

HOME BUYERS LOOK FOR LAND

INQUIRY FOR REAL ESTATE IS BRISK, BUT THE MIDSUMMER DULLNESS IS UPON THE MARKET AND SALES ARE FEW—NO BOOM, BUT MARKET STEADY.

Most of the Prospective Purchasers Are Easterners, Who Mean to Build—Manufacturers, Too, Are Looking for Suitable Sites Here—Marked Improvement in Conditions Is Expected by the Middle of Next Month.

The outlook for Portland real estate during the coming fall season is promising. Sales of property just at this time are not very large, but inquiries are numerous. Most of those now looking for real estate are from the East, and in a majority of cases seek ground for a home.

Several inquiries have lately been received by the larger dealers for factory sites, several new sawmills being projected for this city, as well as several other manufacturing plants. In the main the projectors of the new enterprises are men of experience and have been successful in the East.

"The midsommer quietude is now on real estate," said Russell & Blyth today. "It is always so at this period of the year, but we think that business this summer will easily equal that of last year. If anything, it is somewhat better than it was last year. When you come to consider the fact that this year has been very prosperous for Portland business men, you can understand that a large number of them can afford to take their annual vacation, where a few years ago they had to stick to business during the entire year. The business generally picks up about the middle of September and continues brisk until perhaps the middle of next year. This year, we think, the activity in the market will begin earlier than usual."

"The Lewis and Clark fair, in our estimation, will not materially affect the real estate market. We hope it won't, for if it did it will have a very bad effect. What we want is a general good business, and not a boom."

"The tendency at this moment is to put up homes. On the West Side the general movement is in a northwesterly direction, while on the East Side the growth seems to be in every direction."

MYSTIC PEACE CONFERENCE.

(Journal Special Service.)
Mystic, Conn., Aug. 26.—There was a large attendance today at the opening of the annual national peace conference. The sessions will continue until Monday. Some of the prominent speakers to be heard are the Baroness von Suttner of Austria, Henry W. Wilbur of New York, United States Senator Cullom of Illinois, E. F. Trumbull of Boston and Judge William N. Ashman of Philadelphia.



VERA KENDALL
At the Marquam next Friday.

LEGAL LIGHTS IN ANNUAL SESSION

(Journal Special Service.)
Hot Springs, Va., Aug. 26.—An intellectual looking assembly of several hundred leading jurists and members of the bar filled the assembly room of the Homestead hotel at 10:30 o'clock this morning, when President Francis Rawle, of Philadelphia, called to order the 25th annual convention of the American Bar Association. After thanking the Virginia representatives of the profession for the cordial reception tendered the visitors, the president read a short list of the most noted jurists present, who were invited to seats upon the platform. Among the number thus honored were Judge Le Baron B. Colt of Rhode Island, who will deliver the annual address, Professor Simon F. Baldwin of the Yale law school, William A. Glasgow of Roanoke, Va., and George W. Murchey, dean of the Columbia law school.

President Rawle then proceeded with the reading of his annual address, which was masterly in its logical construction and perspicuous diction, and which was followed with the closest attention. The recent epidemic of mob violence and its remedy were touched upon in the address and the survey of the recent enactments of some of the states was another subject that interested the listeners immensely. It was a long paper, but the scholarly character of the address and the bright humorous flashes which relieved the long review served to induce patience and promote good nature among the listening lawyers.

HOW THEY "WORKED" A BRITISH CAPTAIN

Captain "Billy" Smith Indulges in Reminiscences of Life on the Columbia River in the Early Days of Traffic.

Captain "Billy" Smith is perhaps the best-known river pilot in Portland. He is not engaged at this work now, however, on account of rheumatism and advanced age. He is on the shady side of 70. Almost half a century ago he was steamboat pilot on the Columbia river. Years ago the steamer Kehlani was about the only tug on the river which was engaged in towing cargo ships to Portland from Astoria, and Captain Smith was her pilot. He delights in telling the following yarn, showing how he got the better of an old salt-water skipper:

"One day I was towing up the river a British ship commanded by a crusty old Scotchman, Jack Harris—everybody in Portland used to know Jack—as my steward. The trip then, as now, was tedious, and Jack and I concluded we would like to have something a little stronger than river water to drink. We put our heads together and decided to put up a job on the Scotchman. We had it all planned nicely. It was about noon and the Scotchman was to be invited aboard the tug to have dinner with us. We knew that he had among his private effects some of the best English gin that ever stood a government test.

"Well, we made it up between us that when our guest arrived and we sat down to dine that I should remark:

"Steward, get a bottle of gin and place it on the table."

"To this Jack was to respond: 'Captain, I am sorry to say that our supply has been exhausted. I intended to buy a case at Astoria, but in our haste to leave it slipped my memory.'

"Then I was to turn all my invective loose and give him one of the worst tongue-lashings that ever a man received for being so forgetful. With the hope that our visitor would intercede and offer us some of his gin. In due time the captain came aboard. No sooner had we sat down to the table when I turned to Harris and said:

"Steward, bring us a bottle of that fine-flavored gin."

"I am sorry, captain," said Harris, "the supply has just run out. I intended to get a case at Astoria, but at the last minute it escaped my memory."

"I lit into him for all I was worth, and was right in the midst of a tremendous tirade when 'Hoot, mon!' shouted the Scotchman, 'cool your temper. I have plenty of gin, and you are welcome to it. Send your steward over to the ship and get a few bottles.'

"Of course, that was just what we were after. Jack took a basket and boarded the British vessel and stated his errand.

"What kind of bottles do you want?" inquired the English steward, 'pint or quart?'

"Quart," replied Harris, "and the captain said to fill the basket."

"In a few minutes he came back with a basketful of quart bottles containing the finest gin that I ever had the pleasure of tasting. The rest of the journey up the river passed away like a summer dream."

GOSSIP OF CITIES ABOUT THE BAY

FIGURING THE ADVANTAGES DERIVED FROM THE ENTERTAINMENT OF GRAND ARMY MEN AND THE VISITORS CONTINGENT TO THE OCCASION.

Believed That the Whole Coast Is Benefited by Conventions of Such Gigantic Character—Other News Items of Interest to People Who Know the Old Town—All-Night Car Service on the Street Railways.

(By John J. Harrison.)

San Francisco, Aug. 26.—After last week's influx of visitors to the G. A. R. convention from all parts of the country, it is now possible to approximate the cost of entertaining so vast a crowd and figure out whether, from a mercenary standpoint, a city receives any great benefit through entertaining national organizations. About \$50,000 was expended by the general committee in decorations, music, hall rents, headquarters and banquets, and in addition to this, private funds were liberally drawn upon to provide for the elaborate embellishment of houses, hotels and residences. A conservative estimate of the number of strangers in San Francisco during the week's grand encampment places it at 40,000. Upon inquiry of several relatives and friends from the East who were here, I learned that a fair average of the amount brought to cover expenses while here was \$10 a day. Many others, however, probably could not afford that rate of living, and say one-half of the number spent \$5 a day. The totals are easy of computation: 20,000 at \$10 a day makes \$200,000; 20,000 at \$5 makes \$100,000, or in all \$300,000. This, of course, is outside of railroad fares. For six days that would bring the amount up to nearly \$2,000,000. Naturally, the city seems preposterous, but if we split the daily expense per head to even \$2, the total for the week foots up about \$500,000. Figuring at the smallest amount possible it will be found that the amount of money poured in to entertain these big conventions is an investment whose percentage can only be stated in the hundreds.

Now Spent.
The next thing presenting itself for consideration is whether this money is pretty generally distributed or is absorbed by the favored few. Of course, the hotels and restaurants get the larger share; theatres, street railways and saloons probably coming next in order. Every one knows through his own experience that while in a strange city his purchases of furnishing goods, toilet articles, clothing, sundries, trinkets for presents for the children left at home, and similar little items run into quite a tidy sum in the course of a week. The deduction, therefore, is that the city is materially benefited in a money way by these conventions, no difference who gets the lion's share of the trade.

Benefits Whole Coast.
The entire coast incidentally receives benefit also. Every day the papers contained accounts of visitors who had become favorably impressed with certain localities seen in their trip, and who stated it to be their intention to return and take up their residence. There is no way to arrive at the number who were thus impressed, but it is no exaggerated claim to place the total at several hundred.

None Ever Like It.
A big book could be written about the Grand Army week in San Francisco. There never before was an occasion like it. Every day brought out incidents, inspiring, pathetic, humorous, impressive and patriotic. The knowledge that in all human probability the veterans will never again meet in national encampment on this coast, brings out forcefully the fact that the men are passing away rapidly. I looked at their parade and made an estimate of their average age. While some of the old fellows appeared hale and strong, the great majority showed their 60 and 70 years only too plainly. It is over 40 years since 1861, when most of these men, then in the flower of their young manhood, shouldered their muskets. That puts them over 60 today, and many and many of the soldiers were well along in years when they enlisted, and the survivors of this crisis must soon answer the final summons.

All-Night Car Service.
The United Railroads have seen the convenience afforded their patrons by all-night service on two of the main lines, and incidentally found out that the service pays, so last week General Chapman announced that hereafter cars will run at 15-minute intervals on Ellis and on Kearney and Mission lines from midnight to 3 o'clock, and at half-hour intervals from that time until 5 a. m. San Franciscans are not much given to early hours and the late cars are always well filled. The chief convenience is to the morning newspaper men and others whose work compels them to be out late. Besides these there is a big contingent of travelers who prowl about downtown without any very good reason, and whose nickels are considered as good as anybody's even if their characters are not.

Tyler for President.
Some of the friends of James S. Tyler, formerly managing editor of The Oregon Daily Journal, have induced him to allow his name to be announced as an independent candidate for president of the Press club. Nominations for officers were made last week, but as it was not definitely known by those who attended the meeting that Mr. Tyler had returned to San Francisco permanently his name was not presented, as it would have been otherwise. The club is offered by members engaged in active literary work, and while the gentlemen named for the office of president are popular, and were at one time actively engaged in newspaper work, they are not now in that work. For this reason, but primarily because of Tyler's eminent fitness for the position and in recognition of his long service as the financial manager of the club, the members have demanded that he be given the honor. There is no doubt of his election.

Foster for Manila.
Horace G. Foster of the army paymaster's department, leaves on September 1 for Manila, where he will be stationed for two years. He will be remembered by the people of Portland, having been stationed in that city some time.

Baker at Portland.
Portland is to be congratulated upon the acquisition of one of the most popular army officers in the service, Capt. Jesse M. Baker, having been given shore duty after continuous service on the transports Grant and Thomas since 1898, is ordered to Portland to become disbursing officer in the quartermaster's department. As district attorney of his county back in Pennsylvania, and as a distinguished member of the state senate, besides an officer in the national guard, Captain Baker was one of the best known men in the state at the breaking out of the Spanish war.

The death of "Uncle" John Ellsler in New York on the 21st recalls a distinction he had which has not been mentioned in the theatrical papers. Ellsler was more of a manager than an actor, but in the old days he frequently appeared to fill out the cast in case one of his company failed to come to the theatre in time to go on. I happened in Cleveland, O., on a visit when he was

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tion he had which has not been mentioned in the theatrical papers. Ellsler was more of a manager than an actor, but in the old days he frequently appeared to fill out the cast in case one of his company failed to come to the theatre in time to go on. I happened in Cleveland, O., on a visit when he was manager of the Academy at that place. Attending another theatre one evening a friend and I happened to hit about the worst show it has ever been my misfortune to witness, and I expressed myself to that effect. My friend suggestively replied, "I guess you've never seen Uncle John Ellsler play Rip Van Winkle."

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