two and a half inches long, set on end, would give some idea of the proportions which would obtain.

Resistance to Big Winds.

A 2,000-foot building on a foundation 200 feet square would weigh 600,000 tons and the ordinary wind pressure would be 6,000 tons. The pressure necessary to overturn it would be equal to 6,000,000 foot-tons and the danger point would not be reached unless an unprecedented cyclonic force should strike it.

Compared with the tall structures of the world the one possible under New York building laws and even now being seriously considered by architects and engineers would be as a giant to dwarfs.

The "forty centuries which looked down from the Pyramids of Cheops," as Napoleon expressed it, had seen no mate to the monument of the Egyptians until the dome of St. Peter's gleamed above Rome. Then came the Washington monument with its top 100 feet higher than either of these. It was not until the Eiffel tower was erected with its summit 1,000 feet over the streets of Paris that building engineers thought they had attained the final achievement.

In structural problems and feats, however, this bore no more resemblance to the great New York sky scrapers than did the Pyramids.

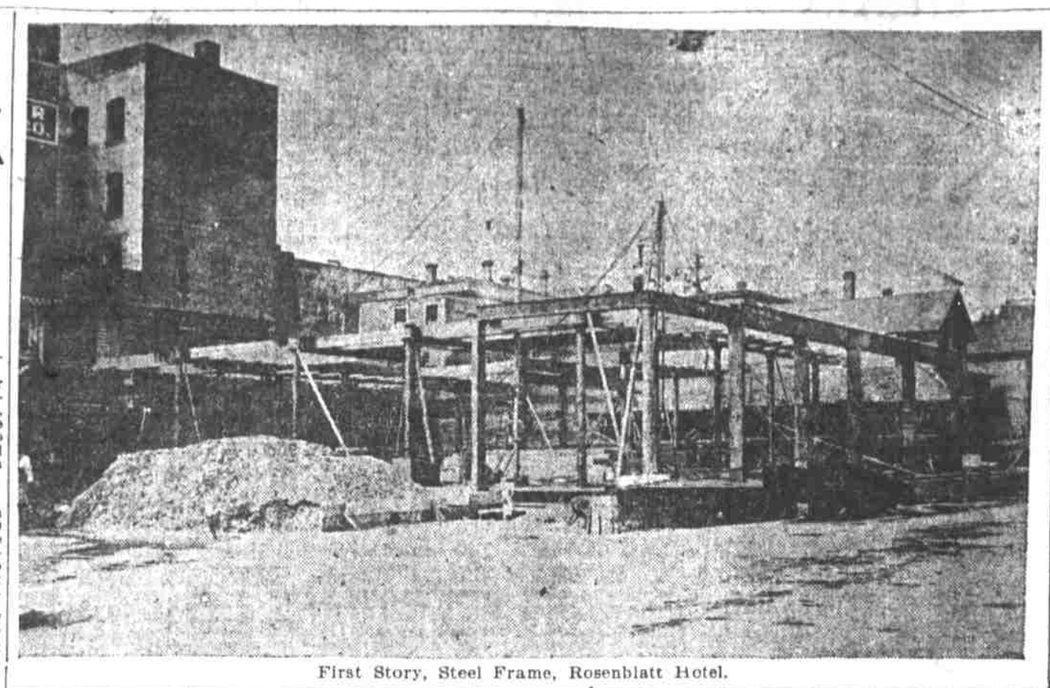
In the new era of sky scrapers in New York the Singer building was the pioneer with the pinnacle of its roof more than 600 feet above the sidewalk. This was an amazing building and caused the rest of the country to call New York "sky scraper mad," and a good many of its own citizens applied the same term of censure.

Buildings Top Each Other.

And then came the Metropolitan building, which overtopped the Singer and was more than 700 feet high. It was predicted that this would be the tallest office or habitable structure in the world for a long time to come, but while the Metropolitan was in course of construction architects were planning the Equitable building, which, when completed, will be 909 feet high.

It is safe to say that, in the new race of giant buildings, the next highest one will be more than 1,000 feet tall if, indeed, some man or group of men with $60,000,000 to put into one, does not demand the maximum height allowed in New York.

The most serious objection to this arises from the fact that a 150-story structure—a story, by the way, for every foot of the tallest Portland building—would house a city full of people and the congestion upon the sidewalk at its entrances, especially during the busy part of the day, would be tremendous and perhaps interfere with traffic.



First Story, Steel Frame, Rosenblatt Hotel.

TWENTY STORIES PAYING LIMIT

Building Managers Place Ban on Buildings Above That Height.

That office buildings of greater height than 20 stories do not pay is the conclusion arrived at by the national convention of building managers which was recently held in Chicago, when the skyscraper proposition was discussed from all standpoints. The opinion was expressed by a majority of the delegates present that the New York idea of a 50-story or 150-story building is not likely to be adopted by investors on account of the greatly increased cost of operating elevators sufficient to safeguard the tenants.

The convention is the first of its kind ever held, and it probably will result in the formation of a national association of building managers. Delegates attended from New York, Buffalo, Pittsburg, Cleveland, Milwaukee, St. Paul, Minneapolis, Duluth, Seattle, Portland, Detroit, Montgomery, Ala., Indianapolis and other cities.

Reginald Pelham Bolton, a consulting engineer of New York, in a discussion on the division of costs of services in buildings, doubted the practicability of extra high buildings, and practically all the delegates agreed with him. Mr. Bolton said that the height of a building was governed by the elevator service, and that in skyscrapers over 20 stories in height the space necessary for elevators to take care of the tenants in the event of a panic was too great to make such buildings profitable investments.

Mr. Bolton said that in order to make high buildings perfectly safe it was necessary to make provision for a panic among the tenants, although such condition might never arise. The income to be derived from rentals from floors after passing the twentieth did not warrant the additional cost of maintenance and operation.

MARKET STIMULATED BY SETTLEMENT OF RATES

That normal conditions will soon govern the lumber market is the opinion of most lumber manufacturers and dealers. Since the settlement of the eastern freight rate the demand has gradually increased till it is now considered very fair with prices approaching a level admitting a margin of profit.

The lumber industry for the past 10 months has been a losing proposition in a large number of instances, so it is declared by those familiar with transactions in that line, but with return to fair prices such losses will eventually be recouped, since ordinarily the lumber business is one of the greatest resources of the Pacific northwest.

The advanced freight rate that went into effect last fall and remained there till ordered removed a short time ago by the interstate commerce commission, was the means of killing practically all business in the affected districts with disastrous results to prices. They tottered and fell with nothing to steady or support them till the old rate was again put in force, when dealers in the east began to stock up again. This is what is being done now, and the result is increased activity in the mills and yards here.

Business Shaping Itself.

F. C. Knapp of the Peninsula Lumber company, says that business is gradually coming back to a solid basis admitting of a fair profit on the investment.

"For nearly a year market conditions were wretched," said Mr. Knapp, "but again we see light ahead. Utah and Colorado are buying again, and even from far off Nebraska we have received orders, for the first time the other day since last fall. We thought that the market was closed to us from the way things looked, but with the freight rate question disposed of our old friends are back again.

"The railroads have not been buying lumber for a long time. But it appears that they are beginning to make some purchases for repair work, and it is expected that business for new projects will soon follow. We look for an active railroad development, and a corresponding demand for material from the mills.

"As to local business one needs only to refer to Bradstreet's report showing the increase in building projects during July as compared with the corresponding month of a year ago. It says 36 per cent. That naturally means a good local demand for lumber.

"So far very little trouble has been experienced on the part of buyers in having orders filled, but for the present there appears to be a scarcity of uppers, the demand for flooring having been very strong for some time. Indications at present favor a return of normal conditions very shortly."

Price of Logs Advance.

F. H. Ransome, manager of the Eastern & Western Lumber company, said:

"The advance in the price of logs has already overreached the price of lumber, and there is a considerably increased activity in the lumber market. The loggers have been getting low prices for some time, and like the lumber manufacturers they have been waiting patiently for a semblance of an improvement. Stocks of clear lumber are very low, and there is no overabundance of rough lumber. Prices on rough lumber have been so low that the manufacture of it has been held down to the minimum for several months. The railroads have come into the market for material for maintenance, although as yet they do not appear to be buying for new work."

Henry B. Van Duzer, superintendent for the Inman-Poulsen Lumber company, states that local business has kept up splendidly, and that lumber is meeting with a better demand in all directions. He considers the outlook for a good season very encouraging, with prices gradually reaching a normal level.

THIRTEENTH SCORE SHOWS FEW CHANGES

The thirteenth score in the Oregon Journal's third annual scholarship contest showed only one change of position, Ray Harper, The Dalles, jumping from second place to the first in district No. 4. He succeeded in adding 13,800 votes, this number being the second highest in one score, Lenna Milton having the credit of the highest, viz.: 13,475 in the twelfth score. Freda Lannes, Dallas, still leads in the whole field by a majority of 6,035 over Ralph Robnett.

Ralph gained 2,025 votes on the leader in the last score and if he keeps up the pace it will not be long before Freda will drop to second place. Ralph added 9,355 votes in the last score, while Freda scored 7,330. The fourth largest score was 6,160, made by Beulah Gilkey, Corvallis, who was closely followed by Olive Williams, Monmouth, with 6,140. Dolon Lilly, La Grande, added 5,885. Ray Haines, Myrtle Point, 4,875, and Gladys Wilson, Oswego, 4,645. Grace H. Ryan, Gold Hill, made the seventh largest score of 4,000. Gladys Rogers, Baker City, was eighth with 3,225, and little Frances Gordion, the baby contestant of The Dalles, scored an even 3,000 votes. The rest of the workers were below the 3,000 mark and should pull up for the next score.

With only a few weeks more left the students should show better work all along the line. It is the steady work that counts. Those who rest on their oars too long will find it difficult to pull up to the others who constantly paddle their own canoes. From the present aspect it would appear that the choice of scholarships would go to district No. 2 and the second choice to district No. 1, while the third district has a strong line out for the third choice, followed closely by the fourth district for the fourth choice. Of course the present standing is likely to be changed materially at any time.

It is up to the students to retain their present positions or to change them. It requires no effort to move rapidly downward, but to climb requires energy.

Vigilance is the price of success and success is cheap at any price. Students should now take a determined step to work harder and canvass every nook and corner in their districts. By throwing light into doubtful places subscription orders will show up unexpectedly.

CLOWN'S ANTICS KIDS' DELIGHT

The mission of the clown is highly estimable. He is the materialization of merriment and, and as essential to the circus as the beautiful horses, the riders, and all else which goes to make up the tented performance of today. The circus contains much of instruction and interest, but it must have fun also, and the clowns are depended upon to keep up intermitting hilarity. What would the children do at a clownless circus? The older folks appreciate the daring and skill of the riders, of the aerialist, of the acrobats, but the youngsters will turn away from the most wonderful feats of skill, strength and agility to watch the funny antics of the clown.

The clown has kept pace with the progress in other directions. He has evoluted and is still evoluting. Time was when one clown sufficed for a circus; when an enterprising manager engaged four clowns, the fact was emblazoned in big letters on the bills as a great feature of the show.

Four clowns in a big three-ring tent of today would be lost. The Barnum & Bailey Greatest Show on Earth, which comes to Portland for a two days' visit next Tuesday, has 50 clowns.

The modern clown's motley covers a variety of accomplishments. He must not only be a grimacer and jester, but an acrobat, a jumper, a rider, a knockabout commedian, and what not. In Barnum & Bailey's circus the large companies of clowns are so divided into squads of three four and five as to be performing in view of all parts of the audience at the same time. All do not wear the white painted face, streaked with red and black, and the regulation dotted white costume. Some are rigged up as tramps, some as typical stage Dutchmen, some as policemen, others wear long skirts, others the abbreviated skirts of the ballet dancer, others still dress as overgrown boys, others as dudes of an exaggerated type, and so on through a constantly changing list. Still others appear in the form of animals.

The modern clown must not only make fun in intermissions, as formerly, but while much of the performance is going on. The clown who fails to turn a somersault in the air, but lands on the back of his neck and then turns over, is really doing a more difficult and dangerous feat. If he failed to land exactly right he would probably break his neck.

The clown may do clever and difficult feats—even dangerous ones—but they must be done in a burlesque and grotesque way. His mission is to keep the crowd in a good humor, and only the discerning give him full credit for his skill and agility.

TYSON SAYS SIX MONTHS

The medical term for "kidney trouble" is Nephritis. Medical works agree that it is curable during the acute or first stage and that it is incurable in the second or chronic stage.

When is the line crossed? One of the latest authorities, James Tyson, M. D., Prof. of Medicine in the University of Penn., says in his late work, page 121, that the changes have been observed as early as the tenth week and are probably established in all cases by THE SIXTH MONTH.

The name Nephritis means inflammation of the kidneys and the books having nothing for it physicians have been helpless (the deaths have grown to 176 daily), and Prof. Tyson plainly says: Page 136 as to curative measures to restore the kidney to its normal condition, "I BELIEVE THERE ARE NONE."

The inevitable logic of this situation is that as Fulton's Renal Compound is the only thing known that reduces inflammation of the kidneys after it has become chronic, it is the only thing in the world that people can look to for recovery who have had kidney trouble longer than six months.

(Note—In fact, it is the only thing that acts directly on kidney inflammation at any stage, first or last. But it naturally reduces it more quickly before than after it becomes chronic.)

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COUNCIL ACTS ON ONE MATTER AT LEAST

Members of the street committee of the council yesterday recommended for passage the resolution introduced by Councilman Reinhey ordering the removal of a water tower and fence on Fourth street between Irving and Johnson street. The measure also provides for the opening of the street for traffic. The resolution follows the alleged action of the terminal company in blocking the paving of Fourth street from Burnside to Johnson street which was killed by a remonstrance said to have been circulated by the terminal companies. Fourth street is the thoroughfare occupied by the west side line of the Southern Pacific Railway company which would be forced to expend a large sum if the pavement were put down.

HANDSOME RESIDENCE ON LAUREL STREET

M. L. Kline has let the contract for the erection of a $10,000 residence to be erected on Laurel street, between Chapman and Nineteenth streets, Portland Heights. The Multnomah Mill & Construction company has the contract for the building, which is to be a handsome frame structure, with a hardwood interior finish and modern appointments.

H. L. CHAPIN BUILDS ON WASCO STREET

Architect J. O. Wrenn has completed the plans for the H. L. Chapin residence to be erected at Wasco and East Sixteenth streets. The contract for its construction will be awarded next Monday. The building is to be a modern two-story frame and will cost about $5,000.

HOUSE TO BE MADE OF CONCRETE BLOCKS

P. Van Dalta has commissioned Architects Claussen & Claussen to get up plans for a concrete block house to be erected at Rose City Park. The building will be up-to-date in every respect and will cost about $3,500.

Building Permits.

D. H. McFarlane, erect dwelling, East Twenty-fourth, between Alberta and Mildred, $1,900; John Kirby, erect dwelling, Summit, between Albina and Kirby, $1,200; Williamson and Bodwell, erect dwelling, Glen, between East Main and East Salmon, $2,000; Boys' and Girls' Aid society, erect warehouse, Thirteenth, between Glisan and Flanders, $15,000; J. S. Rowlee, erect dwelling, Greely, between Ainsworth and Holman, $1,000; Fred Windeler, erect dwelling, Wasco, between East Twenty-first and East Twenty-second, $2,000; Christian Brothers, erect college, Grand, between Wasco and Clackamas, $20,000; A. H. Cone, erect dwelling, Huron, between Dawson and Oberlin, $1,500.

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Excursion to Gordon Falls.

See the new Tattile townsite tomorrow afternoon at Gordon falls. There will be wild berry pie for the ladies at Gordon Falls tomorow. Train leaves Gordon Falls at 5:30 p. m. Round trip $1.

CONTRACTS LET FOR NEW DWELLINGS

W. D. Mowes has begun the erection of a hansdome dwelling on East Twenty-third street, between Thompson and Brazee streets, to cost $5,000.

C. H. Van Zant and J. B. Kraft have let contracts for the erection of two $2,000 cottages on Commercial street, near Blandina.

W. L. Straugh has let the contract for the erection of a $4,000 residence on Northrup street, between Twenty-fifth and Twenty-sixth streets. Contractor T. M. Moore is doing the work.

W. L. Morgan is building a double flat for A. A. Fraser on Twentieth between Johnson and Kearney streets. Completed the building will cost about $4,000.

EXCAVATING FOR SIX STORY CONCRETE

On the northwest corner of Fifth and Stark streets, Gay Lombard and associates have perfected plans for the immediate erection of a six-story, reenforced concrete office building. The structure will cover the entire quarter block and will be constructed from plans prepared by Architect David C. Lewis, who has designed most of the class "A" concrete buildings so far put up in Portland. For the present, the height is to be limited to six stories, although the foundation and walls are to be of sufficient strength to support four additional stories. The estimated cost of the structure is $150,000.

GATHER MATERIAL FOR OFFICE STRUCTURE

C. J. Cook & Co. have completed the excavation for the Blumauer & Frank company's building at Eighth and Everett streets and the Northwest Bridge works, which has the general construction contract, is assembling material preparatory to beginning the actual construction. The building is to be six stories high with full basement, 100x100, and be of reenforced concrete construction. The estimated cost is $90,000.

HALF BLOCK ANNEX FOR IRON WORKS

The contract has been let and work begun on the half block annex to the Smith & Watson Iron works to be erected at Front, Water and Harrison streets. The building is to be 200 by 100 feet, three stories high and of brick construction. Contractor George Langford is doing the work, the contract price being $30,000. Not later than December 1 the annex will be completed and ready for occupancy.

NEW RESIDENCES GO UP ON EAST SIDE

K. V. Berglund has begun the erection of a $5,600 residence for F. Deggendorfer on East Tenth street, between Brazee and Knott streets. The building is to be a two-story frame, modern in its appointments.

G. E. Walker has let the contract for the erection of a modern home at Northrup and Twenty-first streets. The estimated cost of the building is put at $4,000.

TAKE OUT PERMIT FOR NEW WAREHOUSE

The Star Brewing company has taken out a permit for the erection of a three-story brick building at First and Madison streets, to cost $20,000. The plans were prepared by Architect Emil Schacht and provide for the lower story to be utilized for stores and the two upper stories as a lodging house. Litherland & Abrey have the contract for the construction of the building.

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