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Machine works  
Easy of action,  
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**LARGE AREAS WILL  
BE ON MARKET SOON**

Two Important Farms to be Sub-  
divided for Fruit  
Raising

**HEAVY SALES DURING PAST WEEK**

Total Sum Changing Hands Reached  
Over Half a Million  
Dollars

Unprecedented activity in the realty market was the characteristic of the past week. Reported sales aggregated in value at least \$300,000, and this does not more than half cover the total. Two sales of more than ordinary importance were consummated yesterday. The first was that of the well known farm, formerly the property of C. D. Rowlands. It comprises 40 acres of some of the finest land between the Gorge and Burnside road, the consideration was \$100 per acre. This sale revived the rumors that a branch tramway will be built from the present C. E. Electric Railway's line on Douglas street along the Burnside road to the Rowlands place and two other agencies also sold to another investor on the prairie.

Winnipegger Buys Ranch  
A similar sale yesterday, that of a fully improved ranch in the Saanich peninsula, comprising about 150 acres. This was bought by a Winnipegger and will be at once subdivided into small areas for fruit growing. The same agency also sold to another investor on the prairie.

Grant & Lineham also had a busy week, their total sales reaching in the past week \$110,000. They included a house and lot on Menzies street, James Bay, was streets; a two-story house on Niagara street near Beacon Hill park; 12 lots in the Pearse estate, Cadboro Bay road, and two lots in the Finlayson estate.

The Dominion Real Estate Exchange yesterday sold 2 lots on Menzies street, and 2 in Parliament block, to a Winnipegger; 4 acres on Tolmie avenue, and 3 lots on Phoenix street, to a West. The latter sale was to a West.

A water lot fronting on James Bay, seven acres, C. R. Kitchin and the British America's Paint Company's property, was sold on Thursday by the same agency for \$10,500. A new arrival from the Northwest purchased a piece of residential acreage on Esquimalt road for the sum of \$7,000. He will at once erect a residence.

Advertising Brings Business  
Though the Royal Guarantee and Trust company has only been in business in Victoria for a week it has attracted a large amount of business. This the management ascribes to the unique system of advertising originated in that department. The company, which is expected to develop into an important item of its business in the near future, has several prominent shareholders who are experts in publicity, and their efforts are proving of great service to the real estate branch. During the past week several sales were made in the Fairview estate, as well as two houses in the James Bay districts. The Royal is devoting considerable attention to the sale of land on the Esquimalt road to some point on the Alberni canal is having a stimulating effect on realty in the West coast.

The same company has acquired, on behalf of a local syndicate, an extensive tract of timber on Nootka sound, that will be exploited at once. It also expects to carry through the trans-shipment of a large area in Saanich municipality, comprising about 100 acres near the city limits, within the next day or two.

**ADDITIONS TO LIST  
OF LARCHMONT DEAD**

Two of Rescued Succumb—  
Question of Captain's Con-  
duct Discussed

Providence, R. I., Feb. 15.—James Edward of the Larchmont, died tonight of pneumonia at the outside hospital, where he was taken with several other survivors of the wrecked steamer whose lives were saved from the sea by the H. H. died last night. The identification of the 76 bodies that have been recovered has so far progressed that at 10:15 o'clock today only eight remained unidentified in the morgue in this city. A few more will be allowed for identification, and then the unknown will be buried by the city.

The United States authorities at New London have practically finished the investigation of the accident by taking the testimony of the captain and crew of the Larchmont, Harry Kitchin, and the testimony of the ill-fated steamer men who have been released. These men have yet to hear Captain Kitchin's account of the disaster. The inquiry will be held at New York, Feb. 15.—Stories of misadventure and destruction of passengers were widely denied by the officers of the Larchmont, which was wrecked in Block Island, conveyed by Dr. Chase's Nervine Food, the great blood builder and nerve restorative.

**ASK GOVERNMENT  
TO IMPROVE PLANT  
Inner Harbor Association Re-  
quests Deepening to Twenty  
Feet at Low Water**

Excavations by Dredge to Be Used for  
This Purpose—Breakwater  
Suggested

**TO RECLAIM RESERVE FORESHORE**

The Dominion government is to be asked to improve Victoria harbor at a cost of, approximately, a million dollars, to be expended in annual instalments of \$200,000 for five years, and a suggestion is made that a harbor board vested with the functions of an advisory committee to the government be appointed to assist in the general direction of the work. The following have been put forward as members of the board: Capt. J. W. Troup, superintendent of the C. P. R. S. S. Co.; G. A. Kirk, of Turner Beeton & Co.; a representative of the Hudson Bay company; J. A. Seward, of the Sayward mills; A. J. Bechtel, of the Victoria Machinery Depot, and Capt. J. G. Cox, Lloyd's agent. These gentlemen, it is pointed out, represent the actual commercial interests of the port and are acquainted in a practical manner with all its needs. Suitable power and the control of such funds as are necessary for the discharge of their duties is asked for them.

The government is being requested to dredge the harbor from the outer channel to Point Ellice ensuring a general depth of twenty feet, to maintain a depth of 25 feet at low water; to cut away Songhees point and the outlying Tuzo and Plincocks rocks, to build a retaining wall reaching six feet above high water mark at the face of the cut, Songhees point, along a line to the vicinity of Point Ellice bridge and along the low lying areas of the Indian reserve. A proposal is on foot that the low lands of this section should be reclaimed with the material taken from the harbor, both by the dredgers engaged in the task.

This work, when the Songhees reserve question is settled, will give the city a large area of good land, available for wharfage. Rock-cutting will involve a considerable portion of the money required; approximately, half the amount.

Mr. G. A. Keefer, engineer of public works, in his report to the Minister of Public Works, has spoken favorably of the project. The project is estimated to be about one million dollars, but Mr. Keefer suggests in his report that it would be better to consider the matter to the dredging of the channel, as shown on Mr. Sorby's plan, to the depth and width therein suggested. Commercial interests, railway companies, and others interested, acquiring this property, would probably develop their own views regarding further development, arrangements of wharves, slips and other details.

Although the Inner Harbor Association of Victoria, an organization formed with the object of advancing the systematic improvement of Victoria harbor, fostering trade, and promoting general transportation facilities, has not yet been organized, the excavated material could be profitably used, partly in the formation of a foundation for a breakwater at Brodie's ledge, should this project be considered desirable, and partly by the reclamation of land along the outer shore, where a demand for transportation and manufacturing purposes is assured at greatly enhanced values.

Suggestions have been made at different times and ideas vary as to the location and method of construction. Many supporters of the scheme have proposed a breakwater stretching from Holland point to Brodie's ledge; while others among them Thomas C. Sorby, who has devoted considerable attention to harbor work, suggested that should a breakwater be decided upon, it ought to be carried on a line for some distance to the westward of Brodie's ledge, to the construction of the above engineers differ. Mr. Keefer's plan is for a rubble and concrete breakwater with battering walls and an upper part of quarried granite blocks, reinforced with concrete in the hands. Mr. Sorby in some plans put forward by Mr. Sorby, it is suggested that the waste, from harbor dredging, be dropped from scows below the depth of the water, and driven in, with concrete sunk in bags to fill the spaces between the rubble. Many supporters of the scheme propose to erect a solid concrete wall, its face sloping to seaward and rising a short distance above high water; thence a flat platform and another sloping rise, sheltering a gallery out behind the breakwater which could be used by attendants.

**CANADIAN ROUTE CUTS  
DOWN TIME OF MAILS**

Empress of Britain Beats Cunard  
Liner in Voyage Across  
Atlantic

Liverpool, Feb. 16.—The importance of the Canadian route between America and Europe is again emphasized by the voyage of last week of the C. P. R. steamship Empress of Britain, and the Lucania, of the Cunard line.

The Lucania left New York last Saturday at noon, and arrived at noon today in Liverpool, or in exactly seven days. The Empress of Britain left Halifax last Sunday morning at 9 o'clock and arrived at Liverpool at 9 o'clock today, in exactly six days and five hours, taking 19 hours less time in crossing than the Lucania did.

Allowing for difference in time, the actual time of the Empress of Britain's voyage was thirty minutes, while that of the Lucania was six days, eighteen hours and thirty minutes.

**FIFTH REGIMENT BAND  
INCREASES STRENGTH**

Distinguished Cornetist Among  
the Latest Accessions to  
the Organization

The Fifth Regiment band has received some important accessions to its membership within the past few days. Among those who have joined recently are an English military cornet, and first class performers on the clarinet and double bass from Vancouver. W. W. Dart, the newly arrived cornet player has every equipment for the leading band instrument. He was formerly a member of the Royal Manchester regiment, serving as band sergeant during the Boer war. With a contingent of his regiment he was in Ladysmith during the whole of its four months' siege, and tells many interesting stories of his experience. He received a full musical education at Exeter hall, the training school of the musicians of the British army, and afterwards filled a band appointment at the Duke of York's school London, the institution that provides a home and education for hundreds of the sons of soldiers who have died or fallen in the service of their country. Such an appointment is sufficient evidence of Mr. Dart's standing as a musician, as the boys from the school mentioned form the most efficient recruits for the military bands.

Mr. Dart is recognized by profession and wishes to locate in Victoria. Since the appointment of Albert Runnys as bandmaster renewed interest has been taken by the members in the work of the band. Large numbers turn out to the practices regularly, and a marked improvement will be noticed when the band makes its next public appearance. Mr. Runnys, being in good music and, among other notable selections, is preparing the players for public conditions of a concert of Rossini overtures, a long selection from "Lucia di Lammermoor," and a transcription of the principal movements in Bizet's "Carmen." Some of the best and latest music of a lighter character is also being rehearsed.

Hazleton Votes  
The voting at Hazleton, Skeena district, resulted: Lord, 28; Kergin, 15.

The Wasting Process of Disease  
Disease is a wearing down, wasting away and destroying of the tissues of the body and a shrivelling up of the nerve cells and blood corpuscles. No one can afford to neglect this process, and the need of help is best supplied by Dr. Chase's Nervine Food, the great blood builder and nerve restorative.

**RAILROAD MAN'S BUSY DAY**

7:30 a.m.—Reads morning newspaper and learns that he is to be investigated by the interstate commerce commission; that he is likely to be indicted by a grand jury in Kansas; that he is to be investigated by the Missouri legislature; that he is robbing the farmer, plundering the merchant and crippling the commerce of a continent.

7:45 a.m.—Receives telegram from leading chamber of commerce stating that business of the nation is being ruined by the competition he has formed, and asking him to resign from all his presidencies and directorships and retire for good.

8 a.m.—Receives word that business in the states through which his railroads run, is being ruined by the transportation facilities are utterly inadequate, and asking if he would have part of the paralleling of his tracks with canals.

8:30 a.m.—Receives a message to the effect that some of his employees on his main lines and branches is killing one another. Asked what he is going to do about it.

9 a.m.—Notified that he has been indicted by an Ohio grand jury for the murder of a man for which he is ordered to relieve the car congestion.

9:30 a.m.—Hears that the president is going to devote a special message to him.

9:45 a.m.—Is informed that shipper question is settled, will give the city a large area of good land, available for wharfage. Rock-cutting will involve a considerable portion of the money required; approximately, half the amount.

10 a.m.—Receives word that 79,865 employees of his consolidated system are on strike for shorter hours.

10:15 a.m.—Is notified to appear at the city council, or his council, or his right-of-way through the town will be declared forfeited.

10:30 a.m.—Is notified that he has been indicted for manslaughter in consequence of accident in Iowa.

No paper before the interstate commerce commission to answer questions which it is hoped may send him up for life.

12:30 p.m.—Learns while lunching that all brakemen on all of his lines have struck, and he raises their wages 25 per cent.

1 p.m.—Is condemned by National Passenger Association for raising rates with merchandise trains, and threatened with 7,000 suits for damages.

2 p.m.—Receives notice from the secretary of the Western Association of Shippers that unless he suspends the running of passenger trains for a week or ten days, so as to allow the freight to be handled, he will be lynched.

3 p.m.—Is informed by a delegation from Batavia, Wis., headed by the mayor, that the grand jury of that town of Hamburg the matter will be brought to the attention of congress at the earliest possible moment.

4 p.m.—Is notified that he has been indicted by the grand jury of Douglas county, Nebraska, on thirty-seven distinct counts.

5 p.m.—Closes his desk and goes home, where he cannot pick up a magazine that does not contain a character sketch of him as America's most dangerous man.

7 p.m.—Retires for the night, as the only safe way of avoiding hearing complaints against him by his household upon the remarks made about him in the evening papers.—Chicago Inter-Ocean.

**Celebrate Silver Wedding**

On Thursday evening, Feb. 14, at 8 o'clock, in the parlors of the Hotel Vancouver, Mrs. C. E. Russell of 134 Douglas street, celebrated the twenty-fifth anniversary of her marriage to Mr. C. E. Russell. The dining room, which was in charge of Mrs. Clay and her staff, was beautifully decorated by curtains and flowers. Dinner was served at 8 p.m., after which the rest of the evening was spent in singing and dancing. H. Leiser supplied the music. Mrs. Russell was beautifully dressed in silver-grey, and wore a pair of costly pearls, the yoke and sleeves being of white satin, with all-over lace. Many beautiful and costly presents were received by the bride of twenty-five years, principal among them being a handsome mahogany case of sterling silver, from Mr. Russell's employees; silver and glass sugar bowl and spoons, from Mr. McDowell, Messrs. C. G. Taylor, Mr. and Mrs. Eddy, Mr. and Mrs. Frith, Mrs. Richardson, the Messrs. Woolridge, Mr. and Mrs. Sweet (Vancouver), Miss McDewen, Mr. Armission, Miss Walker, Miss Ryan, Miss Prescott, Miss Wilson, Miss Hedley, Miss Kitchen, Miss Soper, Miss Armstrong, Mr. and Miss Wingate.

**ECZEMA FOR 20 YEARS**

"I was troubled with eczema for twenty years and was cured by Dr. Chase's Ointment. The ointment cured me and the balm cured me. The highest return of this disease."—John Pratt, Blyth, Huron Co., Ont.

**AMERICAN LADY COSET**

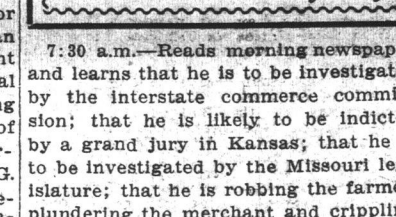
Henry Young & Co.

**FANCY LACE HOSE**

In Dainty Greys, Champagnes, Navy, Ecru, and White

**Ladies' Tan  
Hose**

THESE WILL BE more tan stockings sold this season. Every boot factory is overwhelmed with orders for tan footwear. You will need stockings to match, hence we have purchased the largest and best consignment ever imported into Victoria. Now on sale at, per pair..... 25c, 35c, 40c and 50c  
Lace Tans, per pair..... 50c



**Ladies' Black  
Hose**

A SPLENDID showing of the very latest and best goods—plain from 25c to 75c per pair, lace from 25c per pair up. Every pair guaranteed dyed with THE BLACK THAT DOESN'T BUDGE. That's the black in a "Hermesdorf-Dyed" Stocking. It doesn't budge because it can't. It just stops there—defying sun, sea, wind, water, wear and everything else. And that's why "Hermesdorf-Dyed" stockings give unlimited satisfaction to every woman.

**HENRY YOUNG & CO.**

DRESS GOODS, MILLINERS, DRESSMAKING, ETC.  
Government Street, Victoria

**REAL ESTATE DEALERS  
WILL FORM EXCHANGE**

New Organization Promises to  
Put Business on Most  
Satisfactory Basis

The proposal to form a real estate exchange in Victoria, that has been mentioned for some time, will probably be acted upon next week. The proposal is to form an exchange on a basis by some of the extremely conservative firms, there is every prospect that a meeting will be called early this week to make preliminary arrangements.

Properties listed with one member will be saleable by another, with a division of the commission. It is understood, however, that no realty will be listed unless it is placed in the hands of members of the exchange exclusively, no outside sales being permitted.

While not officially engaged in creating fifty of values, the exchange will have a strong tendency to secure uniformity. Having, as it is certain to do, many properties in every locality listed, among its members, its owners will not be in a position to place fictitious value on their property if they look for a ready turnover. It will be to the interest of the whole exchange to secure fair treatment to buyer and seller alike, and the hazard way of placing values on lots will become a thing of the past.

Such valuation has not been the case here in the past, but will be introduced by the exchange. There is every prospect of a large membership in the real estate exchange from the outset. The prejudice that some of the oldtimers felt against the movement because it was brought forward by newcomers has been removed. It is unlikely that any firms of prominence will be omitted from the charter membership.

NOTICE is hereby given that thirty days after date I intend to apply to the Hon. the Chief Commissioner of Lands and Works for permission to cut and carry away the timber on the following described lands, situate in Clayoquot district, B.C. No. 5. Commencing at a post 50 ft. standing on the southeast corner of 31 202, about one-half up Silver creek, thence west 20 chains, north 40 chains, more or less to W. E. Green's No. 2 application, thence west about 40 chains to the N. E. corner of W. E. Green's No. 3 application, thence south 40 chains, thence east 40 chains, thence north 40 chains, thence east about 20 chains, thence north about 30 chains to point of commencement.

D. C. McDONALD.  
No. 1. Commencing at S. E. No. 1 post, about one-half mile from an well water about half way between the Monitor mine and the Green's No. 100 claims north, thence 40 chains west, thence 100 chains south, thence east about 20 chains to point of commencement.

No. 2. Commencing at north-west corner post No. 2, thence with No. 1 post, thence north 100 chains, thence east 40 chains to point of commencement.

D. C. McDONALD.

**A Word With  
You, Sir**

A good Suit of Clothes will give a man a better opinion of himself, as well as unconsciously influence the opinions of others. Our Suits this season will appeal to the man of good taste.

**THE CUT**

The Coats are cut good length and form, fitting at waist-line with fullness over the hips. The lapels and collars are long and broad. Trousers are shapely and roomy.

**THE FABRIC**

The new shadowy greys, invisible plaid and rich mixed patterns are the favorites, but blues and blacks will be in line, of course.

**THE PRICE**

We have Suits at \$15, \$18, \$20, \$25 to \$27.50 or \$30. Our \$18 and \$20 Suits we have never seen equaled for the money. Always ready to show you, you know.

**Fit-Reform**

73 GOVERNMENT STREET

**A Good  
Speculation**

Invest Your Money in a  
Columbia Gramophone

YOU CAN'T POSSIBLY LOSE, BECAUSE THIS IS THE VERY BEST "TALKER" ON THE MARKET AND THE BIGGEST "MONEY'S WORTH" ON EARTH.

Prices \$15, \$20, \$25, \$35 and up.

THOUSANDS OF RECORDS IN STOCK

**FLETCHER BROS.**

SUPERIOR QUALITY MUSIC HOUSE

93 Government Street.