

CITY OFFICIALS TO PAY ASSESSED VALUES

1350 Acres Needed in Addition to Swan Island Project for Dock System.

In any comprehensive project looking to the creation of a turning basin in the lower Portland harbor by the removal of Swan island and adjacent thereto the reclamation of adjacent shore land, the city would have to acquire, in the opinion of those who have made a close study of the subject, a total of 1350 acres, in addition to the island, if the public is to get the full benefit of the vast sum of money expended in bringing the projected improvement to completion.

This land would have to be acquired either by direct purchase or condemnation proceedings in the courts. The full amount of this area would be all of the land on the west side of the river, beginning at the east line of the O-W. R. & N. Co.'s Gold's lake holdings, and extending west to the west line of Bridgeport, and south to the Northern Pacific tracks. On the east side of the river the area would include all of the low lying lands between the Portland Flouring mills and the western line of Mock's holdings.

Big Sum in Valuations.

Owners of this property value their holdings at from \$2500 an acre, the price quoted the dock commission by the syndicate controlling Mock's bottom, up to \$7500 an acre, the figure quoted by the syndicate of the west side of the river, and one of the three acre pieces of waterfrontage on the west side of the river. The Mock bottom tract, which is offered at \$1000 an acre, is assessed this year at about \$4000 an acre, or less than one fourth the asking price. The Bridgeport parcel is assessed at \$650 an acre, or about one twelfth the figure recently quoted for the property by Mr. Morgan.

At the prices quoted by some of the owners and the fact that others are known to hold their properties, the entire 1350 acres could not probably be acquired for less than \$5,000,000 at private sale. Neither is it likely that the figure could be reduced if condemnation proceedings were instituted.

What Assessment Shows.

Mr. Cook owns 650 acres and about 250 acres of this is between the river and the Northern Pacific tracks. It is understood that he values that portion of his property between the east line of the N. P. tracks at \$5000 an acre, but it is believed that the entire piece can be had now for \$2000 an acre. The entire 650 acres is assessed this year at \$1,000,000, or a little more than \$1500 an acre.

Part of and adjoining the Cook river frontage is a 52 acre tract owned by the City Land company, which is assessed this year for \$500 an acre. It is understood that the value of this property held at \$5000 an acre. The Kraw's place, containing 43 and a fraction acres, was assessed at \$15,000. This parcel is also reported to be on the market at \$5000 an acre. The O-W. R. & N. Co. owns two tracts aggregating about 240 acres, both of which are included in the reclamation feature of the Swan island project. The total assessment on these two tracts is \$201,000. Between the railroad's two pieces is a 59 1/2 acre tract belonging to the Reed Institute, which is assessed this year at \$11,000.

Other Owners of Tracts Within the Proposed Project.

Neither the Reed Institute has so far as is known made a recent quotation on its Gold's lake holdings. On the contrary, it is not believed that either piece is on the market at any price.

Other owners of tracts within the proposed project are Tyler Woodward, 16 acres, assessed at \$17,000; W. K. Smith, Jr., 5 1/2 acres, assessed at \$5000; and Charles H. and Henry Wilson, 2 acres, assessed at \$2200. From information in the hands of those who are interested in the proposed Swan island reclamation project, it is believed that some of these holdings could be purchased for less than \$5000 an acre.

The Bridgeport property, west of and adjoining the Cook river, controlled by M. L. Holbrook and others, and containing 166 acres, has been offered, one-half at \$3000 an acre and one-half at \$4000 an acre. This property is assessed this year at \$75,000, or about \$500 an acre.

Total Assessed Valuation, \$900,000.

The entire 1250 acres is assessed this year at about \$900,000, which is a little more than one-eighth of the aggregate value at which it is held by the various owners.

That these lands are worth what the owners sold them at is considered absurd by those who are familiar with conditions on the opposite side of the river from Swan island. During the annual spring freshets in the Columbia river nearly every foot of the whole 1350 acres is covered with water from five to fifteen feet deep. In 1894 the average depth of water on these lands was more than 20 feet and much of it was under 35 feet of water. The reclamation of any or all of the area included in the Swan island project by private enterprise is believed to be out of the question, because of the prohibitive cost. The only way it can be reclaimed only by the expenditure of an immense sum of money by some public body, such as the city or Port of Portland, is the opinion generally held by those who have studied conditions in the lower Portland harbor.

DANIELS ACKNOWLEDGES POLICE BAND'S REQUEST

Joseph Daniels, secretary of the navy, in reply to a communication from the Portland police department band for his permission to allow the band to participate in the grand naval parade that will mark the opening of the Panama canal, in the event of its being completed, has replied in encouraging terms. The band has asked permission to make the trip on the battleship Oregon.

The reply of the secretary is as follows: "I remember with pleasure the greeting of the Portland police department band on my visit to Portland last summer. No arrangements have yet been made or even definitely thought of regarding the participation of the ships of the navy at the opening of the Panama canal, but when these matters are taken up, I will gladly give your request thorough consideration."

Wempe Asks Help.

Handy, Oct. 11.—E. H. Wempe of the Portland Automobile club, has asked the business men of Handy and the farmers of this district to cooperate with him in improving the road between Handy and Pleasant Home.

LAW WHICH PROHIBITS WEARING EGRETS WILL BE RIGIDLY ENFORCED

Game Warden Announces Intention of Seizing Such Articles as Contraband.

If you are a woman and you happen to own a hat with an egret plume on it, or, for that matter, if you have a plume without the hat, it will do you well to remember that henceforth, when you wear that plume in public, you are violating a federal law and that you are liable to be arrested by the first game warden who spies you.

William L. Finley, state game warden, happened also to be president of the Oregon Audubon society, the national organization that for years has been striving successfully to achieve the conservation of the country's bird life. Saturday afternoon he issued a statement in which he declared that Uncle Sam's big tariff bill, just passed, makes egret plumes contraband articles, the same as opium. They cannot be brought into the United States and they cannot be worn in the United States.

Finley has also been made commissioner to see that the new Weeks-McLean migratory bird statute, which, by the way, is another government statute, is properly enforced. Along with these other duties, he is going to see that Portland women don't wear egretfeathers. Women wearing the plumes will be notified the first time and arrested the second.

In connection with this, it may be well to inform owners of the state of Oregon that a colony of egret left of all the millions that used to inhabit the marshes and lake regions of the southern part of the state.

That colony consists, or did consist, of 23 birds, with 30 very young ones that have doubtless by this time grown into adults. It is located 35 miles from Burns on an arm of Malheur lake in Harney county. This colony is protected by the state, and is paid by the Oregon Audubon society, personally seeing to it that the birds are not molested.

MANY GAY FEATURES IN PORTOLA PROGRAM

San Francisco to Celebrate 400th Anniversary of Discovery.

San Francisco, Oct. 11.—The program for the Portola festival of October 22-25 is practically complete, according to announcement made today. For four days San Francisco is going to be a storm-center of joy.

The events include many in which the entire west will participate, for the whole coast, and the mid-Pacific, too, is going to help celebrate the 400 anniversary of the discovery of the Pacific Ocean by Juan Rodriguez Cabrillo.

Governor Hiram Johnson will give the word, when he delivers a message for the Queen of the Portola to the boy relay races, who, running and swimming, are to carry the greatest gift of the queen. They start from Sacramento at 7 p. m., October 21.

The parades will set new standards. The military parade will be as absorbing as any review that ever swept before king or kaiser. In the second day-light parade, civic, commercial, industrial and other organizations from all over the coast will participate, and the floats will be the most varied and beautiful ever seen in the city. The great night electric pageant is one of the most ambitious schemes ever mapped out. A score of the biggest floats, outlined in electric lights and manned by crowds of crews, will sweep through the crowds on the market street car tracks, firing colored bombs over the heads of the merry-makers. The floats will show the evolution of the Drednought from the period of the trirreme, there being in line reproductions of many historic ships.

MILWAUKIE OFFICIALS GIVEN FULL SUPPORT

Milwaukie, Or., Oct. 11.—At an enthusiastic mass meeting of some 200 voters in the city hall, Mayor Elmer and Councilmen Charles Council and F. R. Mitchell were induced to withdraw their recent resignations from office. The means of bringing about this was a petition signed by nearly 250 citizens, including Milwaukie's prominent business men, and actively supported by E. C. Herman, Harlow, Loeding, and Louis Campbell. The petition follows:

"The undersigned, citizens of the town of Milwaukie, having utmost faith and confidence in the integrity, ability and good intentions of our mayor, E. T. Elmer, and our councilmen, F. R. Mitchell and Charles Council, do hereby express our desire that they withdraw their resignations and continue to serve in their respective offices as they have in the past. As evidence of our appreciation and gratitude for their efforts to advance our interests, we pledge them our earnest support and cooperation in the upbuilding of Milwaukie."

OFFICERS ARE ELECTED BY UNIVERSITY CLUB

At the annual meeting of the University club, held in the auditorium of the new clubhouse, corner Sixth and Jefferson streets, last night, reports of the retiring officers were read and officers for the coming year elected as follows: James B. Kerr, president; Theodore E. Brown, vice president; Kurt H. Koehler, secretary; A. J. Labbe, treasurer; and Elliott R. Corbett, G. Kirkham, Smith and Don J. Sterling, directors, in addition to the officers mentioned above. Following the election a supper was served in the main dining-room of the club.

Yesterday afternoon was devoted to an "open house" and "housewarming," to which ladies and friends of members were invited. It was the first official function held in the new building.

Ottaway-Miller Married.

Gervais, Or., Oct. 11.—Percy O. Ottaway and Miss Cita M. Miller were married Thursday at the home of Mrs. B. M. Miller, E. E. McVicker performing the ceremony. Mr. Ottaway is 27 years of age. Mr. Ottaway has a rural mail route out of Aurora, where the couple will live. Both are well known in this part of the state.

WOMAN OWNS AND OPERATES HER OWN DAIRY FARM WITH GREAT SUCCESS



Mrs. Sarah A. Yoakam, who manages Coos county dairy farm.

(Special to The Journal.)
Marshfield, Or., Oct. 11.—That a woman may conduct a dairy ranch in Oregon with success has been fully demonstrated by Mrs. Sarah A. Yoakam of Coos county, who has a fine place on Coos river near Marshfield. From the standpoint of making dairy cows pay a profit Mrs. Yoakam's record is probably not excelled by anyone in the county. The history of her dairy work is exceedingly interesting and illustrates how a woman with good business sense may make for herself a handsome income from an Oregon dairy ranch.

Mrs. Yoakam's success has required of her much hard work, for she is not only able to direct the work of a dairy but is a practical worker herself and has done much of the manual labor with her own hands. She has made a close study of the business and is a dairy authority in the state.

About 12 years ago Mrs. Yoakam's husband, a well known rancher of the county, was accidentally killed by a vicious bull. The widow found herself with two daughters and the dairy farm on her hands, so she determined to conduct the place herself. The daughters were robust girls quite capable of helping in the farm work. For a long time Mrs. Yoakam and her two daughters did practically all the farm work, milking the cows, tending the barn and doing everything about the place. Occasionally a man was hired to cut wood or do odd jobs. But Mrs. Yoakam did not have much patience with farm laborers. On one occasion when she

was unable to get a good hand to haul wood she said:

"Men are no good on a farm. I have no patience with them. It is difficult to find a man who wants to work and who can be hired and when they are employed they are of no account. I guess I will go home and haul the wood myself." And she did.

A Capable Farm Manager.

Mrs. Yoakam has lived continuously on her farm excepting two years, when she rented it. She found, however, that tenants did not keep up the place as she did herself and that it was more profitable to conduct the dairy than to lease it, so she took it back and is now running the ranch under her personal supervision. Mrs. Yoakam, several years ago, took up a homestead adjoining her place and has thus doubled the amount of land for her dairy herds. A year or so ago the house was destroyed by fire but was replaced by a handsome farm home. The ranch has a large area of bottom land on which grows fine hay and grasses and there is back of the bottom land a large area of hill land on which is used as pasture. The house and barn set well back from the river and on a private tramway small cars carry the milk cans to the landing where half a dozen boats pass to and from the city every day. The farm has every convenience for work and splendid buildings, including a large dairy barn.

Mrs. Yoakam has a herd of 50 dairy cows, some full blood and some grade Jerseys. It is one of the best herds on

the river. She says that this year the sale of milk and calves and other farm products will net her a profit of \$4000, after paying her help and making a comfortable living in an ideal home. At the same time her ranch is rapidly increasing in value and should she ever care to sell it would bring a sum sufficient to pay her a good income for the rest of her life.

Lately Mrs. Yoakam has been employing help, but she is by no means dependent upon the employees. A few months ago, during the hay harvest the extra men employed went on a strike. This did not bother Mrs. Yoakam. She discharged all the men and told them to get off the place and with her daughter went into the field and finished the hay harvest, and told the story as a good joke on herself.

Formerly Deputy Dairy Inspector.

Mrs. Yoakam served as deputy state dairy inspector under J. W. Bailey and her wideawake methods in this position attracted much attention.

Mrs. Yoakam will tell anyone that dairying is no easy snap and that it requires a lot of business judgment and good, hard work, but as she puts it, most anything that is worth while calls for hard work and her energy and labors have repaid her well. She admits that dairying is one of the most profitable lines of business in the coast counties of the state and believes that in Coos county, as in many other parts of the state, the industry is only in its infancy as to the extent that it may be developed.

SYMPHONY ORCHESTRA FUND IS NOW \$3635

Campaign for \$1365 Remaining Will Be Resumed Monday With Vigor.

With a total of \$2835 collected, the committee appointed by the Ad club to complete the fund of \$5000 necessary to maintain the Portland Symphony orchestra this season, will begin its canvass with renewed vigor Monday in an effort to raise \$1365—the amount the fund lacked when the committee checked up yesterday.

Particularly will the committee keep a sharp eye out for donations of small sums from citizens who heretofore have not subscribed.

"We want to draw attention to this campaign which is really nothing more nor less than a step toward giving Portlanders better music," said Chairman Guy Talbot last night. "Every citizen should be interested. A donation of a dollar will be appreciated just as much as one of larger denominations. We don't want just the dollar, but in addition, the good will of the donor, and the best way to arouse interest in the movement is to establish the orchestra on a firm footing is to get many people instead of a few interested in it financially."

"Another thing that should be borne in mind is the fact that the school children of the city will be given an opportunity to hear the orchestra, absolutely free of charge, provided we can complete the fund."

"Now, let everybody help! Let us for this once at least divide the donations among the many instead of the few who have been carrying the 'sack' regularly and ever have 'on the job' with their donations."

PATTERSON IS ALLOWED JUDGMENT FOR \$3750

W. J. Patterson, who took an option on the Damascus creamery some time ago and then attempted to organize a stock company to handle the business, yesterday was allowed a judgment for \$3750 against Vetch Brothers, proprietors of the creamery, by Circuit Judge Medley.

Of the amount granted, \$2500 was for money advanced on the option and the \$1250 for damages because Vetch Brothers advertised after the option had been given that they were selling only their retail business, while he was promising the prospective stockholders that the business included the wholesale department. These advertisements, he claimed, put an end to his efforts to form the company, as some would purchase stock. Patterson testified that he was to pay \$50,000 for the entire business. He sued for \$20,000 damages.

LEGLESS NEWSBOY MAY UNDERGO AN OPERATION

Joe Hardy, the legless newsboy, whose stand is on Broadway at Washington street, may have to undergo a serious operation to remove the nerves from the stumps of his legs.

Eighteen years ago, when a very small boy, Hardy lost both legs just below the hips and for months it was feared he would lose his life. Since that time he has made "his way" about

strapped to a board equipped with small wheels.

In the past few weeks and for the first time since his recovery from the accident, Joe declares he can feel sharp pains. Some times he says it is in the knee and at other times the pain seems to be in the feet.

"I haven't had a good sleep for weeks," Joe declared last night. "But I hate to think of another siege at the hospital."

Shooting Is Good.

Walla Walla, Wash., Oct. 11.—According to local sportsmen game is every plentiful this season than for a number of years. Grouse and pheasants are reported to be plentiful in the mountains and few of the hunters have

returned from the stubble without chickens. According to reports from Atlatla and other Columbia river points, ducks are plentiful and large numbers are being bagged by hunters.

Want Section Tapped.

Moscow, Idaho, Oct. 11.—A movement is on foot here to endeavor to secure the extension of the Spokane & Inland Electric railroad, which runs from Spokane to Moscow, to Genesee, Idaho, and to Colton and Untontown, Wash. The proposed extension would tap the grain section of the Palouse country.

Young colored man wishes position in private gardening and care of autos. John Jones, 411 Couch. (Adv.)

BONHAM SLATED FOR OFFICE OF PRESIDENT

St. Johns Commercial Club Elects Officers Next Wednesday.

St. Johns, Oct. 11.—The annual election of officers of the Commercial club will be held at the regular monthly meeting, Wednesday, Oct. 15. Those designated by the nominating committee are: President, H. W. Bonham (now vice president); vice president, H. E. Pennell (now president); 2nd vice president, Peter Autsen; treasurer, J. N. Edlerson; other members of the governing board: C. C. Currier, Charles McGill, A. Larrowe, A. W. Marlin, S. W. Rogers, O. J. Gatzmeyer, W. M. Tower, P. H. Edlerson, R. G. Brand, C. R. Thompson. These nominations by the committee will probably go through without change. Messrs. Perry C. Stroud and C. E. Bailey will retire, while Messrs. Rogers and Brand will be the only members of the board elected for the first time.

T. J. Monahan, postmaster of St. Johns, has just returned to his duties after a month in St. Joseph, Mo., and at his former home in Albany, Mo. Accompanying him on the trip were Mrs. Monahan and their daughter, Mrs. C. H. Thayer. The party stopped at Great Falls, Mont., to witness the marriage of the son, W. H. Monahan, to Miss Ruth Helen Brandt, of Valter, Mont., which took place Oct. 7. Rev. E. E. Flint of the First Congregational church, of Great Falls, officiating. During the absence of the postmaster, Clerk D. E. Brodahl has had charge of the branch.

A summary of specifications for field work has been posted in the City hall by City Engineer C. E. Andrew. These specifications merely interpret, but do not conflict with, existing specifications and ordinances in regard to sidewalk and macadam, and rock macadam paving work.

SCHOOL PRINCIPALS HOSTS AT LUNCHEON

Educators Hear Talks on Matters Not Connected With Teaching the Young.

Milton A. Miller, collector of internal revenue, and R. L. Sabin, chairman of the board of education, were the principal speakers at the luncheon held yesterday noon at the Hotel Oregon by members of the Portland School Principals' organization, who gathered for the purpose of hearing discussed other than educational subjects.

Mr. Miller was assigned the task of outlining the duties of an internal revenue collector and presented considerable data regarding the work, especially the new features of the department in the matter of the income tax. Many facts were presented which had been obscure even to the educators.

Mr. Sabin was given "Credits" as his topic and discussed the topic at great length.

"Credits is like a sea voyage; more people get sick from an over indulgence of it than anything else I know, yet credit tides many a man over a severe difficulty," said Mr. Sabin. "In my opinion credit is a line of demarcation between the uncivilized and civilized people, the capacity to go in debt seeming to be the high line of civilization."

HOPES OF SECURING ANOTHER BAR DREDGE MATERIALLY LESSEMED

War Department Says Craft at Galveston Cannot Be Transferred.

Hope of getting an additional dredge for work on the Columbia bar was lessened by a telegram from Senator George E. Chamberlain to Dr. Alfred Kinney, chairman of the Ports of Columbia committee, yesterday.

The government has no dredge to send to the mouth of the river, says Senator Chamberlain. If the department promised a dredge to supplement the work of the Chinook it didn't mean it, is the inference. A promise that a dredge would be assigned to work on the bar and would be sent through the canal had been made by the war department.

Dr. Kinney expressed keenest disappointment. The work of the Chinook alone will not secure the desired deepening of the bar in time. We regret this as much as you, but it is impossible to take these dredges from other places where work is in progress. Our only hope lies in an appropriation later on, which we will endeavor to secure because we realize the importance of dredging to secure proper depths of channel."

ORDER SEALED VERDICT IN M'CREDEE ACTION

Judge W. W. McCredie, attorney, former jurist and president and owner of the Portland baseball club, yesterday advised the court in a return that Judge Morrow's department in behalf of himself and of his wife, as defendants in a personal injury suit. The result of his argument to the jury will not be known until Monday, as the jury was instructed to bring in a sealed verdict by Circuit Judge Knowles, of La Grande, who was sitting last week in Judge Morrow's place.

Judge McCredie and Alice McCredie, his wife, were sued by Albert Sanger, 11 years old, through his mother, and guardian, for \$25,000 damages on account of injuries received when he stepped into an automobile being driven by Mrs. McCredie and in which Judge McCredie was riding. The accident occurred at Union avenue and Killingsworth avenue on July 14, 1912.

Bad Weather—No Stages.

Coquille, Or., Nov. 11.—Because of the rains of the last few days the automobile stages between county points and Roseburg have abandoned their regular schedule and will hereafter run only as the weather permits. The roads are slippery and treacherous, making the carrying of heavy loads a dangerous undertaking.

War and peace are largely dictated by credit. For a nation without credit can not go to war. The three things to be considered in determining a man's credit are his character, capital and capacity. A man's credit is the best asset he has."

You want to look your level best--to carry the impress of the man worth while.

The right style to your apparel puts you in the class you belong.

Appearance is a considerable factor in commercial advancement, and every man is anxious to get every possible boost.

The Clavicle Overcoat pictured here as made by Kuppenheimer represents the ideal in style, in tailoring and in economy.

It has but one extreme—its extreme good quality at

Twenty-five Dollars
others \$15.00 to \$40.00

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