

BUILDING NEWS



BUILDS FINE HOME IN PIEDMONT DISTRICT

M. G. Nease Erecting Residence on Union Avenue That Will Cost \$10,000—Other Fine Dwellings for the Same Section of the City.

One of the handsomest private homes in the Piedmont district, if not in the entire section known as Upper Albina, is that of M. G. Nease, now nearing completion on Union avenue, between Holman and Highland streets. The building will cost nearly \$10,000. It is being erected by Contractor Donald McLeod from plans drawn by Architect A. H. Faber.

S. B. Coulter has begun the erection of a bungalow on Haight avenue, between Killingsworth avenue and Pearl street. The building will cost about \$2,500, and will be completed near December 1.

M. Butterfield, a resident of Vancouver, Wash., recently purchased a lot on Garfield avenue, near Colfax avenue, and has begun the erection of a \$2,500 residence on the lot. The building is of frame construction, and two stories high.

C. F. Smith of Aberdeen, S. D., recently purchased a quarter block in Piedmont and has begun the erection of a modern \$4,000 home, which will be completed in the spring.

One of the most attractive of the new homes in Piedmont is that being erected by T. Rothschild on Haight street, near Pearl. The building is a two-story frame, with cement porch columns and will cost about \$4,000.

C. H. Dougherty is engaged in the erection of a two-story frame bungalow on the west side of Cleveland avenue, near Alingworth street, which will cost about \$1,500.

J. R. Snider has broken ground for a modern two-story cottage on Commercial street, near Jarrett, to cost approximately \$2,500.

Charles F. Overbaugh has purchased a 1908 residence site at the corner of Vancouver avenue and Holman street on which he will erect a handsome home.

C. H. Cable of Brownsville, Or., has purchased a residence site at the corner of Commercial street and Rodney avenue, upon which he will build in the spring.

Andrew G. Vaughan will build a \$1,500 dwelling in East Nineteenth on Garfield avenue, near Killingsworth avenue and Surman street.

Mrs. S. A. Wirt will build a \$1,200 home on Blismark street between Twenty-sixth and East Twenty-seventh streets.

Thomas Walters will build a \$1,200 house in East Davis street between East Fifty-third and East Fifty-fourth streets.

G. E. Herow will build an \$1,800 dwelling at the corner of Alingworth and East Thirty-first street.

H. E. Burchell will build a \$1,500 home at the corner of Tibbets and Twenty-third streets. G. T. Ninan has the contract.



New Wemme Garage, Seventh and Burnside.

REALTY CHEAP IN MONTREAL

Values Very Low in Spite of Great Wealth of the City.

Montreal, Canada, is said to be the best-built city in the world, Paris, alone, excepted. Frame buildings are unknown, while a vast majority of all classes of structures in the Canadian metropolis are constructed of stone. Everything is massive and built to last—everything seems to have an air of permanency. The modern apartment-house has recently made its appearance there, but no cheap, tawdry buildings, such as are seen in many cities in this country, are built; all such structures are beautiful in design, solid in construction and are built as permanent investments.

Instead of steel frame, thin-wall office buildings, the Montreal capitalist goes deep into the earth with the foundation excavation and then builds massive stone walls, eight and ten stories high, that nothing but a terrible convulsion of nature could tear down.

Another interesting feature in connection with Montreal buildings, is the retention of the retail center—storefronts 25 by 100 feet seldom rent for more than \$250 a month, while the best office building in the city, in a strictly office building may be had for \$15 a month.

Real estate values are correspondingly low, in fact for its size, in city on the North American continent is property so cheap. Business property in the very best district, in a district is worth not more than \$2,000 a front foot, which is considerably less than the value of the same property in Portland, with less than half the population of Montreal. In the highest of the city, the property, possessing all modern advantages, lot sell for not more than \$200 a front foot.

Since New York passed the anti-gambling law, the gambling element has gone to Montreal. For its size, Montreal has more banks than any other city in the world. There are three or four banks that have a capital of \$15,000,000 and more, while the total banking capital of the city is fully \$350,000,000. There is an immense wealth in Montreal, but nobody seems disposed to let go of the money.

The condition of Montreal, with respect to its wealth, is directly opposite to what is found in the wealthy cities of the United States. In this country, real estate is always very valuable, while it is about the cheapest thing to be had in the Canadian city.

ARCHITECTS CRITICISE BUILDING INSPECTOR

Insist That City Official's Opposition to Williams Ordinance Is Without Just Cause and That Construction Work Is Retarded to Portland's Detriment.

Architect David Williams and Building Inspector Dobson have again locked horns over the amended ordinance drawn by Mr. Williams in connection with other architects providing for thinner walls in brick apartments, flats and residences erected outside the fire limits.

The building inspector is unalterably opposed to allowing walls above the first story to be less than 12 inches thick, while Architect Williams is backed by practically every architect in the city in the contention that a difference of five inches in the thickness of all walls above the first story in four-story buildings is the proper thing.

The ordinance as prepared by Mr. Williams reads as follows:

"Section 1. That the words in section 101 of ordinance No. 14109 reading: 'One-story buildings outside fire limits, eight (8) inch wall may be used for the first story,' be changed to read: 'Walls of buildings erected outside of the fire limits of the city of Portland, under five stories in height, erected for use or occupation as apartment houses, dwelling houses, lodging houses or tenement houses, may be erected of masonry of five (5) inches less thickness of walls than that prescribed in the table and throughout this ordinance.'

The following companion ordinance to the foregoing and necessary to the proper understanding of the main ordinance was also prepared by Mr. Williams:

"Section 1. That the words in section 1 of ordinance No. 16397 reading: 'In no brick building shall the floor and roof loads be transmitted to the foundations except by heavy posts and girders throughout. No hotel building shall be erected above four stories unless it be constructed fire-proof throughout,' be changed to read: 'The floor and roof loads in all brick buildings, except those erected outside of the fire limits of the city of Portland under five (5) stories in height for use or occupation as apartment houses, dwelling houses, lodging houses or tenement houses, shall be transmitted to the foundations by heavy posts and girders throughout.'

MANY CONTRACTS LET FOR EAST SIDE HOMES

Some of the New Residences on Which Work Will Soon Begin Will Be Expensive Modern Structures Costing From \$3,000 to \$5,000 Each.

Construction contracts for many new east side residences were made during the present week. A number of these new homes are to be expensive structures costing between \$3,000 and \$5,000.

Contractor E. B. White will at once proceed with the erection of a \$5,000 dwelling for Mrs. M. Thompson on East Twenty-fourth street, between Hancock and Tillamook streets. This is to be a two-story frame of modern architecture, and will be one of the handsomest of the new homes going up in Irvington.

Preston & Gordon are building for M. A. Zollinger a \$4,000 dwelling on the corner of East Thirty-ninth and Tillamook streets.

The same builders have begun the erection of a \$2,500 cottage for H. Gordon, on East Washington street, between East Thirty-third and East Thirty-fourth streets.

E. J. Graba has the contract for the erection of a dwelling for W. J. Holman. The building will cost \$4,000, and will be erected on East Ninth street between Thompson and Brasse streets.

J. E. Blackburn will build for A. Clipp a \$3,000 cottage on East Twenty-seventh street, between East Flanders and East Everett streets.

Ira Nori has contracted with a Swaboda for the erection of a \$2,000 residence on East Third street, between East East Clay street and Hawthorne avenue.

P. D. Hansen has begun the erection of a \$1,500 cottage for P. Brenner on Minnesota avenue between Failing and Shaver streets.

FORGET GOLDEN AGE OF NATION

Aged Workingman Ridicules Silly Pretensions of Republicans.

A striking incident, pertaining to matters political, is the heart offering made by an old workingman in the behalf of his favorite political leader. The offering is in the form of an article for publication in The Journal, in which the veteran toiler in striking passages utters a most wonderful appeal in the defense of the great commoner. The article is as follows:

McMinnville, Or., Oct. 23.—To the Editor of The Journal:—I am an old man. I have toiled for a living, but I cannot refrain from handing you the enclosed small contribution to "help out." I would do this if I knew I would have to go without as many meals as this would buy.

I believe in a Republican form of government, with all that term implies. I believe that the kind of government, a change of administration, now and then, is actually, and vitally necessary, "let us forget," and go drifting away into the condition

FORGET GOLDEN AGE OF NATION

Aged Workingman Ridicules Silly Pretensions of Republicans.

foreshadowed by Nick Longworth a few days ago.

The friends of Taft say Democrats are not competent to handle this government. The Republicans say they created it out of nothing, and conducted it through the "golden age" of peace and prosperity, without a parallel in the history of any nation! An age when there were no strikes, no bread lines, no children crying for work, when every American could take the product of his labor, his farm, or his factory and sell it where he could get the most for it, and then take his money and buy what he needed where he could get it cheapest, with the fewest restrictions upon his actions.

If a change is necessary, and will entail hard times as threatened, it will be far more difficult and dangerous sequences for worse, with every succeeding year; and it will be covering us with a blanket of responsibility onto the children.

Perkins Hotel Grill is the only one in Portland that receives its beef direct. Finest steaks and roasts in America.

EASILY PREPARED MIXTURE FOR KIDNEY TROUBLE OR RHEUMATISM

Hundreds of Readers Successfully Using Home-Made Mixture.

Here is a prescription that anyone can mix at home. Any good prescription pharmacy can supply the ingredients named at little cost; being composed of vegetable extracts, it is harmless and inexpensive. Best of all it does its work well, relieving even the worst forms of bladder trouble, frequent urination, kidney pain, and kidney complaint, and by its direct action upon the

eliminate tissues of the kidneys, makes these most vital organs rid the blood and system of waste matter and uric acid which causes rheumatism.

Here it is; try it, if you suffer. Fluid Extract Dandelion, one-half ounce; Compound Kargon, one ounce; Compound Syrup Sarsaparilla, three ounces.

Shake well in a bottle and take in teaspoonful doses after each meal and at bedtime.

Former sufferers often state that one nearly every instance, and such symptoms as lame back, frequent desire to urinate, pain in bladder and even chronic rheumatism are generally relieved within a few days, the pain and swelling diminishing with each dose.

YAMHILL WALNUTS BREAK ALL RECORDS

The largest walnuts in the world are on exhibition in the office window at 228 Stark street. They were grown on Oregon's most celebrated farm, which was established by A. L. Mills, President of the First National Bank of Portland, Oregon, and for 17 years past owned and improved by Charles E. Ladd of Lead Hill, Oregon. This farm is now being sold in 1 and 10-acre walnut groves, including care for five years.

A fine 12-acre walnut grove of about 25 acres, situated in the heart of this plantation, has broken all world's records for size and quality, demonstrating conditions to be exactly right for walnuts.

You can own a walnut grove of the best quality trees in this most desirable location by paying small amounts

monthly. You can be independent in a few years and have finished with the trouble of trying to live on wages. Prepare to leave the grind of commercialism by establishing yourself in the most profitable pursuit in the world.

Shipping Root's seedlings will rebuild in the heart of this place.

Only a few tracts left in the present statement adjoining the bearing grove. Our first price is the ground-floor price; it will double in a few years.

Ask for our book on Oregon walnuts.

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E. J. Morgan, President, 228 Stark Street, Ground Floor, Telephone Main 3323.

CHIMNEYS OF BRICK PASSING

Concrete block chimneys reinforced with steel rods are a late invention by a Brussels builder. A novel feature of the invention is that the chimney can be built without the use of scaffolding. These chimneys are becoming very popular and big sale in a short time to entirely supplant brick in those districts where concrete has come into general use.

The concrete blocks are of large size, permitting rapid construction, and the provision for securing the taper in the chimney construction is particularly ingenious. The castiron sides of the molds in which the blocks are made are in three pieces, the ends of the molds are formed by wooden stop blocks. By adjusting the position of these stop blocks, the length of the concrete block can be altered to suit the course in which it is placed, thus securing the taper of the chimney without multiplying the number of molds. The chimney is polygonal in cross section, and may be built with 6, 8, 10, 12 or more sides, according to the size of the structure.

Eastern beef served for all steaks and roasts at the Perkins Hotel Grill. Note the difference.

Building Permits.

M. L. Mathers, builder, same, repair one and a half story frame dwelling, 1764 Dwight avenue, \$500; J. A. Thomas, builder, same, erect one and a half story frame dwelling, Marion avenue between East Twenty-first and East Twenty-second, \$1,000; Ole Grove, builder, same, repair two-story frame dwelling, Dwight street between Hunn and East Washington, \$800; G. L. Wallace, James Hyland, builder, repair three-story brick store, Grand avenue, corner East Stark and East Washington streets, \$500; A. J. Lee, builder, same, erect one-story frame dwelling, Southeast between Wygant and Alberta, \$2,000; A. L. Breckinridge, C. T. Le Tourneau, builder, erect one-story frame dwelling, Halsey street between East Twenty-sixth and East Twenty-eighth streets, \$1,500; Selling-Hirsch estate, J. T. Marshall, builder, repair three-story brick store, Washington street between Park and Tenth, \$500.

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What the United States Supreme Court Has Said Regarding Patents

KENDALL v. WINSOR, 21 HOW. 327.

"Letters Patent are not to be regarded as monopolies, created by the executive authority at the expense and to the prejudice of all the community except the persons therein named as patentees, but as public franchises granted to the inventors of new and useful improvements for the purpose of securing to them, as such inventors, for the limited term therein mentioned, the exclusive right and liberty to make and use and VENDOR TO OTHERS to be used their own inventions, as tending to promote the progress of science and the useful arts, and as matter of compensation to the inventors for their labor, toil and expense in making the inventions, and reducing the same to practice for the public benefit, as contemplated by the constitution and sanctioned by the laws of congress."

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What we learned years ago about heating, some dealers have not yet found out. If you are skeptical as to whether or not "knowing how" has done any good, ask anyone who has a "McPherson" furnace. The proof is all there.

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