

SEE BUILT FOR BIG OFFICE BLOCK

Part of Marquam Property Is Sold to Ben Selling and Adolph Jacobs.

PRICE PAID IS \$350,000

Building of at Least Ten Stories to Be Erected at Southwest Corner of Sixth and Alder Streets This Year.

The frame building at the southwest corner of Sixth and Alder streets is to be replaced with a skyscraper of modern construction. Papers were passed yesterday between the Oregon Company and Ben Selling through which ownership in the valuable corner, which is part of the Marquam property, was acquired by Mr. Selling and his associate, Adolph Jacobs. The consideration is placed at \$350,000, which is the second highest price paid in Portland for inside property. The other transfer was that at Washington and Fifth streets, bought by the O'Shea Brothers at the same figure.

The old building on the Marquam corner has been used as a rooming-house for several years, with stores on the first floor. It was part of the old Central School that stood on the site of the Portland Hotel. When the hotel syndicate built the big building that now occupies the site, the frames were moved to Alder street and ever since realty men have regarded the two corners as among the most desirable in the city for business purposes.

The Oregon Company is the holding company for the realty formerly in the hands of the Title Guarantee & Trust Company and later taken over by W. M. Ladd when he assumed the indebtedness of that institution. The piece of realty involved in the present transaction is 703 feet on Alder by 125 feet on Sixth. Stores occupy all the Sixth-street frontage with the exception of an entrance to the rooming-house. The building is three stories in height.

Corner Is Central One.
The corner is opposite the new Meier & Frank Company's building on the southeast corner of Alder and Sixth, and also opposite the Oregonian building on Alder. The Marquam Theater divides the Alder street frontage with a similar lot and building at the southeast corner of Alder and Seventh.

The price at which this property was transferred places Sixth-street values at that vicinity at \$2800 a front foot, and Alder at approaching \$4000.

Mr. Selling, in speaking of the deal yesterday, said that he had not before thought over the situation and made up his mind that he would try and get hold of the corner. It could be bought at a reasonable figure, he said, and without further ado he drew his check for the deposit required. He said that he had the best evidence in Portland's future, and the best evidence I can offer of that belief is this purchase. Just what size building we are to erect is not prepared to say definitely; but you may be assured that we shall put up a building that will be a credit to the city and that it will be an office structure of 10 to 12 stories, and, if the outlook continues to be good as it is now, we may build even higher.

No Long-Term Leases.
"I have no intention of moving my business to the new building, but I should say that if I were ten years younger, I would build for my own business another department store. We intend to fit up the first floor for the upper and lower offices. Our present intention is to make the building as good as it can be for the ground is so valuable that an inferior building would not be profitable." "As to the leases, there are none that I know of running for any term of years, as the rentals are month to month, and for that reason, among others, we shall be ready to start operations on the erection of our new building probably the coming Summer."

The agent who handled the deal for the corner said yesterday that in all probability there would be a transfer consummated for the new corner within a short time, as he had offers for the piece, and buyer and seller were close to an agreement. The two corners have been regarded for a long time as among the most promising in the city as possible sites for big buildings. The Oregonian building at the northwest corner of Alder and Sixth, the new Meier & Frank Company building at the corner diagonally across, and the building of the Portland Railway, Light & Power Company at the corner of Seventh, now under way, will make of the district one of the most important in the city.

There is a mortgage of \$25,000 on the Marquam property and presumably that will be paid off from the proceeds of this sale, leaving the balance as an asset in discharging the obligations of the defunct company.

DELINQUENT NEXT TUESDAY
Ten Per Cent Tax Penalty Must Then Be Paid.

Property-owners who have not yet paid their taxes, whether real or personal, must do so on or before next Monday, or suffer a penalty of 10 per cent and interest in addition at 1 per cent a month. Half the tax on real or personal property may be paid by Monday, however, and the balance paid on or before the first Monday in October. But if the second half becomes delinquent interest is collected from the first Monday in April, in addition to the 10 per cent penalty.

Deputy Sheriff Martin will keep the tax department as busy as he can until a late hour Monday night, in order to give all taxpayers an opportunity to make their payments on time.

More than half the taxes has come in to Sheriff Stevens by mail this year. This has greatly facilitated the work of the clerks, as much of it has been done at night. Mr. Martin says that receipts have been sent to all property-owners who have mailed their taxes, and the posting of the books is practically completed.

Mr. Martin could not give the total amount of the receipts, however, as he said it would necessitate a large amount of addition. Last Tuesday the Sheriff turned over to the County Treasurer \$22,228. The money is given to the Treasurer each week.

Will Form Realty Board.
St. John realty men have awakened to the importance of that part of the Peninsula. Next Wednesday night there is to be a meeting of realty men engaged in the business of buying and selling real estate, with the intention of organizing a realty board on the lines of the Portland board. Invitations have been issued to members of the Portland Realty Board to meet with their confederates in St. John, and lend their advice in the formation of the new organization. Cards have been sent out to the members of the Portland board and the officers express a wish that a good turnout of members go to the neighboring district and encourage the formation of a board in that place.



PIONEER FRAME STRUCTURE TO BE REPLACED BY SKYSCRAPER.

MARQUAM ROOMING-HOUSE, SOUTHWEST CORNER OF SIXTH AND ALDER STREETS.

Amusements
What the Press Agents Say.

Tonight, Ticker Tomorrow.
Klaw & Erlanger are presenting the distinguished actors, Guy Standing and Theodore Roberts, supported by an exceptionally clever company, in Sir Gilbert Parker's great drama, "The Right of Way," at the Helig Theater, Fourteenth and Washington streets, tonight and tomorrow night, at 8:15 o'clock. Special matinee will be given tomorrow afternoon.

A Powerful Play.
No more intense or powerful play has ever been presented in this city than Leah Kleehin, which the Baker Stock Company is presenting at the Bungalow this week. It was Mrs. Kleehin's greatest success, and is the story of a girl thief and her strange and wonderful adventures with three more performances, tonight tomorrow matinee and night.

AT THE VAUDEVILLE THEATERS.
Strong Woman at Orpheum.
Madame Sandwina, the marvelously strong woman at the Orpheum is interesting in many ways, for she is probably the strongest woman on the stage and says the American people live too fast. Her specialty is the story of a girl thief and her strange and wonderful adventures with three more performances, tonight tomorrow matinee and night.

Send the Children.
Send the children to the Grand tomorrow to see Little Hip, the baby elephant, who deals out programs and is a great trick. He is a natural comedian and is so small that every performance, the patrons of the theater. The children will be delighted to see Little Hip personally and he is gentle with the young.

Extremely Clever Vaudeville.
The Pantheas Theater is giving the public one of the best shows of the season, and it is above the ordinary, as presented by a wild animal circus is creating a sensation for every performance. "Nero, the riding lion, is a distinct novelty."

Seats Selling for "Girl Question."
Seats are now selling at box office, the Helig Theater, Fourteenth and Washington streets, for the big musical comedy success, "The Girl Question," which will be the attraction for the night, beginning next Wednesday afternoon. This merry offering is presented by the same management that gave Portland "A Stubborn Cinderella."

"David Harum" Opens Sunday.
All the thousands of readers of the famous "David Harum" will want to see the dramatization of the series, which is being presented by the Grand next week. The "Girl Question" will be the attraction for the night, beginning next Wednesday afternoon. This merry offering is presented by the same management that gave Portland "A Stubborn Cinderella."

Aracdia Coming to Orpheum.
Aracdia, who comes next week, is a violinist of the highest ability, as a prima donna. She plays her own accompaniment on her strings. She is very beautiful and has a charming personality that adds to the attractiveness of the act. Her concert is very handsome and of the latest style.

Carlyle's Pantomime.
For the feature at the Grand next week the Pantomime Co., introducing Dan, the Carlyle Pantomime, an animal circus which will play the Grand next week. The Pantomime Co. will be the added attraction, and the Pantomime Co. will be the added attraction, and the Pantomime Co. will be the added attraction.

Se-Hara, the Great Mindreader.
Se-Hara, the great European mindreader, will be presented at the Grand next week. He is a real mindreader, and his act is a real mindreading. He is a real mindreader, and his act is a real mindreading. He is a real mindreader, and his act is a real mindreading.

REPORTS ON MARCH WORK
Building Inspector Classifies Permits for Month.

As a rule, March is regarded as a sort of twilight-and-between month in building operations. The month just closed, however, has broken former estimates in that it exceeded records of at least three years.

In March, 1908, the estimated valuations of new buildings for which permits were issued amounted to \$123,444; in the same month of 1907, the total was \$69,729; in 1906, \$82,547; last month the total reached \$88,283.

The segregation of permits issued appears in the report made by Building Inspector DeBoen to the Mayor, as follows:

Number of permits issued 449
Repairs 886,283
Sheds and barns 22,400
Dwellings, East Side 28,125
Dwellings, West Side 23,100
Reinforced concrete 208,025
Business buildings 22,475
Fees collected 22,475

Comment would seem to be superfluous in the face of these figures, for they indicate that March has made a remarkable record, especially in the building up of the great East Side with residences, nearly half of the month's total building volume in the record being for dwellings in that part of the city.

BIDS HARD TO GET

Contractors Shy at Offering to Lay Water Mains.

CITY TOO BAD PAYMASTER
Water Board Forced to Reject 14 New Bids Because They Are Too High—Present Situation Delays Needed Extensions.

Great difficulty is being experienced by the City Water Board in securing bids for the laying of new mains as contractors fear they may be unable to secure payment for their work promptly, because of the law under which the department is now operating. Fourteen bids were rejected yesterday morning because they were too high.

Under the present law, mains are put in and the cost charged to the abutting property. While City Attorney Kavanaugh says he has no fear as to the outcome of a suit to resist payment on the basis of "benefited property," he admits that it may be difficult at times to determine just what property is benefited by the construction of a new main, but that he believes the Supreme Court will eventually uphold the law.

However, warrant brokers state that they are not at all anxious to purchase suits for the laying of water mains, as it is sooner or later some one will bring suit to test the law, and this process might bring up large sums of money indefinitely. Hence the situation is generally unsatisfactory, for very little work is being done just now in the extension of the water system.

To make matters all the more complicated, an amendment to the charter is being prepared, changing the system of laying water mains so that the property will not have to pay for mains over a certain size, and changing back to the former system of paying for extensions from receipts at the Water Office. If this amendment carries at the June election, it will create a most embarrassing situation, as the meter system that is being rapidly extended throughout the city is reducing the income from the sale of water from 25 to 60 per cent, and there will be little money on hand for the purpose of reinforcing the mains.

Since the law took effect, the Water Board has recommended a large number of new mains to the City Council, which must order them put in or reject the recommendation. The Council has always ordered the work done, but when the time arrives for opening bids, it is found that there are comparatively few bids, and many of them so far above the estimate of the engineer that the Board cannot possibly extend to award the contracts.

There is a great demand for extensions to the water system all over the city, and the growth of the numerous suburbs as well as the more central portions of Portland has been so great within the past few years that the Board has been absolutely unable to keep pace with it. The comparatively small receipts of the past, the fund was so small that there was in no wise ample means to provide mains even for large numbers of people, who wished only enough to drink during the Summer. In this manner, the work of extending the system fell far behind and that is the situation that confronts the Board now. If the present law stands without amendment, and is upheld by the courts, it would not require very long to bring up the work so that the water system would be far more adequate than at present.

Watkins Withdraws From Race.
Frank E. Watkins has withdrawn his notice of intention of becoming a candidate for the Republican nomination for Councilman from the Fifth Ward. Mr. Watkins filed notice of his intention several days ago, and at that time supposed that the term was for two instead of one year.

This Is the Season
FOR A NEW PLATE OR BRIDGE.
As there is little or no danger of sore gums or other troubles while wearing Molar crown teeth, the best rubber plates, the best red rubber plates, the best celluloid plates, the best painless extractions, with local anesthetic, when plates or bridge work is ordered.

Work guaranteed for 15 years.

DR. W. A. WISE
President and Manager.
22 Years Established in Portland.
We will give you a good 22k gold or porcelain crown for \$2.50, Molar crown for \$3.00, 22k bridge teeth for \$3.00, Silver fillings for \$1.00, Inlay fillings of all kinds for \$2.50, Painless extractions, with local anesthetic, when plates or bridge work is ordered.

Work guaranteed for 15 years.

Stock Jokes Revived on All-Fools Day.
Victims Are Caught by Same Old Tricks, but at Least in One Instance Tables Are Turned.

There was a small crowd of bootblacks and cigarstore clerks getting an immense quantity of pleasure from a large purse stuffed with paper, which they had placed on the pavement at Third and Stark streets yesterday afternoon. Scores of people, mindful of the fact that it was All Fools' Day, picked up the purse, only to be greeted by a chorus of guffaws and yowls.

But the tide turned. A young man, possibly one who had been caught previously, chanced along late in the day, picked up the purse and investigated the interior. There was the usual tumult of mirth and jest. But instead of looking up and getting confused, the pedestrian continued delving into the purse. A moment later he fished

out a comfortable roll of currency, quietly placed the money in his vest pocket, threw the purse down and continued on his way, greatly to the consternation of those perpetrating the joke.

Purses stuffed with paper were numerous about the streets during the day. Nearly every street had a purse or two. In some instances they were tied down and the victims of April 1 were numerous. Men, women and children stopped to pick up a young fortune only to find they had been victimized.

Almost every conceivable prank was perpetrated during the day. Something new in the joke line was a series of telephone calls sent out to owners of automobiles who were advised that the police held a warrant for their arrest on a charge of exceeding the speed limit. The police were kept busy answering inquiries from individuals who thought they were to be arrested. One automobilist, evidently with a bad conscience as to speeding, inquired how much his bail would be and seemed genuinely surprised on being informed that there was no warrant out for his arrest.

The children were busy all day with April fool pranks. None escaped them, from parents to teachers. Hats with broken underneath tick-tacks and the stock supply of juvenile pranks were in general use.

GYMNASIUM IS DEDICATED
Montavilla Methodist Church Scene of Rousing Entertainment.

At the gymnasium of the Montavilla Methodist Church, Wednesday night, the Comradery Club of young men gave a banquet to the Pidelles, the young woman's club, together with a number of invited guests. W. L. Bartlett, who has been active in the erection of the gymnasium and in forming the Comradery Club, presided as chairman and toastmaster. In the early part of the evening the audience gathered in the gymnasium and witnessed a pleasing athletic performance. There were bean, clothe-pin and relay races between the blues and the yellows, honors being equally distributed between the colors.

Toastmaster Bartlett presided at the banquet with excellent tact. Professor W. Small, James Kelly spoke entertainingly on "The Gymnasium and Its Influence on Young Women," by J. W. Small, James Kelly spoke entertainingly on "The Gymnasium and Its Influence on Young Men," Dr. William Deveny spoke on "The Gymnasium and Its Relations to Montavilla." The \$60,000 in '01 campaign songs were next rendered with a vim that caused the walls of the gymnasium to vibrate. There were 60 at the banquet.

New Route to Spokane
Spokane, Portland & Seattle Railway
"The North Bank Road"

TWO DAILY TRAINS
9:15 A. M.
5:40 P. M.

SHORTEST ROUTE
—AND—
QUICKEST TIME

Daylight Train to Walla Walla 9:15 A. M.

Splendid View of the Columbia River

New Equipment and Dining-Car Service on All Trains.

DEPOT:
Eleventh and Hoyt Sts.

TICKET OFFICES:
122 Third St., Near Washington;
253 Morrison St., Corner Third;
Eleventh and Hoyt St., Passenger Station.

ASK YOUR DEALER FOR
"BEST OF THE BEST" ALL HAVANA

A. Santaella & Co., Makers, Tampa
The Hart Cigar Co., Distributors



BOYS' SPECIALS

Friday and Saturday

\$5.00 Knickerbocker Suits, with two pairs Knicker Pants; special at.....\$3.85

Boys' Shoes, strong and stylish; 320 pairs to choose from. Regular price \$2.50; special.....\$1.85

New Blouse Waists, 78 dozen to choose from; Friday and Saturday only, special at.....50c



166-170 Third Street.

four years. He has reached the conclusion that his private business will not permit him to give the office the attention required if he should be elected.

A paint is soon to be placed on the market to indicate excessive heat in machine parts. Read when cool, it becomes black when heated. Mercury level and curd scale are two of the ingredients.

This Beautiful Teaspoon
full sized, silver plated, of exclusive rose pattern, in French gray, the newest style, made and warranted by Wm. Rogers & Son.

IS YOURS
if you send ten cents and the top of a jar of LIEBIG Company's Extract of Beef.

Genuine has blue signature. We want you to know by trial that it's the most delicious, and far-going extract. A teaspoonful makes cup of best beef tea; it's just as economical for cooking.

For 20 cents send a Liebig top we mail this fine fork, full size, to match spoon. No advertising on either. Address, Dept. S, CORNHILL DAVID & CO., 120 Hudson St., New York.

Expert Piano Tuning
This is the time of year when your piano should be carefully looked after. Our corps of expert tuners is the most complete and reliable on the Coast, and our prices, considering quality of work, are lowest. Ask about our yearly tuning contract, whereby we keep your piano in first-class condition at a yearly rate. All repair work and polishing at reasonable prices.

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EASTMAN KODAKS

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IS NOW OPEN AND READY FOR BUSINESS

EVERYTHING FOR THE AMATEUR

Get your supplies from us, and bring your films to us for developing and finishing

NEW STOCK
Best Attention and Prompt Service Given to All Work

Columbian Optical Co.
133 SIXTH STREET, OREGONIAN BLDG.

Soap piles up your household labors—not because of what it does, but because of what it doesn't do

With soap alone home purity depends on your efforts, and not upon its meager help. Mere soap is so powerless and inefficient that it is a wonder any thinking woman would continue to be pestered with it.

GOLD DUST will enable you to do your work without becoming muscle-bound from effort. It is a good, honest, vegetable oil soap, ground fine and blended with other purifying materials; it vigorously and thoroughly cleanses without taxing your strength, and with injury to nothing but dirt.

With **GOLD DUST** you can and should discard soap from wash tub, dish pan, sink and scrubbing kit.

Don't be a soap slave. Get wise and get **GOLD DUST**.

Made by THE N. K. FAIRBANK COMPANY
Makers of FAIRY SOAP, the oval cake.

Do You Think Uncle Sam's Whiskey Test the Best?

Here is everything that your Uncle Sam requires of whiskey before he will place the little green stamp over the cork of the bottle: That it pass the test of the U. S. gauger as coming up to the governmental standard of purity, being straight, 100 proof, full measure and aged at least four years. Here is the famous Cedar Brook test:

Not only must all the requirements of Uncle Sam be met, but there must be quality supreme, a wonderful flavor, delicacy, smoothness, individuality. It must be aged six to eight years. Only choicest selected grains and purest spring water used.

W. H. McBrayer's "Cedar Brook"
Bottled in Bond

In short, must better the test of Uncle Sam. Compare the age. It will show you the difference in the tests. Uncle Sam requires four years, while Cedar Brook requires six to eight. It has the green stamp on every bottle, and it meets the Cedar Brook test, TOO. The world's best whiskey since 1847.

At all places where good liquor is sold.

W. H. McBrayer's Cedar Brook Distillery
Lawrenceburg, Ky.

ASK YOUR DEALER FOR
"BEST OF THE BEST" ALL HAVANA

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The Hart Cigar Co., Distributors