

THE VALUE OF REAL ESTATE

And the Causes Leading to Reduced Rentals

As Shown by Stauf and Other Witnesses in the McConnell and Water Works Case.

Emil Stauf, who has been in the real estate business since the spring of '98, and who has been agent for Mrs. McConnell's Second avenue property adjoining the Melbourne during the past year and a half, was the first witness called this morning in the case against the Water Co.

He testified that the business of the proprietors of the shooting gallery had been so materially interfered with by the company's thawing house that they had discontinued business. The business was then earning a rental of \$700 per month, and since then had been offered at \$75 without securing a tenant, although he had been told that whenever the building objected to should be moved away he could get the original rental of \$700 for the place. The occupant of the furrier's establishment which is the other piece of plaintiff's property there, had complained of the building referred to as derogative to his business.

Concerning the Melbourne hotel, Mr. Stauf said that he would not care to own it at all so long as the water company's building remains in the street.

Attorney Walsh, in cross examination attempted to show that because there is a nightly performance in the Standard theater that the noises made incidental to the presence of the water company's house were not more prejudicial to the peace of the Melbourne hotel occupants.

The theater was shown to be 50 feet away, and Mr. Wade remarked, sotto voce, that the citizens' committee was not sitting at present.

Nathaniel Rhinehart, the furrier who occupies the building at the rear of the Melbourne, was called and testified that the noises emanating from the Standard theater caused him no inconvenience, in fact being a turrier, he slept as snug as a bug in a rug.

He had written a letter some time since to Mrs. McConnell telling her

that the building of the water company was a nuisance to the public in general and to himself in particular, and that unless it were moved he would have to quit paying rent. His business had been greatly damaged and he was in a fair way to be ruined.

He testified that his business had been \$2000 less in November than it was in October, and that his evening business had been ruined.

Civil Engineer Renfret, who is in the employ of the land commissioner's office, was called and produced the evidence of title to the lots in block H, as vested in Mrs. McConnell.

John Farr on being sworn testified that he was a waiter in the Melbourne Annex, and that guests in the Melbourne and the Annex can be served with meals at all hours of the day or night, through a waiting window.

Court then adjourned till 2 p. m.

Mortality Among Indians.

News comes from down the Yukon that at Twelvemile station, which is 18 miles below Dawson on the right side of the river where there is a small Indian village, death is stalking rampant among the natives, five bodies, two adults and three children, being held until they can be buried in the spring. There are many cases of sickness and it is feared the little camp will be almost depopulated before the winter is past. The epidemic is said to be a sort of distemper which later develops into pneumonia, carry off its victims in a short time.

The McDonald Estate.

Creek claim No. 48, lower Bonanza, is in a complicated situation. The claim was owned jointly by Frank

Buteau and the late Peter McDonald. At the time of the latter's death Buteau applied for the administratorship of the McDonald estate. This application has been denied by the court, Colin McDonald receiving the appointment.

Meanwhile a telegram has arrived in which it is stated that McDonald has left a will in which he made regular disposition of his property in accordance with law.

The result of this somewhat complicated state of affairs is that the claim has been shut down and creditors are clamoring for money due them.

Mr. Buteau is endeavoring to have matters arranged in such a way that work may be resumed, in which event he states there will be no difficulty in taking care of all indebtedness as the prospects for a good cleanup in the spring are very bright.

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Savoy Theatre, December 21, 1900.

The heavy-weight gladiators to mete in a 10-round contest.

At 9:30 Sharp.

FRANK SLAVIN'S record is well known, to need repetition. He has defeated all.

VINCENT WHITE Champion of California, defeated Ed. Monroe at Salinas, Cal., in 17 rounds; Ned O'Malley in the Reliance Club of Oakland, and fought a 10-round draw with Pat Brennan at Vallejo Athletic Club.

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Admission \$2.00; Reserved Seats \$3 to \$5; Boxes \$20, \$30, \$40, According to Location.

The Standard Theatre

WEEK COMMENCING MONDAY DEC. 17

The Two Comedians **EDDIE DOLAN ED. LANG**, all this week.

Dolan opens in **"CARANAUGHS' TROUBLES"**

Lang appears in **"THE DUTCHMAN'S GHOST"**

See our **OLIO**. Is a high class.

Don't forget the Phantom Ball Masque Christmas Eve.

A Merry-Flaking.

There will be a grand dance given at 60 roadhouse, lower Bonanza, next Thursday night, December 20th. Good music; excellent supper. Everybody is invited and a good time is assured for all.

We fit glasses. Pioneer drug store.

Any kind of wine \$5 per bottle at the Regina Club hotel.

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