

6-STORY BUILDING REQUIRED BY LEASE

Sunset Must Replace Theater With Modern Structure.

STORE MAY GET SITE

Rumors Current That Metropolitan Corporation Is Negotiating for Building to Rise by 1933.

Reports that the Metropolitan corporation, a 5 and 10-cent store company, was dickering for a lease upon quarters at the southeast corner of Broadway and Washington street, now occupied by the Sunset theater, and that a new building might be erected there in the near future, received increased credence yesterday when it was learned that through the provisions of the lease upon the property the lessee, John A. Jennings, will be required to erect a building of six stories or more before 1933. Mr. Jennings refused to make any statement, but acknowledged that a deal is in progress.

The property belongs to the McGinn estate, and was leased in 1908 by Mr. Jennings for a period of 25 years. Henry E. McGinn said yesterday, when asked regarding the property, "Under the provisions of the lease, Mr. McGinn said, the lessee agreed to pay a stipulated sum a month and in addition pledged himself to erect a new building of six stories or more upon the property some time before the expiration of the lease, the time of erecting the building being left entirely to the lessee. At the expiration of the 25 years the property reverts to the McGinn estate."

Rental Gradually Rises.

The monthly rental provided by the lease is understood to have been \$2000 for the first ten years, \$2250 a month for the next five, and \$2500 a month for the last ten years. That the McGinn estate would fight against any deviation from the lease, and would insist upon the building being erected, Mr. McGinn said.

The quarter-block, now rated as one of the most valuable pieces of property in the city, was purchased by Charles McGinn in the early '60s. Mr. McGinn, who died eight years ago, was a pioneer baker of Portland, and for some years operated a bakery at the corner of Broadway and Washington. His widow, Mrs. Anna M. McGinn, is still living, and receives the income from the valuable property of the estate.

One of the two lots making up the quarter block was purchased by Mr. McGinn in 1861 for \$700 and a gold watch in trade, while the second lot was obtained for \$1500. Today the assessed valuation of the two lots is \$58,000, while the income under the lease for one month now exceeds by \$50 the total sum paid for the property less than 60 years ago.

Bookings Are Checked.

The Sunset theater, it is understood, has booked no further than two months ahead, and the Metropolitan company, a concern dealing in general merchandise up to 50 cents in value, is to occupy the quarters in the near future.

When asked regarding the provisions of his lease upon the McGinn property and the possibility of building a new structure in the near future, Mr. Jennings said, "You'll have to think as you will about that." The J. C. Penny company, another 5 and 10-cent chain store company, will locate in Portland in the near future also, arrangements having been concluded for a location on the ground floor of the Couch building, Fourth street, between Washington and Stark. The Penny company has nearly 200 stores throughout the country, and it has been known for some time that the company planned to locate here. The J. C. Penny company, now occupying the quarters, is already making plans to move, and on February 28 will occupy new quarters at Tenth and Stark streets.

VARSIETY WOMEN DEBATE

HENDRICKS HALL LEADS IN U. OF O. LEAGUE.

Semi-Finals Tuesday, Finals Thursday in Doughnut Tournament of Eugene Houses.

UNIVERSITY OF OREGON, Eugene, Or., Feb. 5.—(Special)—Hendricks hall debaters, last year's champions of the women's inter-collegiate debating league, are leading in the doughnut tournament this year, having won both their debates in each of the first two rounds, held last night and tonight.

The semi-finals will be held next Tuesday evening, with the leading four teams in the contest, and the finals on the following Thursday, between the two winners of Tuesday's debates. Besides the Hendricks hall women, the teams still remaining in the contest are the Delta Delta Delta, Sigma Delta Phi and Alpha Delta. The winning Hendricks hall team is made up of Ethel Wakefield of Long Beach, Cal., and Wanda Dwyer of Portland, affirmative, and Mabel Black and Jennie Maguire, both of Portland, negative. The Delta Delta debaters are Florence Riddle of Riddle and Ruth Griffin of Portland, affirmative, and Ethel Watt of Portland and Ethel McGilchrist of Salem, negative. The Sigma Delta Phi speakers are Alice Hamm of Eugene and Beatrice Hensley of North Bend, affirmative, and Alice Curtis of Marshfield and Doris Sawtell of Portland, negative. For the Alpha Delta the debaters are Marguerite Straughan of Pendleton and Marie Ridings of Eugene, affirmative, and Elaine Cooper of Portland and Lelah Stone of Oswego, negative. Miss Cooper was a member of the winning Hendricks hall team last year.

Team Owners Want More Pay.

ASHLAND, Or., Feb. 6.—(Special)—Sixteen team owners, striking for a raise of from \$7 to \$8 a day for teamster and team, have quit work on the Talent irrigation project just north of Ashland and construction work is at a standstill. The Talent district has been pushing the work on a dam and ditches, taking water from Bear creek, which is one of the sources of water for the district.

STARVING While the World Looks On

"The Girl He Left Behind" and "The Conqueror"—Famous Paintings—on Exhibition in Our Sixth Floor Auditorium



ESTABLISHED 1857
THE QUALITY STORE OF PORTLAND
Fifth, Sixth, Morrison, Alder Sts.

"24 DAYS OF SALES"

Today at 5:45 P. M. the first of four weeks of wonderful value-giving comes to a close

New Shipment!
"DARDANELLA"
The Fox Trot Record
Everybody Wants
Columbia 10-inch D. D.
record with "Wild Flower
Waltz," 85c.—Sixth Floor.

Spring Veils

Ostrich Feather

Veils are a brand new spring fashion. There is a pretty mesh to go over the face and a smart ostrich feather collar in midnight blue to match the veil, \$5.50.

"Norma Talmadge"

Veils have a plate effect of braiding to rest on the top of a sailor hat, the drapery for the face is elaborately braided and then there is a long graceful arrangement to hang in the back. The hat needs no other trimming, \$5.50.

"Princess" Veils

are another spring creation—square meshes fastened to narrow ribbons which tie demurely in the back in a most captivating way, \$1.25.



Fascinating Blouses \$2.49

They Were \$3.50 to \$6
And most of them are the higher priced kinds. Easy to see that.

The fiber silk-and-cotton mixed tailored blouse pictured is common sense, without being commonplace. The frilled blouse of printed voile is of the expensive sort that thrills New York at the present moment. The round-necked voile blouse with embroidery and touches of Venise is very attractive and smart.

But, fascinating as they are, we want to speed their parting. All are oddments—broken sizes—some with marks of handling. So please take enough to supply your summer needs if you like at this decided economy. Dozens of styles. Sizes 36 to 44 in the lot.

Spring Fashions for Women

FEATURING TODAY
Short Sports Coats \$17.50, \$19.50, \$25, \$35
Plaid Sports Skirts \$10, \$15, \$17.50, \$20, \$25



Coats are short, loose, comfortable affairs with tiny shoestring belts, mannish collars, plenty of pockets. A few of the more dressy kinds have contrasting collars of leather or angora-like contrasting wool such as the artist has sketched here. Mostly in camelhair effects, some in tweed. They look irresistibly jaunty and ready for good times.

Skirts are of light-weight plaids in medium width for rapid walking. Either plain style or closely pleated at the sides, as the picture shows.

Almost every garment in the Fashion Salons is NEW. Please come in and enjoy the charm and freshness of these spring fashions.

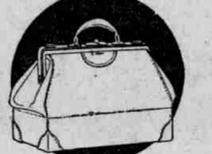
\$12.50-\$15 Bags

\$9.75

Men's and women's serviceable black and tan wairus and smooth grain medium-weight cowhide leather traveling bags in 16 and 18-inch sizes. Distinguished-looking, well-made bags with cloth and leather linings.

Limited number. Great values at \$9.75 while any remain.

—Meier & Frank's: Sixth Floor. (Mail Orders Filled.)



Sale of Specially Good Underclothes \$1.98

Half-dozen styles of \$2.59 nightgowns and as many more of \$2.29 envelope chemises are all retagged \$1.98 for Saturday. Plain for those who like good materials and a discreet touch of embroidery or ribbon run-casing.

Elaborate styles have entire tops of lace or embroidery. Still others have just a touch of lace and feather stitching or nice insertions of imitation cluny in empire style.

Nightgowns are with and without sleeves. —Meier & Frank's: Undermulin Shop, Third Floor.

These Good Corsets to Be Cleared Quickly

Models which cannot be duplicated at the old lower prices. Standard makes and styles which so many of our customers prefer that we hope they will see and benefit by this announcement.

Mme. Irene corsets, our standard \$8 to \$10 kinds, now \$4.75.

Mme. Lyra corsets, our standard \$18 and \$25 kinds, now \$9.50.

Protract front-lace corsets, our standard \$8.50 kinds, now \$5.95.

Broken sizes—up to 36 in the lot. —Meier & Frank's: Corset Shop, Third Floor.



A BIG Day for Girls and Misses

Three important special offerings are scheduled for this week-end. Offerings in which every girl and every mother of a daughter who has to think of dress allowances will certainly be interested.

Girls' Fine COATS \$16.50

Formerly Priced \$29.85
Splendid wool velour coats of ladylike browns, tans, blue, dull red and other colors. Lined with good Venetian cloth. Tailored with the fashionable narrow belts and big pockets. All with self collars. Sizes 14 to 18 years.

Pleated Serge SKIRTS \$7.95

Were \$12.00 and \$12.50
Fully side-pleated all around and with bands or the wide buttoned belt pictured. Being of good navy blue serge, they are remarkable at the price. Sizes 10 to 16 years. Just right for spring school days.

Wonderful Serge DRESSES \$10

Were \$13.95 to \$19.50
Among them are the two dresses pictured and a number of equally attractive styles. Good navy serge, properly made, trimmed with plaid silk sashes, plain or fancy silk ties, touches of embroidery, braid binding and buttons. So uncommon at the price that we expect the whole lot to be sold out before the store closes today. Sizes 6 to 14 years. Only a few of a kind.

Charming washable frocks in latest spring styles are on exhibition. Prices start at \$2.29 and go up to \$35. Sizes 6 to 16 years.

Toasted Marshmallows 45c

Our Regular 65c Quality
More of these luscious toasted marshmallows for which our Day-light Candy Kitchen is noted. Made of sugar, honey, eggs and vanilla—beat up to a delightful creamy sponge and toasted in brown macaroon cocoon. Packed in one-pound folding boxes. None delivered.

Neckwear Oddments \$1.39

Such things as usually cost a great deal more. Organdy and lace collars, high-neck net guimpes, pique collars, organdy vestees, diminutive collars, together with colored organdy and georgette crepe neckwear. Only one or two pieces alike.

Real Filet Lace Collars \$3.59

Hand-made filet lace collars in roll style to wear with serge or silk dresses. Delicate and fine, they give a pretty air of quality to any garment. Very special values.

Slashed "Tab" Pleating

Many women make their own neckwear by the aid of this popular tab pleating of Venise lace, embroidered net, eyelet embroidered batiste and georgette crepe. \$1.25 to \$2.75 yard.

Pretty Spring Hats at Little Outlay

Madame, would you like a *Ravissante* little hat of red straw and satin with the latest originality in trimming, cellophane? It is here at \$14.



The black satin hat pictured has jet-like cellophane, cunningly "pinked" and used almost like ribbon, at \$10.

Smart Phipps straw sailors are here at \$10 to \$15. A delightful hat of dark blue taffeta with straw braid and wings, is \$13.50.

Another taffeta hat with brightly colored wool flowers is \$14.50.

The pretty ribbon hat sketched is in a delicious red with wooden balls at \$12—the scalloped edge is very new.

Many other spring hats start as low as \$7.50. We shall be very glad to show them to you.

Sale of Children's Hosiery

The Hosiery Shop today makes a featuring of children's hose at special prices in three-pair lots.

3 Pairs Hose 65c

Children's medium heavy-weight ribbed cotton stockings in black only. All sizes. Pair 25c.

3 Pairs Hose \$1.35

Children's extra fine ribbed cotton hose in black and white. All sizes. Pair 50c.

3 Pairs Hose \$1.75

Children's fine mercerized lisle hose—the popular "Pony Brand" in black, white, gray and brown. Sizes 6 to 10 at 3 pairs \$1.75, pair 65c. Sizes 9 to 10 at 3 pairs \$2, pair 75c.

3 Pairs Hose \$1.65

Boys' heavy weight cotton hose—the well known "Pony Brand" for school wear. Sizes 6 to 10 at 3 pairs \$1.65, pair 60c. Sizes 10 1/2 and 11 at 3 pairs \$1.75, pair 65c.

—Meier & Frank's: Main Floor. (Mail Orders Filled.)

Kodaks and Kodak Supplies

"If it isn't an Eastman it isn't a kodak." We have full assortments of the genuine kodaks and kodak supplies.

Prices range from \$2.86 to \$166. We do expert developing, printing and enlarging of films.

Saturday Special

\$1.35 loose-leaf photo albums, cloth cover, containing 50 leaves, 7x10 inches, special \$1.10.

—Meier & Frank's: Main Floor (Mail Orders Filled.)

Drugs and Toiletries

Goblin Soap, cake 10c
Resinol Soap, cake 25c
Woodbury's Facial Soap, the cake at 23c
Stork Castile Soap, 3 for 50c, cake 20c
Pompeian Fragrance Talcum 25c
Pussywillow Talcum 35c
Satin Skin Greaseless Cream at 35c
Stein Knickerbocker Cream, 75c and 50c
Stein Alpine Cream, 95c and 55c
Oriental Cream \$1.35
Jergens' Benzoin and Almond Lotion at 43c
Holmes' Frostilla 25c
Dorin Rouge, brunette 65c
Veda Rose Rouge 45c
Stearns' Rouge 39c
Hudnut's Bath Salts at \$1.50 and 75c
4711 Bath Salts, \$1.70, 96c, 48c
Djer Kiss Face Powder 62c

Djer Kiss Rouge 48c
Pebecco Tooth Paste 45c
Pepsodent Tooth Paste 50c
Kolyons Tooth Paste 28c
Rubifam Mouth Wash 27c
Sanitol Tooth Paste or Powder at 29c
Upjohn's Phenoxal Wafers, 25c
Cuticura Ointment, 98c, 47c and at 25c
Analgesic Balm, tube 65c
Ovoferrin 95c
Wampole's Extract 90c
Horlick's Malted Milk, large size, at \$3
Nuxated Iron 98c
Salve of Life 50c
Poslam Ointment 45c
Pinex Cough Syrup 55c
Ayer's Cherry Pectoral, 95c, 65c and 20c
Boric Acid, pound 40c
Squibb's Liquid Petrolatum, 6 bottles \$5, bottle \$1

Miran Hat Dye, for straw hats, all colors, 25c —Meier & Frank's: Main Floor. (Mail Orders Filled.)



Last Call!

ON THE THIRD FLOOR

Men's and Young Men's Suits and Overcoats \$39.85

Of course, \$39.85 is not a regular price for these garments but they're regular clothes all right. In fact, so good are they that you'll feel like adding at least two to your wardrobe. The main thing is to take advantage of the opportunity today.

ALL-WOOL. All from regular stock. All at a remarkable saving—as high as \$20. Standard makes. Good styles, good patterns, good workmanship.

\$39.85 is a good-luck price!

Raincoats, Special \$7.85

Tan single and double texture coats with convertible collars that button snugly under the chin. Some with belt all around. Slash pockets. Sizes 34 to 46. Fine for rainy day wear.

—Meier & Frank's: The Store for Men, Third Floor. (Mail Orders Filled.)

ON THE MAIN FLOOR Sales of Furnishings

that are as much remarkable for the diversity of requirements involved as for the substantial character of the savings. Some quantities limited—come early.

SOX: Black cotton sock at 13c pair or 2 pairs 25c. Black fiber silk sock—first quality, too—half price at 25c.

POROSKNIT UNION SUITS: Men's Chalmers Porosknit union suits in first and second qualities \$1.29. White and ecru. Short sleeves, knee, three-quarter or ankle length.

PAJAMAS: Men's two-piece pajamas \$1.59. Plain colors and stripes. Some sub-standards.

—Meier & Frank's: The Store for Men, Main Floor. (Mail Orders Filled.)

New Hats and Caps

Men have been asking about them and so we're glad to announce that we will have ready today new spring styles in hats and caps from America's best makers.

Hats from Knox, New York. Metropolitan styles with newness written all over them. New shades of gunmetal, hazel, myrtle, brown cedar, pearl, tan and black. New stiff hats, too.

From Stetson have come new Stetsonians in spring shades of gunmetal, light brown and pearl.

New caps from Knox and Merton. Imported and domestic fabrics. Spring styles and colors.

—Meier & Frank's: The Store for Men, Main Floor. (Mail Orders Filled.)

Less Than Today's Wholesale!

Boys' Suits and Overcoats \$9.85

If parents knew the condition of the boys' clothing market as we do there would be such demand for these suits and overcoats today as would far exceed the supply. All we ask is that you come in and see the garments. Your own good sense will tell you what to do.

Take the suits, for instance, which number 500 all told. There are

100 All-Wool Blue Serges included—a sensation in itself—and every one of the 400 other garments is a big bargain.

Sampeck, Dubbelbilt and other of our good makes. All good styles and sizes 7 to 18 years are included. The overcoats are in sizes for boys from 2 1/2 to 18 years. Like the suits, they are taken from our regular stock and reduced. Like the suits, they are simply wonderful values at \$9.85.



—Meier & Frank's: Third Floor. (Mail Orders Filled.)