

PORTLAND TAKES LEAD IN OFFICE BUILDING RECORD

Two Magnificent Business Blocks Near Completion, 2 More Under Way; Most Modern Features Used.

Marking the completion of two magnificent office buildings representing an investment of a round million dollars, and the beginning of the construction of two like structures which cost all of that sum, August is a notable month in the history of office building in Portland.

The Spalding building, the magnificent 12-story structure at Third and Washington streets, and up to the time the finest and most expensive office building in Portland, will be turned over to the owner within the next few days a completed structure, although the installation of the furniture and the completion of the interior of the new Ladd Banking House, which is to occupy the entire ground floor of this building will require perhaps 60 days longer.

The Spalding building combines everything that is new in office building construction. It has the latest and most up to date appliances and apparatus for heating and lighting, as well as most improved plumbing system to be found in the finest buildings of its kind in the country.

Finest Hardware Yet.
Another feature of this building that is unusual and is practically new on the Pacific coast, is the hardware, which is the best to be had in the world's markets. The elevators, of which there are three, are the latest improved electric traction and the best that can be made. They have a speed of 250 feet per minute and are equipped with every safety appliance known to elevator construction.

From the basement to the 12th story the interior finish of the structure is in selected and beautifully marked Indiana quartered white oak. Doors leading from the corridors have a solid top to bottom panel of wire glass while the doors connecting the rooms are of the single oak panel. The oak was all selected at the mills in Indiana and the marking is matched throughout the building with scrupulous fidelity. All corridor floors are laid in terrazo and the floors of the rooms and offices are in cement. The building is so strictly fire proof that not a foot of wood floor is to be found in it. Vermont marble bases ten inches high are in all of the corridors.

The main entrance to the bank and the elevator entrance are finished in the finest selected Vermont marble and genuine bronze. The bank entrance is said to be the finest and most expensive piece of work of the kind on the Pacific coast, with the exception of the entrance of the Bank of California in San Francisco. Mr. Spalding is expending \$16,000 in fitting up the bank entrance more than was planned at the time the building was designed. The marble and bronze effect in the entrance to the elevators is easily the handsomest thing in Portland, and according to the builders, it is excellent in this respect by few structures of the kind in the country.

Has Unit Lock System.
All of the hardware used in the building is of genuine bronze. The unit lock system, one of the newest things in building hardware, is used. By this system each lock may be fitted with three different keys, one of which given to the tenant will unlock his door and none other; another given to the floor janitor will unlock every door under his charge, while with the third, the head janitor can gain entrance to any room in the building. The door hinges are of bronze and are ball-bearing. While every door in the building is fitted with a regulation door catch, the building is heated by what is known as the direct-indirect hot air system, the latest and said to be the best system for heating buildings known. Less than one-third of the basement will be used for the machinery which will consist of an oil burning heating plant and two gas engine units for the generation of power and lighting. All the staircases are in marble and iron, and the toilets on every floor are of the highest quality.

The huge bases are of Oregon granite on which is supported Indiana limestone for the walls of the first two stories. The walls of the ten upper stories are of Oregon brick.

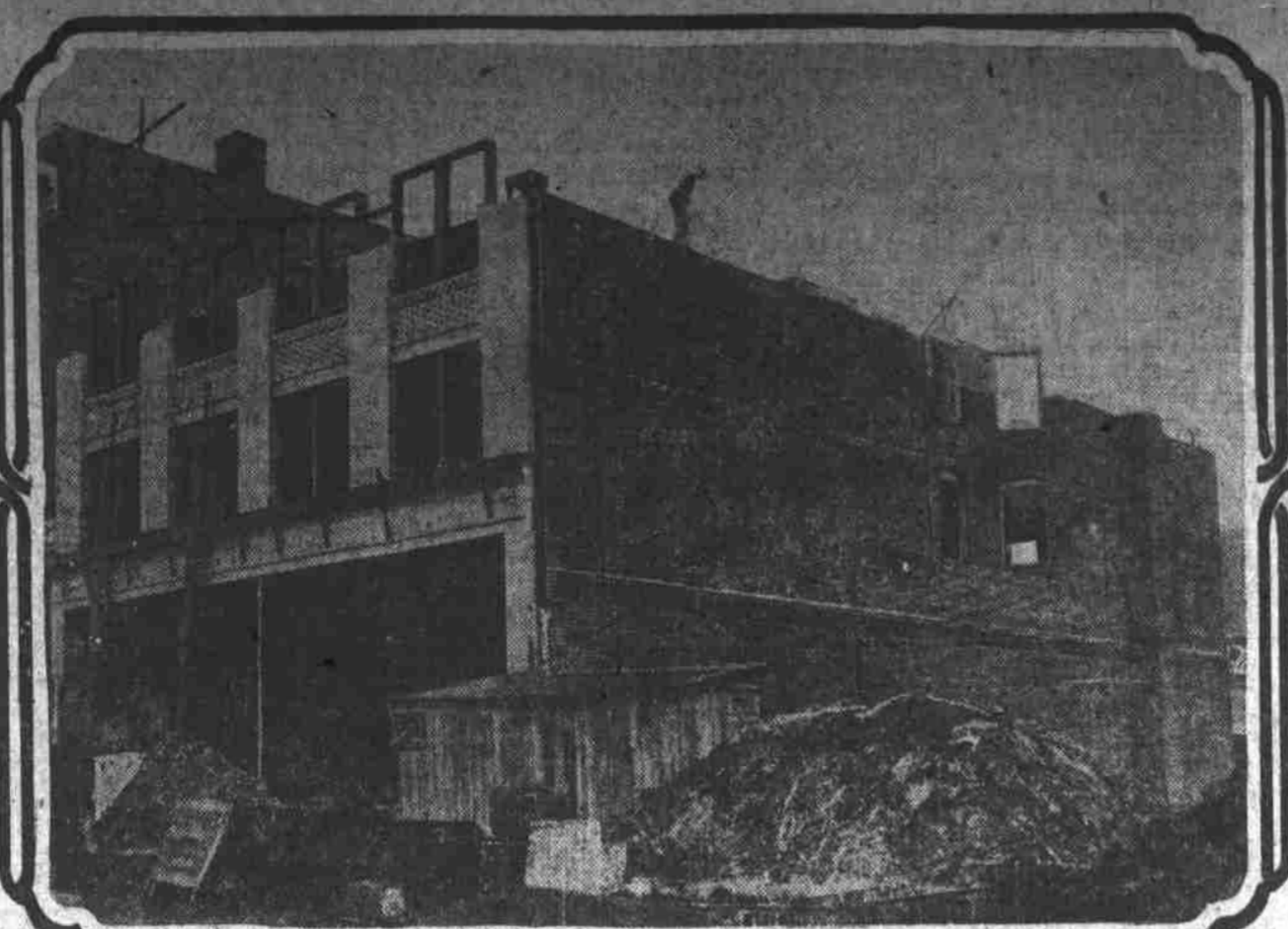
Will Cost \$700,000.
Nearly or quite \$700,000 will be the ultimate cost of this handsome structure—of this sum the final contract with the James Stewart Construction company will take \$600,000, while the fitting up of the ground floor for the use of the Ladd Bank will cost the additional \$100,000. An originally designed the construction of the building was to cost about \$550,000, but improvements and changes required by the owner caused the adding of nearly \$50,000 to this sum. The construction of the building has been carried out entirely under the supervision of Edwin Gilbert, superintendent of construction for the Stewart Construction company.

Mr. Gilbert's success in putting up the Spalding building has brought to his firm the contract for another 12-story office building in Portland—the handsome structure which has just been started at Sixth and Alder streets for Ben Selling and associates.

Mr. Gilbert broke ground for the Spalding structure in July of 1909, and but for alterations demanded by the owner, would have completed the structure within the 12 months originally named by him.

MAY BUILD RAILROAD TO REACH 7 CITIES

Brownsville, Or., Aug. 20.—At the last regular meeting of the city council of Brownsville, manager, and C. E. Sox, attorney for the Albany Interurban Railway company, which has surveyed a railroad from Albany to Brownsville, Crawfordville, Holler, Sweet Home, Waterloo, Lebanon and back to Albany, were present and asked the city for a franchise over its streets. A bill has been drafted and will come up for final passage at the next regular meeting when it will doubtless pass.



Four story business house under construction by Architect H. J. Hefty on Twelfth street, between Washington and Stark.

ARCHITECTS ARE BUSY WITH PLANS

New Homes, Flats and Stores Are Contemplated in Various Parts of City.

Plans are under preparation in the office of a local architect for an eight room frame residence of modern English type of architecture, which will be built for J. E. Harris at Rose City Park. The building will cost approximately \$4500, and besides heated work in the dining room and library, the interior design calls for hardwood floors, antique pressed brick fireplace and a Dutch kitchen.

Architect Fritsche, who is getting up the plans for this house, is also preparing a design for a Sunday school room to be used by the Montavilla Presbyterian church. It will be built at East Seventy-first street, near East Glisan. The structure will have ground dimensions of 38 by 45 feet, will be one-story and basement and will be semi-circular in shape. Besides six classrooms, there will be an auditorium, to be temporarily used for church purposes. It will occupy the rear of the site owned by the church. Later on the congregation plans to put up a handsome stone edifice on the front of the lot.

Plans and specifications have been completed for a three-story frame building to be erected at the southeast corner of East Ash and East Thirtieth streets. The building will be in the nature of a six-story flat building, and will cost approximately \$12,500. It will contain six five-room flats, each room having outside light. Excavating is now under way, and work on the superstructure will begin in a few days.

The Damascus Creamery company has begun the erection of a 40 by 95 foot janitor will work under the supervision of the company.

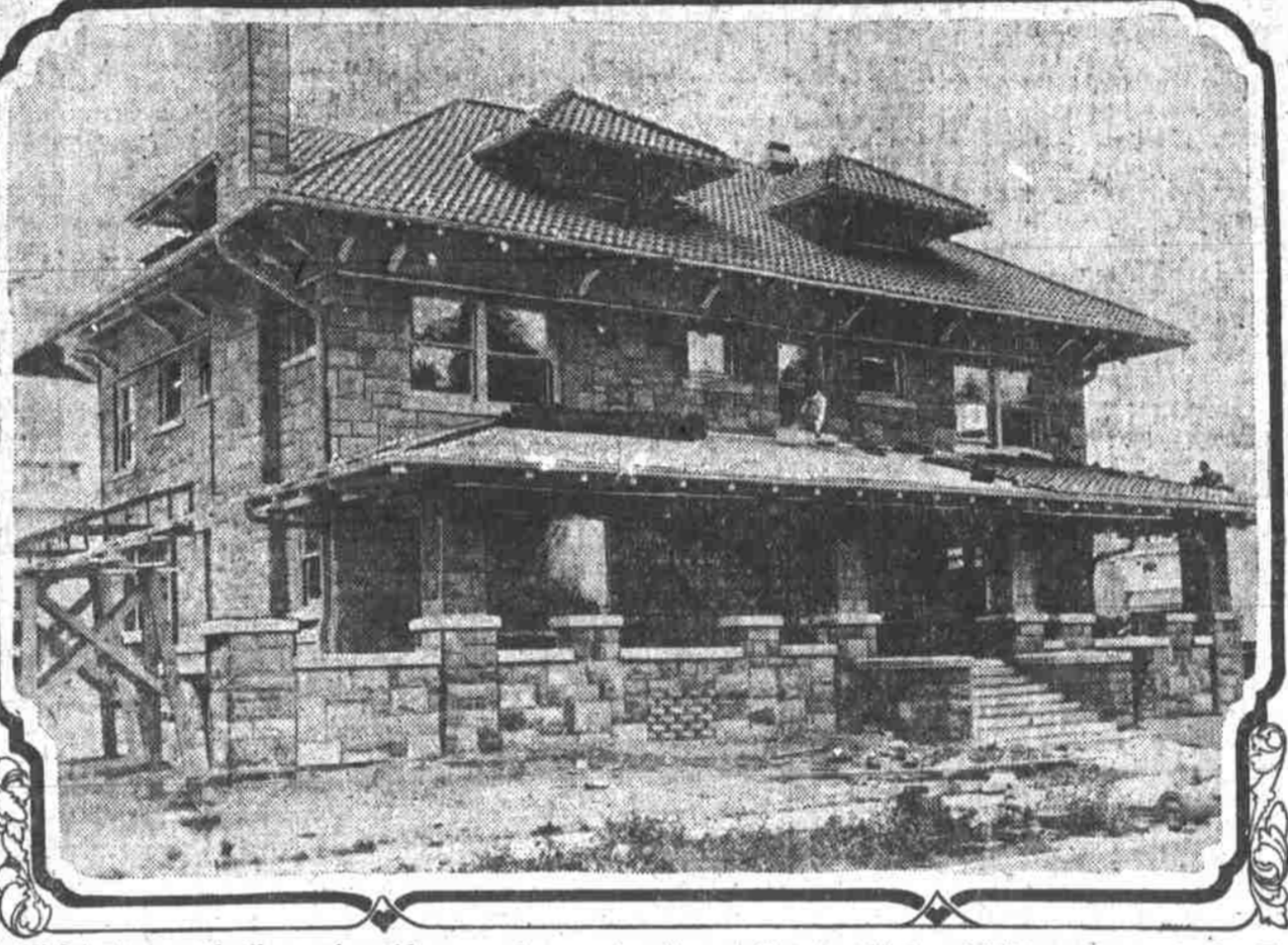
LAUNDRY'S REPAIR TO BEGIN AT ONCE

Contract Is Let to Restore Substantial East Side Structure Badly Burned Recently.

Work of rebuilding the United States laundry, which was partially destroyed by fire some days ago, will begin in the next few days. Arrangements have already been made with contractor John Bingham to rebuild the burned structure. The building is to be repaired and put in perfect condition, and under the terms of the contract is to be completed by the first of October. J. Daniels, owner of the laundry, has already ordered new machinery to take the place of that ruined by the fire, and expects to have it in Portland in time to begin installing it by October 1.

LACOMB WILL HONOR REAL ESTATE DEALER

(Special Dispatch to The Journal.) Albany, Or., Aug. 20.—An unusual honor is to be conferred upon C. W. Teabull, a real estate man of this city, by the citizens of Lacombe on Friday of next week. As a mark of appreciation of the successful efforts of Mr. Teabull in securing settlers for that locality, a barbecue has been arranged to which a public invitation is extended. Two yearling steers are to be roasted and the refreshments served. Addresses will be delivered by five speakers and the festivities of the day will conclude with a grand ball.



Artificial stone and tile roof residence under construction at Twenty-third and Thompson streets for W. Kennard.

FINE NEW HOMES ARE UNDER WAY

Contracts Are Let for Handsome Residences at Riverside and Modern Flats.

REPUBLICANS ACTIVE IN LINN COUNTY

(Special Dispatch to The Journal.) Albany, Or., Aug. 20.—There is now noticeable activity in Republican circles of Linn county and the political pot is beginning to merrily simmer. Prospective candidates are being discussed, and many have been announced for the various offices. The first declaration filed was that of Evert L. Jones for representative. Others who have taken the initiative step this week are W. W. Francis, Albany, for treasurer; Solomon Lindley, Lebanon, for sheriff; Millard L. Marks, Albany, clerk; A. M. Templeton, Brownsville, sheriff; Grant Froman, Albany, recorder; Marlon F. Wood, Tangent, recorder.

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CONCRETE GARAGE IS PLANNED FOR WEST WASHINGTON

Big Company Arranges to Lease Structure—Knights of Pythias Will Build \$20,000 Home in Albina.

The newest improvement projected for the upper Washington street district is a four story reinforced concrete garage which is to be erected for J. G. Edwards, the eastern Oregon capitalist, on the large parcel located at the southwest corner of Twenty-first and Washington streets. Architect David Lewis is getting up the plans and specifications for the building and as soon as some of the minor details are agreed upon, will ask for bids for its construction.

Arrangements have already been made for leasing the building to one of the

The feature of the plan provides that the floor will be several feet higher than that of the older dock, thereby doing away with much of the danger from high water during certain seasons of the year.

At Fourteenth and Market streets the Northwestern Construction company has begun the erection of a four-story flat building for C. W. Lapaley. The structure will have ground dimensions of 40x60 feet and will contain four suites of five rooms each. It is to be semi-colonial in type and will cost approximately \$8000.

The Crater Lake National Park association has had plans prepared for a stone lodge to be erected at Crater Lake. The building will be quite a pretentious affair, having ground dimensions of 43x153 feet. The exterior will be natural stone with four immense stone chimneys and a log pergola porch extending along one half of the main front of the building. In the great hall which is to be 43x54 feet, are to be two immense stone fireplaces 14 feet in width. Another huge stone fireplace will be in the dining room. This room is to be 30x40 feet. The left wing is to be given over to the kitchen and dining room, and in the extreme right wing of the dining room will be located the office, ladies' and gentlemen's parlors and other small apartments. Plans for the building were drawn by Architect R. N. Hockenberry. Work on the structure will begin at once. It is not expected it will be ready for use this season. Its estimated cost is \$15,000.

St. David's parish is to have a new guild house erected on East Alorton street near East Twelfth in place of the old church building which for many years has done duty as a Sunday school room. Plans for the new building have been drawn by Architect Ellis F. Lawrence. It is to be a two-story frame structure, 42x88 feet and will cost between \$8000 and \$10,000. On the first floor will be the guild room proper, four class rooms and a number of smaller apartments. The second floor will be a large auditorium, two class rooms and the steward's room.

Mr. Lawrence has also completed plans for a handsome residence to be

erected at Seventeenth and College streets, Portland Heights, for Benjamin Trekmann. The house will contain large rooms in addition to bath and cabinet kitchen. The exterior walls will be done in rough cast plaster on metal lath and the interior will be finished in eastern birch and selected flat grained fir. It is estimated that the house will cost \$11,900.

PLANS FOR 8 STORY WAREHOUSE FILED

Detailed working plans of the proposed warehouse and saleroom of the John Deere plow company were filed yesterday with the city department of building. The building is to be an eight-story, fireproof, reinforced concrete structure and will occupy the west half of the block bounded by East Second, East Third, East Alder and East Morrison streets, with a frontage of 100 feet on Morrison and 200 feet on East Second.

Preliminary estimates of the cost of the structure place the figure at \$250,000. The plans are by an eastern architect and the building contract has been let to an eastern contractor. When completed the new local home of the John Deere company will be the largest and most expensive building on the other side of the river and the largest structure of its class in the city.

Cooling, Soothing

During the hot days heavy workers are in need of a cooling, soothing beverage, one that can be used as a flimsy builder and general revivifier of the entire system. For such a beverage Hop Gold, the famous bottled product of the Star Brewing company, exactly fills the bill. This ideal beer is made from the choicest and most costly ingredients. Order a trial case today. Phone East 46, B-1144. Free delivery.

When a Man Buys

When a man buys a site for his future home, he wants something more than merely a lot. He is spending his good money for a home, and any home without conveniences of car service, view and surroundings, etc., is worse than none at all. But when a man buys a homesite and secures all of the conveniences of good car service, magnificent view, convenience to stores, churches and public school, and buys at a price that is much lower than he can secure adjoining property, and on much easier terms, he is making ideal investment.

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Saginaw Heights offers all these, and more. It is high. It is dry. It is healthful. There is room for the children to play without being in the streets. The car service is excellent, and you are in a settled community of good homes. You are not pioneering the way. See Saginaw Heights. Take Mount Scott car to Lents. Our property office is directly opposite the station, and our agents will show you the tract. Or call at our downtown office and we will show you the property in our automobiles.

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Price \$4200 \$1700 Cash, Balance Three Years With 7 Per Cent Interest
See J. S. DOWNEY
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