QUARTER BLOCK IS SOLD FOR \$350,000

Ladd Estate Disposes of Olds. Wortman & King Building and Site.

O'SHEA BROTHERS BUYERS

Property at Fifth and Washington, Exclusive of Building, Brings \$3100 a Front Foot-Lease Has Five Years to Run.

the southwest corner of Fifth and Washington streets. The Ladd estate, which was the owner of both land and building, has sold to John F. and James the lot on the south side of Alder B. O'Shea. A consideration of \$350,- street, between Front and First, which

than the present one. To do this it would be necessary to tear down the present structure, as it was originally designed for only four stories and a basement, and would not bear the weight of added floors.

John F. O'Shea is president and manager of the Union Meat Company, and James B. O'Shea is vice-president of the same corporation. While they still direct the affairs of this company, a large interest in it was sold about a

direct the affairs of this company, a large interest in it was sold about a year ago to Swift & Co.

It is said that the deed for the transfer of the Olds, Wortman & King building will not be filed for several days, as the signatures of several trustees of the Ladd estate, who are in the East, are necessary to complete the transaction. The sale, however, is considered closed, as the deeds have been drawn up and partially signed, and payments made.

F. C. Baker Buys First-Street Lot.

Frank C. Baker is the purchaser of lot on the east side of First street, 75 feet south of Morrison, the sale of which was announced in The Oregonian Sunday. The property was owned by Dr. George A. Harker and was sold to Mr. Baker for \$50,000, through the agency of C. K. Henry. "This property nets 6.35 per cent on the investment," said Mr. Baker, "and I consider that a first-class revenue from reality. Moreover, this property

Negotiations have been closed for the sale of the main building occupied by the department store of Olds, Wortman & King, and its quarter-block site at the southwest corner of Fifth and Washington streets. The Ladd estate, which was the owner of both land and enue from realty. Moreover, this prop

Thomas Papworth is the purchaser of

Hodson Men Say Washington County Senator Has Not a Majority Pledged.

TRY TO BREAK HIS FORCES

Whealdon Is Active in Behalf of Multnomah Aspirant-I. L. Patterson and W. F. Matthews Also in the Alliance,

Denying that Hames has secured pledges of support from 12 Senators for President of the Oregon Senate, the Hodson element was active yesterday, bolstering up the hopes of their followers and crying to the Haines men "show us." Among those who wrought for Hodson were Senator Whealdon, of Wasco, who

OLDS, WORTMAN & KING BUILDING SOLD



QUARTER-BLOCK PURCHASED BY JOHN F. AND JAMES B. O'SHEA FOR \$350,000

one is involved. The transfer has not yet been placed on record. The deed was drawn up by C. A. Dolph, and the transfer was effected through the agency of David S. Stearns.

Was sold by George Stenger a few days ago. The sale was made by Goldsmith & Co., and the price was \$22,500.

several months, and figures among the largest deals in the history of the city. It is the more important as It is known that it is prac tically a cash transaction. The sale is also notable because this corner is one of the few lower Washington street pieces of realty on the market at any Several important leases have been given for choice business propon this thoroughfare withi past few months, but this is the first actual sale closed there for some time. The property sold is a four-story and basement brick and stone building, with 10) feet frontage on Washington street and equal frontage on In addition to this structure. on the south on Fifth street, and owned by the Corbett estate; also a five-story building, 50x100, facing on Sixth street,

and owned by S. A. and E. C. Brown Neither annex is included in the sale Lease Has Five Years to Run.

The \$350,000 paid for the Olds, Wortman & King property is probably the highest price ever given for Portland realty. With the improvements, the onsideration is \$3500 a front foot. The consideration is \$3,500 a front 1001. The building is probably worth \$43,000, leaving \$313,000 as the price of the quarter-block, or \$3100 a front foot. High as this price is, compared with prevailing values in Portland realty a few years ago, it would doubtless be still greater if it were not for the fact that the property is returning a much lower revenue than it is capable of producing. It is held by a lease entered into 15 years ago, which will extend five years more. At its expiration the revenue will doubtless be more than doubled. corner has been owned by the

Ladds for about 40 years. The only improvements upon it were frame shacks until 1891, when the ground was filled in and the present building erected. It was built by William S. Ladd for the firm of Olds & King. later became Olds, Wortman & King. A 26-year lease was signed, which began November 1, 1901, and has therefore five years more to run.

The assessed value of the Olds,
Wortman & King property, under this year's appraisement, is \$300,0 which \$40,000 is for the building, \$330,000, of Miller. 000 for the corner lot, and \$85,000 for the inside lot. This shows an increase

over the assessment of last year of

\$55,000, all in the ground value, The consideration of the sale is rather low, compared with the figures at which leases have been signed in the same locality. The Failing property, at the southeast corner of Fifth and Washington streets, was leased a few months ago at \$1500 a month, and in addition. L. Q. Swetland, who has acquired control of the property, bears the expense of erecting a seven-story building. It is understood that the Olds, Wortman & King quarter-block with the building is only bringing in month under the old lease. it were free from this lease it would probably bring in \$3000 a month.

New Building When Lease Expires.

While the building is no doubt worth the \$40,000 at which it is assessed, it is since the probable that it will be replaced by and Lord Baltimore cigars. a larger structure at the expiration of the present lease. O'Shea Brothers have made not announcement of their intentions for the property, but the value of the corner would justify the erection of a much higher building from First and Alder streets.

This sale is the most important transfer of Portland realty which has

Passage by Council.

At the meeting of the street committe of the Council yesterday it was recor mended that the ordinance providing for the placing of electric cables and wires underground in conduits and subways be passed. By its terms wires in the gen-eral business portion of the city on the West Side must be placed under ground by September 1, 1909. It is generally believed that the bill will pass the Coun-

street from the east line of Crosby street to the east line of Williams avenue, thereby making the pavement con inuous from the extreme east end McMillen street, was reported favorably

Similar action was taken on a petition for the improvement of Portsmouth av-enue, from the south line of Monta street to the north line of Bluff street, cost of \$9612.50.

An improvement was recommended by the committee on Sixteenth street from 120 feet north of College street to Daven-port street. The cost will be \$12,401.50. Other recommendations were to im prove Tenino avenue, at a cost of \$3669.98 and to improve Seventeenth from the north line of Elizabeth to the south line of Clifton street, cost, \$5749.57.

LODGES ELECT OFFICERS Annual Meetings Are Held and Dignitaries Chosen.

Albina Lodge, A. F. & A. M., has elect ed the following officers for the ensuing year: Worshipful master, P. Venstrand senior warden, H. Woodham; junior warden, A. L. Ennis; treasurer, J. C. Jameson; secretary, A. J. Handland. These officers, with the appointive ones, will be

installed next Saturday night.

Hawthorne Lodge, No. 111, A. F. & A.

M., last night elected the following officers for the ensuing year: Worshipful master, P. A. Combs; senior warden, S. W. Stryker; Junior warden, C. E. Rogers; treasurer, H. H. Newhall; secretary, C. E.

The Kremlin Baku, Imperial Order of Muscovites, held their annual meeting last evening at the Oddrellows' Temple, at, which time the following officers were elected and installed: Czar, Isaac A. Manelected and installed. C.A., Issae A., Issae A Blaussenius; royal inspector, R. J. Lewis; royal messenger, N. P. Tomlinson royal inner guard, D. V. Hart; royal outer guard, John Rabyor; trustees, C. L. Palmer, Joseph Micelli, James W. Welch.

TRAVELERS' CIGAR

Magazines, 92 Third and Our New Shop, Third and Washington.

To hold 12, 25 or 50 cigars, very convenient and attractive. We show many styles suitable for holiday gifts. Sig Sichel & Co. agents Garcia, Mi Hogar

Milwaukie Country Club. Eastern and California races. Take Sellwood or Oregon City car, starting

12; Senator Loughary, of Polk, who thought that several of the Halnes men should have conferred with Senator Johnson, of Benton, and himself, as they are alleged to have agreed to do, before tying up with Haines; and W. F. Matex-United States Marshal, and L just finishing his tenure as Collector of Customs, both of whom were in frequent conference, in the course of

In the tolling throng mixed also W. I Vawter, of Jackson, candidate for Speak-er, who hopes for the election of Hodson or some other Mutnomah man for Presi dent, in order to throw the support of this county in the House to himself as outside aspirant for Speaker, and to se-cure the strength of Chapin, candidate in Multnomah for that office. Vawter has a claim for the support of the Hodson element in the House, for having made possible two years ago the election of Mills as Speaker, by delivering to Mills six votes, two days before the organization of the House. Vawter says he is practically sure of 30 votes—enough to

Should it be proved to the Hodson follewing that Haines actually has 12 pledged votes, which is a majority of the Republican Senators, omitting Sena-tor Mays, the Hodson men will set themselves to organizing their forces so as to stay out of the caucus that the Haines men want, and to fight Haines on the of the Senate, with the aid the Democrats, of whom there are six

Mays Urged to Help Hodson.

In consequence of Haines' claim, here is already talk of bringing Mays into the contest to support Hodson. This would require 13 for caucus nomination, and would put Haines to the task of winning an additional vote; besides, on the floor of the Senate, it would compel Haines to secure an additional vote for election. Without Mays, the majority for election will be ; with him, 16. Of the 12 Senators said to be in the

Haines camp, four, assert the Hodson adherents, are unpledged: Smith of Marion, Milier of Marion-Linn, Laycock of Grant and Cole of Umatilla; probably also, McDonald of Union and Schol-field of Clatsop.

Unto which the Haines followers re turn that those six Senators are actually in the Haines camp, pledged to support Haines, or whomsoever they may desire, and to stick together through thick and thin. They aver that the evidence of the combine will be forthcoming, as completely to satisfy the doubting Hodson men. In caucus they think them selves certain to win, and believe that Hodson cannot stop a caucus. In Multno-mah, they have reason to believe that two Senators, not pledged to Haines, will go into caucus—Beach and Bailey. Balley expressed assent to a caucus

yesterday. A continuous political show was performing in the Imperial Hotel all day. Whealdon came to town early to stay until tomorrow morning, but not on political business, he said. Loughary arrived in the morning and departed late in the afternoon. Bowerman stayed over from the Sunday rally of the Haines forces. Hodson appeared about noon and stayed three hours or more. "What do you know about Laycock and Bowerman?" Hodson was asked, for they are claimed in the Haines

camp, yet are said by Hodson's fol-lowers to be unpledged.

"Very little: very little."

"And about McDonald, Smith and "Very little. I'm not much at mak-

ing claims or prophesying."
"You do not intend to withdraw?" "Haven't thought of such a thing." Just then up came Whealdon, and the two greeted each other with the

stare that they used to give when they were fighting each other in the Legislature two years ago.
"Glad to see you," they each said,
as Whealdon came forward and Hodson rose from his chair. Then they ex-

COMMENC-

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WILL.

BE OPEN

EVENINGS

UNTIL 9 P. M.

hanged one of those handelasps, which George Brownell and Binger Hermann made famous, sat down together and-were as chummy as if political bed-fellows all their lives.

"What's this tale about your going to support Hodson?" Whealdon asked.

"Most likely, most likely," in a tone intended to carry uncertainty.

Just then who should march up but Matthews and Patterson, arm in arm, or so close together that they ap-peared thus locked. After surveying Hodson and Whealdon together, they spoke softly into each other's ear Matthews went on and Patterson approached.

"Hello, hello." spoke up Patterson, advancing with outstretched hand to Whealdon. "What's this I hear about your being—" and Patterson's voice became inaudible. ably in no event support Haines seem to be their resolution, Loughary partic "Ha, ha!" laughed Whealdon.

"I'm sorry for you fellows," went on Patterson, facetlously looking at Whealdon and Hodson. "You must be worried to death with politics."
"That's how you got those few grayhairs," suggested Hedson, making a sally of his own at Patterson.

At this, Whealdon went off, leaving Hodson and Patterson together. Coming back presently, he observed the two drawn off into a corner in earnest conversation, and at once joined the Meanwhile Matthews was conversing with J. S. Cooper, of Independence.
In the evening Whealdon and Bow-

erman had a long talk, Whealdon evidently trying to show the other that Haines "had no show" and to take him maines had no show and to take him away—a rather big job, since Bower-man was one of the charter members of the Haines boom. Matthews and Patter-son came up. Patterson pulled Whealdon away for a moment's conversation, after which Whealdon towed Patterson up to Bowerman and said: that being Bowerman's "let me introduce Mr. Pattername,

Felicities were exchanged, and Patterson soon departed, evidently to se cure the acquaintance at another visit introduction was a mere formal Bowerman and Patterson had met on opposite sides of politics in Marion County six or eight years ago, when Bowerman was studying law in John Carson's office. Up to the last few weeks Whealdon and Patterson have been enemies also, until the late alliance being hardly on speaking terms. And what is the aliance?

The Hodson-Whealdon Alliance.

That is not precisely known. It is known, however, that the Wasco man dislikes the Washington man, since their joint fight against Hodson in the last Legislature, and that he is now lined up with Hodson. It is evident that he hoped to carry with him Bowerman, and possibly Laycock and McDonald; this the Hodson people expected of him, and his inability to deliver is a disappointment sition to Haines is said to come not only from personal preference Hodson, but also common interest be ween Hedson and himself, should a fight break out against election of Bourne, for United States Senator, for they represent the opposition to Bourne.

Besides, it has been said that Whealdon

is a receptive candidate for President,

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From this department comes the announcement of the complete and attractive showing of "Bergen" highest quality cut glass, and the Rogers Bros.' 1847 and "Wallace" silverware. This stock in itself is suggestive of many ideas for Christmas-gift selection. Your credit is good.



or not there is such a deal on foot has

not been verified, but there are surface

evidences of it. However, there has been talk, of late, of Hodson's followers turn-ing to Sichel, of Multnomah, in hope of

uniting behind him, the Multnomah del-

of Hodson's support going to Johnson

Plan for "Valley Conference."

It now seems unlikely that the "Val-

ley conference" will be held, as was planned six weeks ago, by Johnson, Kay,

Miller and Smith, to include also Bing-

ham, Booth and Loughary. The Hodson men want the conference held, as agreed,

but the Haines followers say it is un-necessary. It is alleged that Kay, Miller

and Smith, who are said to have pledged

themselves to Haines, promised to hold off from doing so until the conference,

and to go into that meeting agreed to accept the verdict of the majority. This

agreement has not been kept, say the

Hodson adherents, and they do not like

That Loughary and Johnson will prob-

ularly dislikes Haines, and while John

son's aversion is not so strong, his pref-erence for Hodson will probably draw him to that candidate. It was said yes-

terday on good authority that should

cus, Laughary will fight him on the floo

Should the Republicans be unable to

hoose their nomines in caucus, the six

Democrats would become factors in the election of a President. Both Hodson

and Haines claim supremacy among the Democrats. Several of the minority members have endeavored to hold the

Democratic strength together, but no conference has yet been held, and their sentiment is not known.

Claims of Haines and of Hodson.

Rival claims of Haines and of Hod-

In Haines camp claimed—12, Wright, Schol-field, Nottingham, Bowerman, Bingham, Cole, Laycock, McDonald, Kay, Miller, Smith,

In Hodson camp claimed-12, Beach, Bailey,

Sichel, Booth, Loughary, Johnson, Coke, Wheal-don, Smith, Miller, Cole, Hodgon, Conceded to Hodgon-9, Beach, Bailey, Sichel, Booth, Loughary, Johnson, Coke, Wheal-

don, Hodson. Doubtful-2, Malarkey, Hart.

Conceded to Haines-6, Wright, Nottingham

Kay, Bingham, Bowerman, Haines. Doubtfu 5. McDonald, Laycock, Scholfield, Malarkey

Hart.

Possibly available to Haines—4, Beach, Bailey, Hart, Coke.

Possibly available to Hodson—5, McDonald, Scholfield, Laycock, Malarkey, Hart.

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Argue for Newspaper Passes.

WASHINGTON, Dec. 17 .- The Garrett

bill to permit newspapers to accept rail-

way transportation was the subject of a hearing today before the House com-

mittee on interstate and foreign com-merce. E. W. Stevens of Missouri and Representative-elect Ashbrook, O., spoke in favor of the bill.

Christmas gifts.

Then again there has been talk

SALE OF DINNER SETS

Special ending today-Crockery Department, Basement. Holiday special offering of six sets in semiporcelain ware on the pleasing payment terms of

\$1.00 DOWN-50¢ WEEK.

Set of 42 pieces in the plain white; special Set of 46 pieces in the flown blue decoration; special \$4.75 Set of 56 pieces in rich rose and gold decoration; sp'1.87.75 Set of 56 pieces in dainty blue floral decoration; sp'l. \$8.75 Set of 56 pieces in rich rose and gold decoration; sp'l.\$9.00 Set of 56 pieces in plain green and gold band decoration;

rull & Gibbs COMPLETE · HOUSE · FURNISHERS MAKE YOUR

Sent Back to Get His Parents' Consent

Murriage License Refused Henry Becker, Aged 19, and Mabel Lu-cinda Johnson, Aged 21, Because Bridegroom-Elect Is Too Young.

REV. C. BUECHLER'S word is unquestionably good with his congregation but it failed to satisfy the County Clerk's office yesterday afternoon. Mr. Buechler appeared at the marriage license counter with a young couple from St Johns. Deputy County Clerk Wilds commenced filling out the necessary document when he ran against a snag. The pros-pective groom, Henry Becker, revealed that he has thus far succeeded in at-taining only to the thoroughly insufficient age of 19 years, whereas the law requires The bride-to-be, Mabel Lucinda

Johnson, was 18.

Mr. Wilds said he could proceed no farther without the sanction of the boy's ents or guardian whereupon Mr echtel said the elder Becker had delegated him to extend the parental sand The official, however, declined to accept this explanation. The weddin party adjourned to St. Johns and will reappear today, the groom-elect declared, with the requisite parent.

The house for Mrs. S. Carnut, of Milwaukle, which is being built by the Odd-

Sunday. About 25 carpenters, under charge of Mayor Shindler, worked all day, and got the building under cover. At noon the Women of Woodcraft pro-vided a fine repust in Woodmen's Hall. A delegation from Portland assisted and Mr. Shindler says the house will be ready for occupancy this week. It is 28x26, of two-stories, and contains eight rooms, Built by contract, it would have cost about \$100.

FREE

TELEPHONE

IN THE

LADIES'

WAITING

APART-

SIMENSTAD-MANN WEDDING

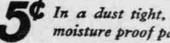
Alaska Mining Man and Former Valdes Schoolteacher Married

A romance which had its beginning in a little schoolhouse in far off Alaska, sulminated last night in the marriage of Charles Simenstad and Miss Elizabeth Ann Mann. The marriage took place at 8 o'clock last night at Trimity Church, Rev. A. A. Morrison, officiating. After the wedding the invited guests, friends of the couple enjoyed a bridal dinner at the Portland Hotel. Mr. Simenstad, is in terested in Alaska copper mines and it was while mining in Alaska that he met Miss Mann. The bride was teaching school in one of the little towns near Valdes. After a brief stay in Portland and a month's honeymoon in Seattle, they will return to Alaska.

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