

BUILDING NEWS

LOCAL DEMAND
IS SATISFACTORYLumber Dealers Look for
Good Summer Trade
This Year.

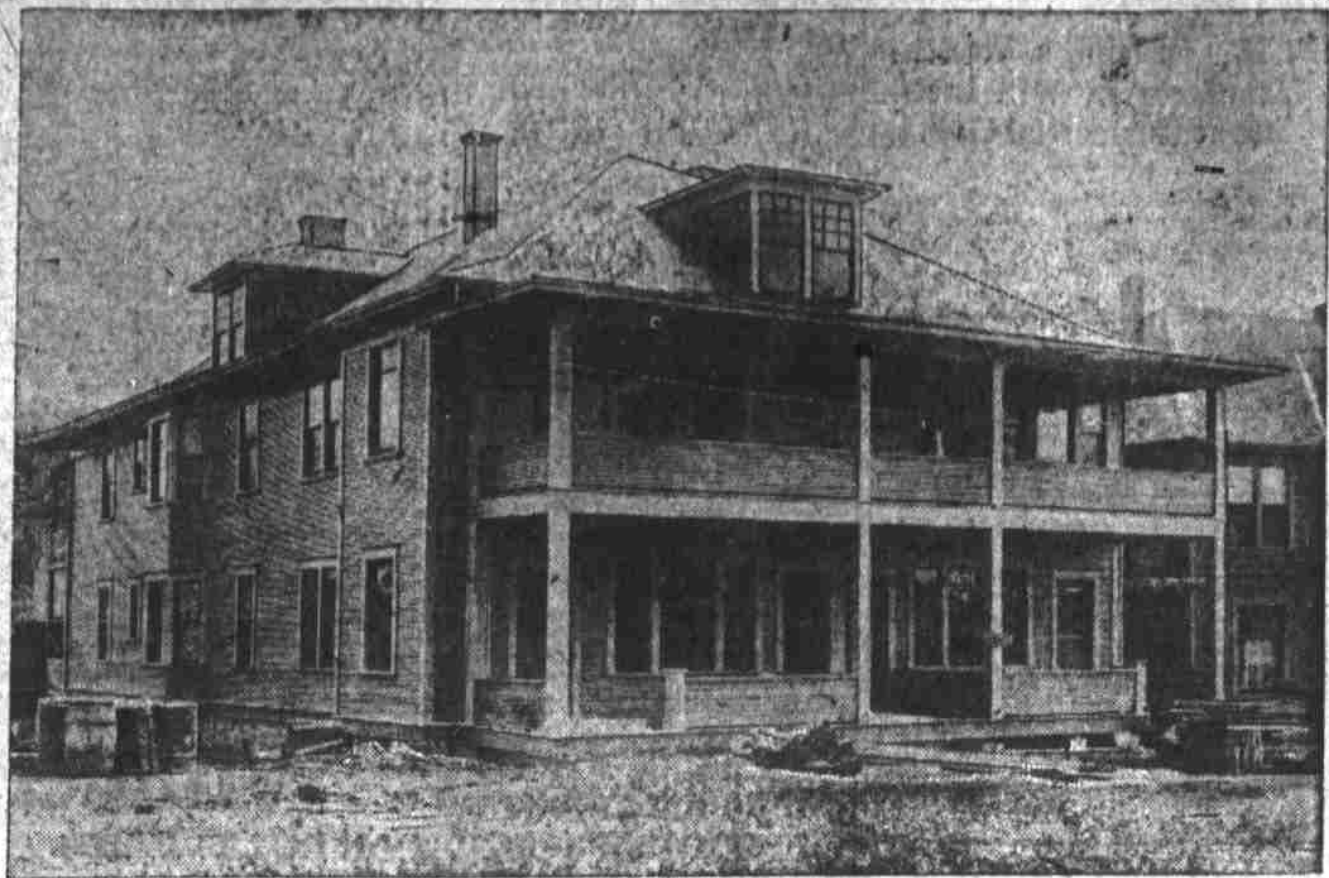
Local lumber manufacturers report good business and some of the mills handling exclusive rail trade report being booked to their full capacity as to necessary the nature of orders calling for prompt delivery.

The demand for shingles is still light but the long shut down of the mills in the state of Washington is expected by manufacturers to have the desired result before long—that of bringing values back to where they were about two years ago under which it is possible to make a fair margin of profit after paying the high price asked for cedar logs. That's what the cedar shingle men say, and they are supposed to understand the situation. Shingles have sold cheaper this winter than for a long time.

Mill work has been in good demand and the burning of the Almie plant in North Portland this week will put a greater tax on the remaining plants for awhile. Considerable stock was consumed and this will have to be replaced as quickly as possible.

Regarding the lumber outlook over the entire country, the American Lumberman of Chicago, gives the following summary this week:

"As the actual opening of the spring trade approaches, conditions in the trade at large seem to be settling somewhat, and the anticipation of a record breaking run of business is giving way to a feeling that a fair average season is in store, which will see the consumption of about a normal amount of lumber, with a little livelier competition for the business in light than was expected. The comforting phase of the outlook is found in the assurance that politics cannot exert much further influence upon general business conditions, now that the inauguration of a new president, committed to reasonable policies, is accomplished. The tariff situation is still at the stage where the action of congress is the subject of considerable speculation, although it is apparent that even with the gen-



Type of New Flat Just Completed on Lownsdale, Near Taylor Street.

eral public, which knows nothing of the technicalities of the lumber industry, there is less sentiment in favor of free lumber than there was before the question was gone into thoroughly. So there is less fear among lumbermen who are materially interested in the result of the contest now going on in Washington that congress will aim a direct blow at so important an industry, and thus one restraining influence is gradually being eliminated.

The financial situation of the country is such that no industry need be begging for want of capital and the people seem inclined to spend their money freely along the line of real estate investments, indicating that manufacturing enterprises will show some expansion from now on and that the

amount of building the country over will keep up to the remarkable record which has thus far been set. Thus will the question of demand for yard stock be taken care of, as well as the prospect of a fair call for factory lumber.

Railroad revenues are on the increase, and lumbermen note that transportation officials are doing everything in their power to make that increase as large as possible. The sphinx-like silence which has been maintained by railroad officials ever since the panic, however continues to prevail and predictions relating to the possible railroad trade are based largely upon guesswork. The railroads are buying some lumber now and have inquiries out for more. However, it is impossible even to approximate the amount of stock which they are going to need during the year, and officials will volunteer no information.

ARCHITECTS SWAMPED
WITH NEW BUSINESS

Building operations in Portland have increased to such an extent since the beginning of the year that the architects' offices that always do the rank and file of business, are swamped with orders. In fact, so great is the pressure of work, that it is next to impossible for a prospective builder to get a perspective drawing of the proposed improvement. To a request of this kind the architects reply that they are pushed for time in which to get out elevations and working plans, much less perspectives which are of no value except to look at.

Money is plentiful—not so much from the banks, but from private lenders, is it being secured—and the interest rate is reasonable, with the result that scores of owners of vacant property are preparing to begin building who otherwise would have postponed it until later in the year.

In the February record of new buildings in the 50 larger cities throughout the country Portland occupies an enviable position. Portland does not appear in the list as compiled by the American Contractor, of Chicago, but its gain of 63 per cent over the record of February, 1908, is not to be overlooked, and considering the amount involved is one of the largest gains made by any city in the country.

Those cities making the greatest gain in building operations are Nashville, Tenn., Detroit, Duluth, Hartford, Manchester, Rochester, Oklahoma City, San Antonio and Syracuse. In none of these cities did the total of new construction for last month amount to \$1,000,000, while in Portland it reached \$1,253,540, which was equal to a gain of \$600,000 over February of last year.

Of the cities in Portland's class, none showed the gain made here. Seattle made a fairly good gain, with a total for last month of \$1,152,155. Los An-

geles scratched through with barely 1 per cent increase, while Spokane showed a gain of 5 per cent.

It may be taken for granted that an increase at this time of the year is a positive indication that the building interests throughout the country for 1909 will be unusually prosperous. In fact it is predicted by the American Contractor that 1909 will break all records in this country in new construction. That Portland will make good this forecast is not doubted, as more new building is projected than ever before at this time of the year.

FALLING OFF IN
CEMENT OUTPUTRemarkable Condition of Affairs
Is Shown by Government Report.

For the first time in the history of the cement industry in the United States, the year 1908 shows a decline over the previous year in production. The following statement regarding conditions in the cement industry during the year 1908 has been prepared by Edwin C. Eckel for the United States geological survey.

Although detailed figures are not yet obtainable, an estimate based on the information available indicates that the production of Portland cement in the United States was somewhat less than 40,000,000. This compares as follows with the output of recent years:

Year	Barrels
1905	42,232,812
1906	40,463,424
1907	48,785,290
1908 (estimated)	40,000,000

The falling off from the 1907 output was heavy, and is particularly notable because it is the first decrease shown in any year by the American cement industry since its inception. The decrease was not uniformly distributed throughout the country, for New York, Pennsylvania and New Jersey were probably show the highest percentages of loss, while in some portions of the middle west and the west the decrease was relatively slight.

"During the year several small companies went into the hands of receivers and the financial stress also led to a change of control in a group of plants operating chiefly in the Pacific states. A fortunate effect of the depression was that it put a stop, temporarily, to the flotation of fraudulent or doubtful cement securities; though with improvement in general business conditions it is likely that promotion schemes will again be taken up on an even larger scale than before the depression.

"The year 1909 opens with heavy stocks of cement on hand at most mills but with good prospects for a steady, though slow, revival in the cement trade. It is unlikely that this revival will be sufficiently rapid to push mills to their capacity during the year, and it is therefore possible that the high record for output made in 1907 will remain unbroken for another year at least. The total maximum capacity of existing plants is now about 60,000,000 barrels a year.

"Despite the business depression, or perhaps partly because of it, there have been a number of important technical and industrial developments in the cement industry during 1908, and others are still pending. These will be discussed in the survey's final reports on cement production, which will be issued in the spring."

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PAZO QUINTENT is guaranteed to cure any case of itching, Blind, Bleeding or Protruding Piles in 6 to 14 days or money refunded. 50c.

FLATS TO BE ERECTED
ON HILL CREST DRIVE

Local Architect Gets Commission to Plan Modern Structures on Heights Overlooking the City—Building Quite Brisk in All Sections of the City.

Architect E. M. Lazarus has been commissioned by the National Realty & Trust, company to prepare plans for four modern flats, two four-rooms and two six-rooms apartments. The buildings are to be erected on a quarter block at the corner of Terrace road and Hill Crest drive, Portland Heights.

These structures are to be handsomely finished and the four buildings will cost about \$25,000. Portland Heights.

F. S. Batcher and W. F. Stine have begun the erection of four bungalows on Thirty-first and Vaughn streets, Wilamette Heights. The buildings, which will be 38 by 38 feet, contain seven rooms and will cost about \$3000 each. The finish will be in native hardwood floors, pressed brick fireplaces and beam ceiling and panel work.

Finished in Fir.

Architects Kable & Kable are getting up plans for a 3 1/2 story frame residence to be erected for H. Dickson on Portland Heights. The building is to contain 8 rooms and will be finished throughout in selected fir. It will have three fireplaces, all set with field stone, and will cost \$6000.

Architect Ernst Kroner has completed plans for a \$4500 residence to be erected for Mr. Tomlinson at East Seventeenth and Wasco streets. It will have dimensions of 36 by 62 feet, with full concrete basement. The flooring is to be done in hardwood, the exterior in Oregon fir and the exterior in spruce lap siding. Mr. Kroner will let the contract in the next 10 days.

John Lockhart, who has just purchased six lots in Hancock Street addition, will begin at once the erection of six dwellings on the property.

In the same vicinity a local contractor is preparing to build seven handsome dwellings, which will later be put on the market for sale.

J. C. Bryant will soon begin the erection of a modern six-room residence at East Twenty-second and Broadway streets at a cost of \$4500.

Plans Two-Story House.

A. G. Herald & Co. have completed plans for a two-story frame residence building to be erected for Mr. Savage at East Thirty-first and Taylor streets at a cost of \$3500.

Mr. T. Heyman has taken out a permit for a two-story frame residence, of attractive design, to be erected on East Twenty-second street, between Tillamook and Thompson streets. The building is estimated to cost \$5000 and will be constructed by Contractor R. E. Rice.

S. L. Eddy has taken out a permit for a \$4500 home to be erected on East Thirty-sixth street, between Han-

cock and Tillamook streets. The building is to be a two-story frame and will be erected by J. L. Boulden, on Schuyler, between East Thirty-first and East Thirty-third streets. G. B. Buck is building a modern two-story dwelling at a cost of \$3500.

Quartet of Cottages.

Ernest Hasenmeyer has taken out permit for the erection of four one and one-half story frame cottages on East Stark street, between Buchtel avenue and East Thirty-first street. The buildings will cost \$1500 each.

C. B. Nelson has let the contract for a two-story frame residence to be erected at the corner of East Fifty-ninth and Belmont streets. Its estimated cost is \$3500.

George W. Chambers has taken out a permit for a two-story frame cottage to be erected on East Twentieth, between Knott and Stanton streets, at a cost of \$3000.

At 201 East North First street, John Hampton is building a two-story frame dwelling at a cost of \$3000.

BUILDING BOOM
ON EVERYWHEREPortland Stands High With
Cities Making Gains
in February.

Building operations throughout the country are on such an enormous scale that they command attention on account of the constantly increasing volume of money which is being invested in the character of securities. February building permits in 44 leading cities of this country called for the construction of over 10,000 buildings involving an expenditure of \$48,356,248, an increase over February, 1908, of 2875 buildings and \$25,105,315 in the amount invested. Of the 44 cities, 38 show increases. New York city leading with a gain of 1276 per cent, while but six cities show decreases. Stockton, Cal., leading with a loss of 23 per cent.

The figures in detail are as follows:

New York	227	19,581,840	83	1,226,500
Brooklyn	429	2,313,055	236	1,423,372
Chicago	828	1,159,000	520	2,554,986
St. Louis	855	1,79,841	553	1,857,957
Philadelphia	1,049	2,141,280	507	1,217,980
San Francisco	1,122	1,267,956	417	2,331,987
Pittsburgh	1,222	1,127,840	417	1,000,000
Seattle	1,022	1,152,155	999	642,550
Denver	273	819,948	195	558,650
Kansas City	204	599,525	217	1,31,065
Pittsburg	228	778,912	150	298,757
Detroit	224	772,900	103	206,250
Milwaukee	140	691,291	94	292,320
Los Angeles	495	584,820	548	776,142
Cleveland	368	544,390	258	339,024
Rochester	45	519,530	48	81,815
San Antonio	208	517,210	202	427,500
Atlanta	358	506,784	255	147,215
Newark	156	495,844	128	271,901
Cincinnati	231	476,450	147	417,500
Duluth	64	404,625	50	54,048
Baltimore	249	392,101	124	229,045
St. Paul	184	375,022	109	188,752
Portland	122	1,253,540	17	17,840
Indianapolis	192	312,710	131	192,046
Memphis	175	287,101	100	204,228
San Jose	73	286,748	18	150,000
St. Joseph, Mo.	44	188,304	20	16,485
Birmingham	94	182,540	26	91,593
New Orleans	168	168,751	1	168,541
Pasadena	29	158,125	1	158,125
Cedar Rapids	20	104,690	10	75,150
San Jose	44	91,594	24	69,064
Grand Rapids	51	62,948	24	54,829
Stockton, Cal.	19	31,225	21	47,300
Mobile	10	22,125	7	24,400
Davenport	8	14,800	8	16,225
South Bend	189	147,989	1	4,250
Minneapolis	203	286,748	254	258,820
San Antonio	254	276,692	294	160,170
Buffalo	294	299,600	110	302,600
Total	2,808	\$48,356,248	1,129	\$26,287,931

Including Manhattan and Bronx, N. York.

Among the other cities showing large increases were Philadelphia, 76 per cent; Washington, 199; Cleveland, 127; Atlanta, 127; St. Louis, 131; Portland, 144.

FINE K. OF P. HALL
FOR FOREST GROVE

The Knights of Pythias lodge of Forest Grove, Or., has commissioned E. E. McClaran to prepare plans for a three-story building, 150x100 feet, to be brick or cement blocks. The building is to have stores on the first floor, second floor offices and lodge rooms, third floor clubrooms and banquet hall. The building will be one of the most modern lodge buildings in the northwest.

McClaran Goes to Washington.

Pendleton, Or., March 13.—Major A. E. McClaran, agent for the Umatilla Indian reservation, left last evening for Washington, D. C., to appear in connection with the affairs of the reservation. It is known that he is to consult directly with the department of Indian affairs considering the question of roads across the reservation, the bridging of the Umatilla river, the extension of roads for the accommodation of farmers and tourists, and the question of payments to Indians of money due them for the rental of their lands.

Credit is given to Arc. Williams as well as to Messrs. S. and P. J. Jepsen for the fine appearance of the six-story brick, Second and Yamhill.

There will be
more people in

Gregory Heights

tomorrow than on all the other properties of Portland put together. Read Gregory's ad tomorrow and then visit GREGORY

HOLLADAY'S ADDITION

The one best place in Portland to buy. Geographical center and most desirable residence property of the city.

Seeing is believing. Better go and see the many choice residences under construction and the improvements going on.

THE OREGON REAL ESTATE COMPANY
254 GRAND AVE. N.
PORTLAND, OREGON.

The Building
Season

Is at hand now, and carpenters and masons are getting ready for that period of activity by laying in a supply of the necessary and proper tools for their work. No mechanic will quarrel with the tools bought here, because we keep the best that is made, both at home and abroad, at Avery's.

AVERY & CO.
48 Third St., Bet. Pine & Ash

"Bay State Paint"

FISHER, THORSEN & CO.

"The Big Paint Store"
FRONT AND MORRISON STREETS

Manufacturers and Jobbers Everything in Paints

PHOENIX IRON WORKS

Office and Works
Hawthorne Avenue and East Third Street.
Phone East 29. PORTLAND, OREGON.

John A. Melton

Office and Store Fixtures built and remodeled.
CARPENTER AND BUILDER
Factory and Office 235 Second street, near Main.

Phones: Main 1787; A-1787
Show-rooms and Counters built.

Habitual
Constipation

May be permanently overcome by proper personal efforts with the assistance of the one truly beneficial laxative remedy, Syrup of Figs. A quart of Senno, which enables one to form regular habits daily so that assistance to nature may be gradually dispensed with when no longer needed as the best of remedies when required are to assist nature, and not to supplant the natural functions, which must depend ultimately upon proper nourishment, proper efforts, and right living generally.

Prepared by J. C. F. Figs. Co.,
CALIFORNIA
FIG SYRUP CO.
SOLD BY ALL LEADING DRUGGISTS
REGULAR PRICE 30¢ PER BOTTLE

Forster & Alsen, Signs.

WHEN YOU CATCH COLD

Do not take chances on it wearing away or experiment with some unknown preparation which may leave the bronchial tubes and lungs weakened and susceptible to attack from the germs of Pneumonia or Consumption.

FOLEY'S HONEY AND TAR

not only stops the cough but heals and strengthens the lungs and prevents serious results from a cold. Contains no opiates.

Be Sure You Get Foley's
There are substitutes made to sell on the good name of Foley's Honey and Tar. Beware of them. You should have confidence in a cough cure that has been sold with universal satisfaction for thirty-five years. The genuine Foley's Honey and Tar is in a yellow package. See that you get it.

Three sizes—25c, 50c and \$1.00. The 50-cent size contains two and one-half times as much as the small size and the \$1.00 bottle almost six times as much.

SOLD AND RECOMMENDED BY
ALL DRUGGISTS

A Mother Testifies
This is to certify that my daughter was down for almost one year with a cold. The doctors finally pronounced it consumption. We had given up hope for her recovery. I was given a sample bottle of Foley's Honey and Tar. I gave it all to her in about three hours. It stopped the cough, and gave her rest. I sent next day and bought a 50c bottle and began giving it. In three months' time she was well. There can not be too much said in favor of Foley's Honey and Tar. It saved my child's life.
Mrs. George Batson, Fountain Grove, Mo.