

BUILDING NEWS.

BUILDING COST IN EAST SHOWS HEAVY DECREASE

Wall Street Journal Declares That Prices Have Fallen at Least 25 Per Cent—No Such Conditions Are Prevalent in Portland and Its Vicinity.

Under the heading, "Low Cost of Living," the Wall Street Journal says that building contractors throughout the east estimate that the cost of building has decreased during the past year about 25 per cent. Inquiry among local contractors and builders reveals no such radical decrease in building cost in Portland and vicinity.

That the cost of building materials and labor has declined here since the panic in October, 1907, there is no doubt, but taken as a whole, this decrease does not exceed 10 to 15 per cent. Twelve months ago, the belief was that the cost of building would decrease to an extent equal to that claimed by the Wall Street Journal; but this expectation, while reasonable, did not materialize; with the result that building is even now within a fraction of the maximum cost of two years ago, when everything entering into the construction of houses was at top figures.

The explanation of the condition prevailing in the east is told by the Wall Street Journal as follows:

"It is most significant that builders who have estimated on large contracts since the beginning of this month admit that the cost of building construction has decreased from 20 to 25 per cent in a year. A lower initial cost means lower prices and, in the directions in which the consumer certainly benefits by dull times.

Times Not Dull.

"Times are not dull in the building trade, which has always had a tendency to boom along after the general business of the country has seen an arrest in its development. There is plenty of money to lend on real estate. The old East is now the West, and it is in that channel when he thinks stocks are too high or industrial conditions too insecure to warrant him embarking in business enterprises. The builder is glad to borrow, for he is paying lower wages, buying cheaper structural steel, and his other materials are all to be had at lower prices.

"The tendency is naturally to bring down rents. The tenant demands a reduction or better accommodation for the same money. He moves from an old apartment house to a new one and the proprietor of his former dwelling places makes concessions to secure a new tenant. This is equally the case with the small house in the suburbs. The builder of new houses can offer inducements to secure tenants, and the owners of the older dwellings, rather than permit them to remain idle, will accept lower rents.

"It has been a cause of general complaint that while profits have been reduced and wages are lower, the cost of living is still high. The cost of living is working lower in due course. The tenant of the grocery store pays less than he could afford to pay a year ago, and he only is helped to return to the consumer some of the savings arising out of cheaper building materials. The process is naturally and economically sound and, given competition without artificial stimulus to prices such as tariff changes may provide, is likely to far further."

street railway tracks. In fact, other contractors say that the blocks can not be laid at the price made by the Barber people.

Oskar Huber, who is manager of the paving company, is also chief engineer of the Portland Railway, Light & Power company. This dual position is said to be accountable for the Barber company's ability to underbid others on the portion of the street paid for by the railway company.

To make up for this the asphalt, which is paid for by property owners, is charged for at a rate sufficient to offset the loss on stone blocks. By the city charter the lowest bid on an entire street including all materials must be accepted, so the Barber company must either be awarded the contract by the executive board or the bids must be rejected.

By advice of City Attorney Kavanaugh the board rescinded its action giving to the Montague-O'Reilly company the \$200,000 contract to pave a large warehouse district in the north end of the city with stone blocks. It is held that the board should not award the contract to this company as at the time its bid was submitted it was not duly incorporated. The street committee of the city will reconsider the bids and the contractors will be given a chance to make a showing.

BARBER CONCERN MAY LOSE JOB

Mayor Informed That Hawthorne Avenue Paving Bid Is Inequitable.

The Barber Asphalt company, which was awarded the contract for the paving of Hawthorne avenue from East Third to East Forty-first, its bid of \$171,000 being the lowest submitted to the executive board, may not get the contract after all. Mayor Lane has been informed that the bid of the paving company is unbalanced. The street committee will investigate the matter. It is said that the corporation outbid its competitors on stone blocks which are required between and on each side of the

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These homes will sell next summer for a big profit above my prices now being asked.

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How can he sell so cheap? First, because he hires his help by the day. Second, he has no agents to sell. Third, he builds not less than 15 houses at a time. Fourth, he owns his own lots. Fifth, he has his own money. Sixth, all he wants is to get his money out at interest. Seventh, all his houses are modern, electric, central toilet, bath, 3 coats of best paint or varnish, and all plastered the best.

Only \$50 down for the 4 room houses or \$100 down for the larger houses, or you can buy for

\$20 DOWN AND \$20 A MONTH

The Mount Scott car in Millard Ave., No. 347. Everybody knows him there.

See JOE NASH, Owner



Martin Winch Building, Thirteenth and Washington Streets.

BUILDING BREAKS ALL RECORDS FOR PORTLAND

New Construction Continues to Increase in Spite of Fact That Business Generally Is Not So Good as at High Mark Two Years Ago.

An analysis of the records of this city and county for the week ending yesterday brings to light conclusive proof of the fact that Portland is now on the topmost wave of the largest building development in its history. Easing over the huge building operations in progress in the center of the city, the records in the building inspector's office show phenomenal amount of new construction of all classes and character in progress in every section of the city.

Just why this should be so when business in all commercial lines has receded somewhat from the high level of two years ago is to some extent puzzling, and only to be explained on the theory that a general building development has a tendency to continue long after the general business of the country has experienced an arrest in its development.

This is not to say that the country is not as a general condition prosperous, for when compared with two years ago the commercial affairs of the country are quiet, but not so with the building development in Portland.

During the first three days of this week permits for \$250,000 of new construction were issued at a cost of several thousand dollars.

George L. Keeler, who recently purchased the lot at southwest corner of Fourth and Clay streets, has announced that he will proceed at once with the erection of a modern brick apartment house on the site. Mr. Keeler purchased that property from Mrs. Harding of Corvallis, paying \$15,000 for it.

The contract for the erection of the annex to St. Vincent's hospital has been awarded to the Northwest Bridge Works. This structure will be a two-story reinforced concrete structure, 75 by 125 feet, and will cost about \$200,000. By the erection of this building the board of directors of St. Vincent will be increased fully 50 per cent.

Zellar & Lyman have commissioned P. A. Carls to prepare plans for a three-story store and undertaking establishment to be erected on Williams avenue near Russell street. The structure to be erected will cost about \$12,500.

It became known this week that a local investor has consented to contribute for the immediate erection of a six-story store and office building in the central retail district. The name of the building is not known, and the location of the structure are for the present withheld from the public, but that the building is to go up there seems certain.

The brick work contract on the Y. M. C. A. building was awarded to H. Reimers this week. The amount involved is \$14,000.

Bingham & McClellan, Portland contractors, are building the two large steel reinforced concrete buildings over Washington and Main streets, Vancouver, Wash., for the North Bank road. Over 1500 barrels of cement will be used in each of these buildings.

A permit has been issued for a one-story frame laundry building to be erected on Crescent street, between East Morrison and East Alder streets. The laundry building will cost about \$5000.

Mrs. Mary M. Rice has let the contract for the erection of a handsome two-story frame residence at the corner of East Twentieth and Brasse streets. The estimated cost of the building is \$7250.

Mrs. Susan O'Brien has taken out a permit for a two-story frame building to be erected on Belmont street between East Twenty-fifth and East Twenty-sixth streets, at a cost of \$4000.

Mrs. Margaret Barch has begun the erection of a two-story frame building on the corner of Hall and Fourteenth streets. The improvement will cost \$4000.

On East Seventeenth street between Waco and Multnomah, A. H. Mesgley has begun building a two-story cottage of attractive design, which will cost approximately \$4800.

G. A. Cooper has taken out a permit for a two-story frame cottage to be erected on East Eighteenth street between Brasse and Knott streets, at a cost of \$2400.

Mrs. A. Dippell is building a two-story frame residence on Broadway between East Fourteenth and East Fifteenth streets. The building will cost approximately \$2500.

E. L. Bamford has let the contract for a one-story frame dwelling on East Eighteenth street between Thompson and Brasse streets, which will cost about \$2000.

J. E. Nash has begun the erection of a concrete block dwelling on East Twentieth street between Alberta and Sumner streets. The structure will cost about \$2000.

The first permit connected with the Portland Railway, Light & Power company's new office building at Seventh

and Alder streets, called for the concrete foundations, and was taken out Tuesday of this week. The estimated cost of the foundation is \$8000. This sum includes no part of the cost of the basement walls, but simply covers the cost of center foundations and the concrete work necessary in protecting the machinery installed in the present structure.

W. T. Harlow has taken out permits for the erection of three two-story frame cottages to be erected on East Thirty-third street, between Stephens and Market. These buildings will cost \$2500 each.

The Beacon Investment company has begun the erection of two one-story frame cottages on East Forty-fourth street, between Thompson and Brasse streets, at a cost of \$2000 each.

Oscar Bruin is preparing to build a one-story frame dwelling on East Main street, between Twentieth and Twenty-first streets, which will cost \$3500.

Mrs. Cora E. Puffer has let the contract for a one-story frame garage to be erected on Washington street between Sixteenth and Seventeenth streets at a cost of \$2000.

C. B. Merrick has taken out a permit for a two-story frame residence to be erected on East Fifty-seventh street, between Sandy road and Stanton street, at a cost of \$3000.

Walter Dyer is building a two-story frame dwelling on Derby street between Pippin and Farragut, at a cost of \$4500.

B. H. Bowman has let the contract for a two-story flat building to be erected on East Twelfth street between Belmont and East Morrison streets, at a cost of \$4000.

MORE INQUIRIES; VALUES STIFFEN

Lumber Manufacturers Look for Big Activity in Near Future.

It is said by lumber dealers that there has been noticed quite a little improvement in market conditions during the week and a lively market is looked for as soon as the tariff question becomes settled, especially since it now appears very probable that the \$2 duty will be permitted to remain on lumber.

But the local mills are busy filling orders for home consumption and there are times when they are taxed to their fullest capacity. Prices are about the same as a month ago, and the next change will be an advance, if anything, since large dealers report a general tendency towards stiffer quotations.

Relative to trade conditions in general the following statement comes from the columns of the American Lumberman, Chicago:

"The lumber trade seems to reflect with great accuracy the condition of general business throughout the country, and so long as congress is engaged in experimenting with the tariff and there is wide divergence of opinion as to just what the result of these experiments might be, no class of trade is apt to be abnormally active. Every week, however, brings renewed evidences of a return to healthier conditions."

And this as to conditions on the Pacific coast:

"Common lumber is in light demand for the time being, while upper grades are bringing good prices and demand is active. A number of the fir mills are operating on old orders and enough inquiries are coming in to justify the pro-

diction that they will be kept reasonably busy. The indifference of the western market is not overlooked on the coast, but producers have determined that they might as well get a price for their lumber or keep it. Cedar and spruce lumber is in good demand and holding to list. The constrictive trade is somewhat dull owing to a falling off in California demand. Exports are a little under average.

"The shingle mills which have resumed operations are proceeding very cautiously and the output is light. Consequently prices remain firm in the face of a noticeable lack of eastern demand. The mills are disposed, however, to hold for better prices, and it is generally conceded that an early increase in the call for red cedars is certain in view of the amount of building predicted and the promised activity in the retail trade."

been left unguarded for a time, was captured 10 miles away about 1 o'clock last night. He was taken by City Marshal Gillsbach and Wren Marlowe of Gresham in the brush near that place. Information that the wanted man was in that vicinity having been secured by Sheriff Stevens and telephoned to Gresham.

"The sheriff and 11 deputies were engaged in the chase all the afternoon, and an unsuccessful attempt in trail Squires. With Detective Tichenor's bloodhounds was made. Squires was finally captured on information given by T. H. Ruddy, who was seeing his lunch along the roadside when Squires approached and asked for something to eat. Squires had in some unknown way secured a change of clothing before he was run down.

SQUIRES RECAPTURED

BY GRESHAM MEN

Bill Squires, the prisoner who escaped from Kelley Butte yesterday morning by scaling the steep cliff where he had

A commission to include representatives of the army, navy and national telegraph department, is to be named by the Brazilian government to establish a wireless telegraph system for the entire country to be used by the public as well as by the government departments.

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FISHER, THORSEN & CO.

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Manufacturers and Jobbers Everything in Paints



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and Tools for every other purpose are to be found here in the best qualities at lowest prices. We make a specialty of the better grades of Hardware of Agricultural and Garden Implements, Wire Netting, Hammers, Saws, Spades, Shovels, and all indoor and outdoor requisites in Tools or Hardware. We are anxious to increase our trade by adding you as a customer. Let us persuade you to make one purchase and your satisfaction will keep you coming.

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THE OREGON REAL ESTATE COMPANY

254 GRAND AVE. N. PORTLAND, OREGON.

ANNEX RISES OVER HEADS

While guests are using the rooms in the old three story wing of the Hotel Oregon, workmen are engaged in putting up a seven story steel annex over them, without even a noise to disturb their dreams if they happen to sleep late in the morning. Steel uprights sustain the superstructure and to make connections with the foundation, holes are cut completely through the three floors, yet with such care that no guest has been given the slightest inconvenience.

In June, says M. C. Dickinson, manager of the Oregon, the \$50,000 addition to the Oregon will be completed. Work by the contractors, the Thompson-Starritt company of New York, is progressing rapidly, although considerable delay was occasioned by the failure of steel framework to arrive on time.

I expect to have the two seven story annexes of the Hotel Oregon increased to 10 stories each within the next two years," said Manager Dickinson last night. "It will be necessary to continue building until the hotel covers the entire block," he continued. "I do not propose to stop until this ambition has been accomplished, and I am certain that it will be within the next four years."

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Crushes all kinds of material. All steel construction. Capacity from one to twenty tons per hour.

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These Blocks Are Guaranteed Estimates gladly given. Let us figure with you. All kinds concrete work a specialty.

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Pleasant to take and does not gripe or nauseate Cures Chronic Constipation, Stomach and Liver Trouble

Stimulation Without Irritation.

ORINO Laxative Fruit Syrup is a new laxative syrup combined with the delicious flavor of fruits, and is very pleasant to take. It will not gripe or sicken. It is much more pleasant and effective than Pills, Tablets or Saline Waters, as it does not derange the Stomach, or irritate the Kidneys, Liver or Bowels.

Constipation.

ORINO Laxative Fruit Syrup will positively cure Chronic Constipation, as it restores the natural action of the intestinal tract.

Clears the Complexion.

ORINO Laxative Fruit Syrup stimulates the liver and thoroughly cleanses the system and clears the complexion of pimples and blotches. It is the best laxative for women and children as it is mild and pleasant, and does not gripe or sicken.

Thin People Take Notice.

Do You Assimilate Your Food?

ORINO makes you assimilate your food so you will get the full benefit of what you eat.

Your stomach, liver and bowels need stimulating, and you should take ORINO Laxative Fruit Syrup.

OUR GUARANTEE

Take ORINO Laxative Fruit Syrup and if you are not satisfied your money will be refunded.

Prepared only by FOLEY & CO., Chicago, Ill.

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