

LATE JURIST IS EULOGIZED

Eloquent Tribute Is Paid the Memory of Judge J. F. Caples by Rev. D. L. Rader on the Occasion of His Funeral.

The appended eloquent tribute to the memory of a friend was delivered by Rev. D. L. Rader upon the occasion of the funeral of the late Judge J. F. Caples, at the Taylor street church, Monday, July 20.

"It is becoming in us to praise and give thoughtful consideration when one who has lived long and well, whose life has been upright and whose influence has been extensive for good, passes out of this life.

John Fletcher Caples was well born. When he first saw the light, January 12, 1832, he was not mean he was born of pedigreed people whose family record reaches back through the centuries, but he was born of people of pure blood, and was a fine specimen of a man for whom he was named, and he was probably the saintliest of all the early Methodists.

"No one knows how much is in a name. There may be much in it, as in the case of the late Judge Caples, who was named after his father, a man of high character and high ability. These three became preachers, but none of the others followed this calling. Judge Caples' name must always be called to mind as the character of the man for whom he was named, and he was probably the saintliest of all the early Methodists.

"By what method John Fletcher Caples was impressed with a desire to obtain an education is not known to us, but he was blessed with the training he received at the Ohio Wesleyan university.

In 1852, when he was 21 years of age, he was admitted to the bar as a lawyer. The next year, when he was 22 years of age, he was married to Miss Sarah J. Morrison. No greater blessing does God give to a man than pure, faithful wife. For this couple there were born six children who are now living. With this good woman he lived for 32 years and remained faithful to her memory to the end of his life. So true was his love for her and so deep was his affection for his children that he never imperiled their happiness by taking the chances of introducing into the home another mother. He was a most devoted father.

"He came to Oregon at the close of the rebellion. He was a faithful soldier, and faithful soldiers make desirable pioneers. As a lawyer he had eminent qualities. He was a ready speaker, having a fluent command of an exact though rugged vocabulary. He was a most entertaining and frequently rising to the dignity of real eloquence.

In 1865 he opened a law office in Vancouver, Wash. The year following he entered the practice in the then infant city of Portland. He was a desirable lawyer in that he was faithful to his clients and made their cause his own. He seemed to be pleading for his clients rather than for someone else. He not only set his mind upon the cases, but to them he gave his heart.

"He was a politician, and an intense politician. What a blessing these politicians are to the country. They are the late every theory. They expose every weak point, imaginary or real, in the platform of the party. They let their light into every nook and crevice and corner of every proposition affecting the public.

"While Judge Caples was an intense politician, he was also a great patriot. He loved the flag, and dear to him was that which the flag represented—his country.

"He was a Methodist, and an intense Methodist. He was a member of the official board of First church, Portland. For many years he was the diligent superintendent of the Sunday school. Every interest of Methodism was dear to his heart. While he had a large law practice and a fine income, he was not content with that. He was a man of high character and high ability, and his life was a noble example to all who follow him.

"He was kind to the colored people. His heart went out in pity toward them at the moment of his death. He did not make a political speech or an address that did not refer to these people. Their cause was his heart.

"No wonder, having lived such a life, having been so true in every relation he sustained to his country, to his church, to his family, to his friends, and to the people who were gathered in and about his life. He was a man of high character and high ability, and his life was a noble example to all who follow him.

"He had rounded out his life to a good old age. He was well, his body yielding to his will, and his mind yielding to his will. He was a man of high character and high ability, and his life was a noble example to all who follow him.

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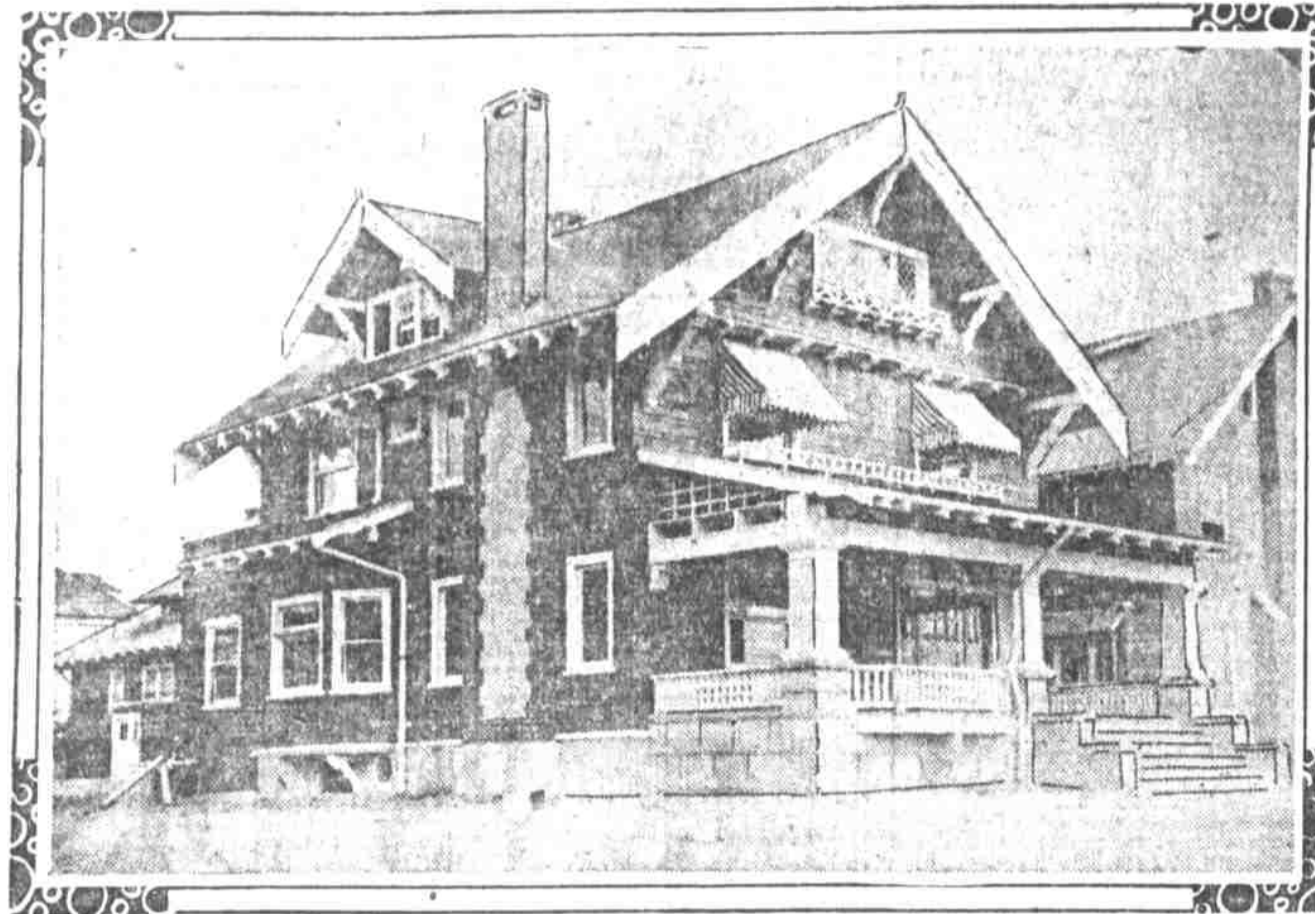
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GROUP OF RECENTLY COMPLETED HALSEY ST. RESIDENCES--HOLLADAY PARK



Residence Built by Carlander & Rice, East Seventeenth and Halsey.



Residence Built by Rice & Mochan, East Sixteenth and Halsey Streets.

MANY RESIDENCE REALTY MOVES REMARKABLE

Active Market Shown During Week in East and West Side Tracts. Mid-Summer Transactions Show No Signs of Abatement.

John H. Yeon has purchased the J. K. Walte residence property located on Marguerite avenue (East Thirty-fifth street) one block south of Hawthorne avenue. The property consists of about one acre and one of the handsomest private residences in the Hawthorne private district. It was sold by J. H. Middleton and the price named was \$11,000.

Dr. E. P. Geary has sold his residence on Irving street, between Twenty-second and Twenty-third streets. It was purchased by William M. Harned, consideration \$6,500.

Mrs. Florence A. Mason has purchased from Jacob Fleischer an improved residence site on Sixteenth between Irving and Elsie streets, Portland Heights, consideration \$4,161.

The Apartment Building company has purchased from W. E. Fiedler a 40 by 60 foot lot on the southeast corner of Twenty-first and Kearney streets, consideration \$1,000. The purchasing company has prepared for a three-story apartment house, which is to go up on the lot at once.

J. H. Hays has purchased from R. B. Hyatt a house and lot in southeast Sunnyside, near Hawthorne avenue for \$3,850.

Weston Lodge Installs. (Special Dispatch to The Journal.) Weston, Or., July 25.—The following officers have been installed into Eureka Assembly No. 24, United Artisans, for the ensuing term: William H. Benefield, M. A. Froude Greer, superintendent; Agnes Balfour, inspector; Frances C. Wood, secretary; J. H. Price, treasurer; Anna I. Nelson, senior conductor; Jennie N. Turner, M. C. Mary C. Benefield, Jr., conductor; Nels H. Nelson, field commander; Jeaner M. Warren, instructor; Wallace Nelson, warden.

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Midsummer quiet, which almost invariably correctly describes the conditions prevailing in the business world at this season of the year is in no way applicable to the realty market in Portland. In fact, the surprising thing about Portland realty is not its dullness, but its activity. The record of the week just closed, while not showing any very large transactions, was notable for the volume of sales, including half a dozen deals involving amounts ranging from \$1,000 to \$45,000.

For mid July days and in a dull summer, it will be considered by those who are familiar with the subject that the volume of property changing hands in this city is far greater than might be expected in supposing the general time of dullness pervading all branches of business.

Looking back over the transfers of one year ago it is found that the average daily volume was less than \$70,000, while the daily average since the first of the present month is just about this sum.

Last July the country was still well within the upward price movement which had been on since 1904; there was not the slightest indication of the financial storm that burst upon the country in October.

All lines of business were good, money was plentiful, labor was employed, and at this time when the country is supposed to be just recovering from the effects of a panic, the realty sales in Portland rival in volume those of a year ago.

The first half of the year 1907 is looked upon as being the period when building conditions in Portland reached the high water mark, but the volume of new construction under way in the last half of 1908 will in all probability exceed that from January to July of last year. This building activity accounts in a large measure for the remarkable improvement in the realty market. An active real estate market is necessarily accompanied by a considerable activity in building.

Money Plentiful. One of the principal factors contributing to the large amount of new building in progress and under contemplation and to active demand for all classes of real property is said to be the abundance of money, not only in the Portland banks but in the banking institutions throughout the state. A number of the more prominent loan agencies state that money was never so plentiful and that funds are to be had for any kind of a legitimate and safe building or realty deal at a rate of interest much below that exacted in the earlier months of the year.

As an instance of the part that plentiful money is playing in local real estate deals attention is called to a recent transaction wherein a piece of central realty was sold for \$50,000, all cash. The purchaser having bid \$35,000 of available funds, had no difficulty in negotiating a loan on the property for the remainder of the purchase money. Three months ago this would have been almost impossible, as money was then in such short supply that making real estate loans money now being loaned is

The Illinois Game Farm. From the Philadelphia Press. The state game farm, near Auburn is now the busiest place in Illinois. Already this month 8,000 baby birds have made their appearance and 200,000 more are expected. Mother birds are sitting patiently on their nests of eggs, and every day another is made happy by the arrival of a chick. The birds are raised on the farm. They are fed on corn, wheat, and other kinds of grain, and are kept in the best of health. The game farm is a great success, and it is a pleasure to see the birds so well cared for.

President Roosevelt, Perhaps. From the Manchester Union. The Chinese had not invented gunpowder, and the most of them would not have half a good time today, said the Boston Globe of Saturday. Nonsense! If the Chinese had not invented gunpowder, somebody else would have done it.

Does This Account for It? From the Houston Post. "Joe, but ain't it hot?" "Yes, I guess them sweet girl and her graduates have made good." "Why, they started out with the extra-ordinary 'settler' the world over."



Residence of A. B. Coulter, 654 Halsey Street.

being devoted almost exclusively to investment and building purposes, and largely homebuilding at that. Buying for speculative purposes is very rare. The bankers knowing this, and the fact that the loans are a safe investment but a small per cent of the value of the property mortgaged, but little trouble is experienced in negotiating such loans.

The largest real estate sale reported last week was a 45-acre farm on the Columbia river near Woodlawn, which was purchased by a Portland dealer. The tract formerly belonged to a Boston capitalist and was sold through the agency of Charles K. Henry & Son for something like \$45,000.

The same firm sold last week on Tenth street, near Everett, the title having been taken by the Merchants Trust & Investment company. While the consideration was withheld it is understood to have been about \$20,000.

For a lot on East Morrison street between East Third street and Union avenue, the southwest corner of Russell St. Sewell was sold for \$15,000.

H. F. Rittman has sold to the Los Cabon Baking company a 50-foot lot on the southwest corner of Russell street and Mississippi avenue, consideration \$15,000. On the premises is a two-story brick building occupied by the Los Cabon Baking company.

IN RESIDENCE LOTS. Old Race Track Transformed Into Fine Building Sites. One of the most complete contracts for the opening up and improvement of any district in the city of Portland was the one let to Edward Wiles for preparing the grounds formerly occupied by the old Irvington race track for residence property. Mr. Wiles has not only the contract for grading the streets, but the laying of the sewer, water and gas mains, asphalt street paving and cement sidewalks. There are at present about 200 men and 40 teams employed in transforming the old race track into beautiful residence lots. The work is expected to be completed about the middle of November. Upon completion of this contract, Mr. Wiles will have completed one of the largest undertakings in municipal improvement ever let to a single contractor in the city.

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ARCHITECT'S FEE TOTALS \$500,000 ALTOGETHER NEW CLASS OF FLATS

Lump Sum Paid for Designing Equitable's Huge Structure. East Side to Have Something Novel in Apartment Houses.

Daniel H. Burnham, a Chicago architect, is in a fair way to earn the largest fee that has ever been paid to an architect for designing and superintending the construction of a building. The fee, \$500,000, will be the usual 5 per cent allowed architects, and will be paid for the design and superintendence of the 62-story building to be put up in New York City by the Equitable Life Assurance society at a cost of \$10,000,000. The plans for this structure have just been filed with the building department of New York City by Mr. Burnham. They show the building to be in four parts. The first or lower 35 stories, which will reach a height of 472 feet, will occupy the entire plot. The next 14 stories will have about two thirds of the floor dimensions of the first section, the third section of nine stories about one half and the remaining four stories still less.

In effect the building will suggest a child's playhouse of blocks. Owners of property in the vicinity of the Equitable plot are very much interested in the new plans, as the building, when completed, may darken many structures, which now have ample light.

How to Keep Benzine. If benzine is kept in the house it should invariably be kept in a can made specially for it, with a spring top. There are a number of cans made for this purpose, and they can be obtained from any printer's supply house.

The Wrong Kind. From the Philadelphia Press. Merchant—What other qualifications have you for the place? Applicant—Well, my friends tell me I have a contented disposition and— Merchant—You won't do. We want a man with a discontented disposition, one that will hustle.

CARNEGIE LIBRARY FOR BAKER CITY. (Special Dispatch to The Journal.) Baker City, Or., July 25.—The city's long-anticipated public library promises to soon become a reality. Architectural plans have arrived and the city council will determine upon details prior to beginning its erection. It is understood that Mr. Carnegie has arranged for the money necessary to build the library and as soon as the city is ready the work will begin.

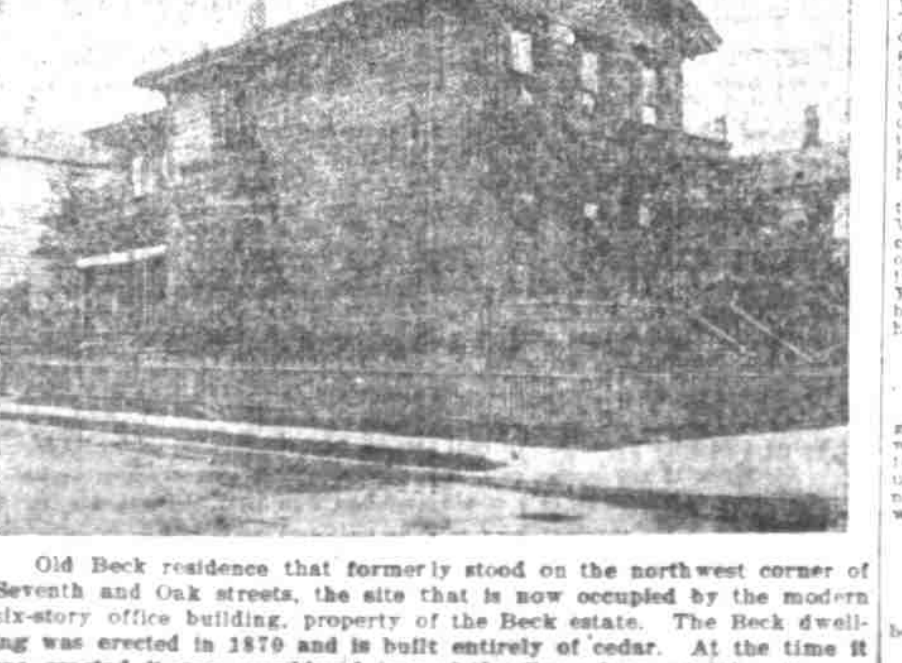
Tramp Comes Home for a Request. Warsaw Correspondence Chicago Inter-Ocean. Allighting from an empty box car in the Big Four yards at 8 o'clock yesterday morning without a penny, a real hobo walked to the Kosciuszko county courthouse and drew \$270. A check was turned over to Owen Bowman, down and out until he got the cash, by County Clerk Stout.

Fourteen years ago Bowman lived with his parents on a farm near Oswego. His father and mother died when he was not yet of age. Jacob White, father of Leeburg, was appointed guardian of Owen Bowman, who, being of a roving disposition, had several years before left for parts unknown. Somewhere word reached him that there was money awaiting him and he made his first visit to the county in 14 years.

C. M. Edow's New Flat at 755 East Yamhill Street.

HANDSOME OFFICE BUILDING ON PIONEER RESIDENCE SITE

Old Beck residence that formerly stood on the northwest corner of Seventh and Oak streets, the site that is now occupied by the modern six-story office building, property of the Beck estate. The Beck dwelling was erected in 1870 and is built entirely of cedar. At the time it was erected it was considered one of the finest homes in the city.



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