

## TAKES FRESH START

Construction Work Goes On Unobstructed.

### REAL ESTATE MARKET QUIET

Olds, Wortman & King Annex Is Soon to Be Erected—Southeast Corner of Sixth and Washington Held at \$100,000.

| Real Estate Transfers. |         |
|------------------------|---------|
| Monday                 | 112,023 |
| Tuesday                | 53,683  |
| Wednesday              | 53,683  |
| Thursday               | 53,683  |
| Friday                 | 53,683  |
| Saturday               | 14,717  |
| Total                  | 387,948 |

  

| Building Permits. |        |
|-------------------|--------|
| Monday            | 8,230  |
| Tuesday           | 8,230  |
| Wednesday         | 8,230  |
| Thursday          | 8,230  |
| Friday            | 8,230  |
| Saturday          | 1,800  |
| Total             | 58,980 |

Construction upon several large buildings which has been suspended for weeks began again last week, and a new feeling of hope and courage pervades the air of the real estate office.

The real estate market is quiet, but is down to a firm working basis, and what deals have been made were entirely upon their merits. The strike and the ensuing labor troubles have not killed off the town after all, and it looks as though the town croaker would be disappointed once more. No one will rejoice more than the realty man, for upon the amount of confidence in the public depends the size of his income.

Now that lumber is being delivered to whomsoever has the legal tender to pay for it, construction has taken a fresh start, and workmen could be seen last week upon buildings which had not progressed a foot for many weeks previous. Brick and paint are available now, and no contractor has any excuse for further delaying construction.

The S. Morton Cohn building, at Tenth and Washington streets, has made rapid advances during the past week, and is well along toward completion of the first floor. The walls of the ground floor are up, and the workmen are about to begin on the second. The excavation for this \$50,000 building was made early in the year, but all construction was held up in April on account of the lack of material, and the Cohn structure suffered with the rest.

Another building which has taken a new lease of life is the Russell & Blyth three-story building at Sixth and Oak streets. The pillars for the first floor are up, and some of the top stringers have been put in place. For some three weeks after the excavation was made not a stroke of work was done upon the building, but now that the labor conditions have righted themselves, work may be again taken up with safety from loss.

The Olds, Wortman & King Sixth-street annex is to be erected as soon as the roof of the present structure is removed. The walls are capable of upholding the weight of a much heavier building, and therefore some expense and time will be saved by adding to the standing walls. This will give the department store an entrance on Sixth street and an opportunity to display goods where the most people pass by.

Sixth-street property is today one of the best buys on the market, and several far-sighted men will coin money some day from their level-headedness in buying property of the right kind at the right time.

It is understood that an effort was made some days ago to buy the southeast corner of Sixth and Washington. The property has 50 feet of frontage on Sixth street and 100 on Washington. The owners wanted \$100,000 for the corner. Considering the condition of the real estate market at the time, the man who wanted the property thought that \$100,000 was a little too high.

Men and teams are at work hauling the dirt from the excavation for the Marshall Wells building, on Pine between Fourth and Fifth streets. The designs have been prepared, and as much of the outside construction as possible will be done before the rainy season.

Quiet though the real estate market was during the last week, a few sales are of interest. W. Mackay has acquired the W. Spaulding residence, on the northeast corner of St. Clair street and Park avenue, for the small sum of \$2,000. Foreclosure proceedings involving some \$5,000 was the cause of the nominal price. The Spaulding house has long been considered one of the finest in the city, and cost much more than the price of the mortgage.

Michael McNamara has sold to Bernard Albers a portion of the triangular block at Fifth and Ankeny streets for \$35,000. C. J. Brown has taken out a permit for his shingle factory and dryhouse in South Portland, to cost \$500.

### "CHEERING-UP" LADY.

New York Woman's Peculiar Profession, as Sunbeam.

Philadelphia Inquirer.

It will not have escaped the attention of the observant newspaper reader that the field of female employment is steadily being extended.

Not a great many years ago the women who were obliged by circumstances to make her own living was restricted to a very few occupations. Teaching, sewing and domestic service pretty nearly comprised the sum total of her opportunities. At a later period the development of the manufacturing industries created a demand for female labor in another direction, but for the educated girl who wished to pursue an individual career the openings were few and unattractive. Their number has of late years been materially increased and other gainful callings are steadily being added to the rapidly lengthening list.

Some of these are decidedly original and curious, but perhaps the most peculiar of these latter day professions is that practiced by the worker who appears on the books of the New York Women's Exchange under the description of "the cheering-up lady."

It is said that the ingenious person who has hit upon the plan of earning a livelihood has all the engagements which she can find time to accept, and it is easy to believe it. In this work-a-day world of care and sorrow the number of those who are in need of consolation and encouragement is always large, and if the professional "cheer-up" is at all able to fulfill the expectations which the announcement of her calling arouses it is only natural that her services should be in great demand. Cheering up is precisely what a great many despondent men and women need. The benefactor who supplies this want ought to be able to make a good living and to enjoy a large measure of personal independence.

Yet the profession is little likely to become overcrowded, for small is the number of those who are qualified to pursue it. Like the poet, the cheer-up is born, not made. It is a matter of temperament, not an ability which can be acquired. There are those, and they are the majority, whom not the best will in the world or the most strenuous effort would

enable to shed around them that good cheer by which the lives of others are brightened and the hopes of others raised. They may mean well, but they lack the gift. Either they are not themselves brightly and buoyantly inclined or they are without the power to communicate any reflection of the happiness and confidence they feel. There are others—and it would be well for the world if their number were greater—whose very presence is helpful, who seem to shed around them a kind of moral sunshine and to exert an inspiring, uplifting, consoling influence upon all with whom they are brought into association. Such people are a benediction and a boon, and if the professional "cheer-up lady" is one of these, as she surely ought to be, it would be difficult to exaggerate the value of her ministrations.

In some way her occupation has its advantages, but it must be very trying and exhaustive in its effects. To spend one's days in cheering the despondent and in sympathizing with the sorrow-stricken for a cash consideration must involve a strain upon the mind and nerves not easily to be endured. It is a question how long the "cheering-up lady" will be able to stand the racket and to dissipate the despondency of others by the emanations of her own brightness. One would think that after a while, and not a very long while, either, she should herself become a subject for the cheering-up treatment. In the meantime she is engaged in a good work for which the compensation should be something handsome.

### HIGHEST DRINK BILL.

In 1902 We Consumed \$1,309,098.276 Worth of Liquor.

The American nation's "drink bill" reached high-water mark last year according to the annual estimate by the American Grocer of the retail list of stimulating beverages consumed during 1902. Since 1890 the use of alcoholic beverages has nearly doubled, having increased from 10.66 gallons per capita to 19.46 gallons, a gain of over 83 per cent.

The use of milder stimulants has not grown so fast, that of coffee rising from 3.9 pounds per capita to 12.7 pounds, a little over 32 per cent, while tea dropped from 1.23 pounds to 0.94 pound, a decrease of nearly 48 per cent. The supplanting of the milder for the stronger stimulants does not indicate greater national regard for better social and higher physical conditions.

The total bill of the nation for stimulants in 1902 was \$1,309,098.276, the average yearly expenditure for the past five years, \$1,239,106.856. The record for 1902 represents a per capita expenditure for stimulants of \$17.33 for the 75,995,000 inhabitants of the United States or 47 cents per day. The users of alcoholic stimulants are estimated to form one-fourth of the total population, on which basis the per capita cost of alcoholic beverages is \$6.92, or 19 cents per day.

Bringing together into one group the cost at retail of all beverages, we find that the United States consumed in 1902 alcoholic and nonalcoholic stimulants to the value of \$1,309,098.276, as follows:

|                         |                 |
|-------------------------|-----------------|
| Alcoholic drinks        | \$1,172,556,235 |
| Nonalcoholic stimulants | \$136,542,041   |
| Coffee                  | \$1,239,106,856 |
| Tea                     | \$5,432,001     |
| Cocoa                   | 7,000,000       |
| Total, 1902             | \$1,309,098,276 |
| Total, 1901             | \$1,239,106,856 |
| Total, 1900             | \$1,172,556,235 |
| Total, 1899             | \$1,116,597,822 |

The above represents a yearly per capita expenditure for beverages of \$17.33 for the 75,995,000 inhabitants of the United States, or 47 cents a day.

The quantities of the four leading beverages consumed for the year ending June 30, 1902, were as follows:

|      | Gallons.  | Wine.      | Beer.      | Total.     |
|------|-----------|------------|------------|------------|
| 1902 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1901 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1900 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1899 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1898 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1897 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1896 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1895 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1894 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1893 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1892 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1891 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1890 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1889 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1888 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1887 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1886 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1885 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1884 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1883 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1882 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1881 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1880 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1879 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1878 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1877 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1876 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1875 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1874 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1873 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1872 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1871 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1870 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1869 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1868 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1867 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1866 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1865 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1864 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1863 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1862 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1861 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1860 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1859 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1858 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1857 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1856 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1855 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1854 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1853 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1852 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1851 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1850 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1849 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1848 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1847 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1846 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1845 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1844 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1843 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1842 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1841 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1840 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1839 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1838 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1837 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1836 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1835 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1834 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1833 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1832 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1831 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1830 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1829 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1828 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1827 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1826 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1825 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1824 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1823 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1822 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1821 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1820 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1819 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1818 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1817 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1816 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1815 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1814 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1813 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1812 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1811 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1810 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1809 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1808 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1807 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1806 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1805 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1804 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1803 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1802 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1801 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1800 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1799 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1798 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1797 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1796 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1795 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1794 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1793 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1792 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154,868 |
| 1791 | 1,811,444 | 15,171,712 | 15,171,712 | 32,154     |