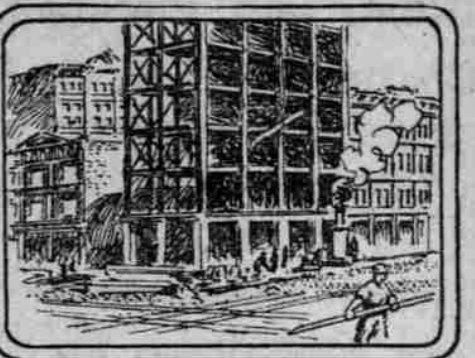


REAL ESTATE BUILDING NEWS



**DEMAND KEEPS UP
FOR OFFICE ROOM**

Buildings Nearing Completion
Have Space Already Re-
served.

DWELLINGS MOST NEEDED

Many Big Structures Are Being Com-
pleted and Suburban Building
Goes On Equal to, If Not Ex-
ceeding, the Past Months.

Probably the most important phase of the real estate situation in Portland is that of property for rent. The cry is heard on every side that every newcomer that wants a house to live in or a store in which to do business or an office, encounters delay and difficulty in finding what is required.

The following statement, prepared by Donald G. Woodward, who is in a position to feel the public pulse on the subject of rentals, will be read with interest by all who are interested in that subject:

Every passing day brings more forcibly before us the acute necessity of enlarging the capacity of our city to meet the increasing requirements in the way of dwellings and business locations, for which there is a pressing demand, and at this time, I may say, there is not a vacant store to be had in the retail district.

Not only are we annoyed by our own citizens, seeking better and more commodious quarters, but newcomers as well must be taken care of. Of the latter, and we note there are many of them, we find they are well posted as to conditions that prevail here, and in the launching of their enterprises among us are anxious to secure long-time leases at remunerative rentals, and it required but furnish ample security for the fulfillment of the same.

The new office buildings that are soon to be completed and made ready for occupancy are almost entirely rented, without injuring the business of the older buildings, and applications for office space are not in excess of the class of tenants does not seem to diminish. I therefore cannot foresee any reduction in office rentals for some time to come. It is hoped that more first-class, modern, fire-proof buildings will be undertaken early in the Spring, for we shall need them.

Among any buildings to be added, are several who intend to erect buildings at an early date that will be a credit to the city. One of these buildings that I am confident will be put up in the Spring is to be located in the heart of the business district, and it is to be designed expressly for occupants engaged in the manufacture of sewing machines used in the retail trade of the city. It is amply demonstrated that Portland is greatly in need of just such a building.

In the matter of dwellings we are away behind the demand. The recent "unpleasantness" has had no appreciable effect on the number of requests for dwellings, among us, and I have found that a large percentage of these arrivals are men of means who would rather rent rather than buy. It is maintained, therefore, that the elements in real estate will shortly be very active.

The extensive packing plant of Swift & Company, now under course of construction on the Peninsula, is to be a much greater enterprise than many realize. It is stated on authority that when the various industries are in running order there will be less than 300 people to be employed, for besides the stockyards and packing plant proper, there are to be factories for the manufacture of various articles from the by-products, as for instance, buttons, a tannery, horn goods, hat scouring and baling, possibly glue, and besides articles used in the plant, such as cans and boxes. Work is progressing on deepening the slough, and lumber is on the ground for making stockades, fences, etc.

NEW LOCATIONS ARE LOOKED FOR

Downtown Business Property for Investment Hard to Find.

TRANSFERS ABOUT NORMAL

Number of Transactions in Suburban Homes During Past Week Exceeds Those of Same Period Last Year.

STRANGE ACCIDENT FATAL

Italian Falls Into Posthole and Dies of Suffocation.

Gospino Spaino, an Italian, 54 years of age, died in a peculiar accident at the corner of Hood and Arthur streets early yesterday morning. He stumbled and fell head foremost into a newly excavated telephone posthole and suffocated before he was discovered. The posthole is near the tracks of the Oregon Electric Railway Company line.



NORTONIA HOTEL, AT ELEVENTH AND STARK STREETS, NOW PRACTICALLY COMPLETED.

and Spaino is said to have been employed in the construction work on the new road. Coroner Finley was called and removed the body from the excavation. It was found that Spaino's money and valuables were not missing, which dispelled the rumor of murder and robbery which joined circulation after the finding of the body.

Spaino left his family several months ago and had been living with some other Italian workmen, whose residence could not be learned last night. He leaves two grown sons, a daughter and his wife living in the city. He is believed to have left some money. He was a member of the Italian Benevolent Society.

CHAMPION CAKE-WALKERS

Christmas Eve ball and prize cake-walkers, Tuesday night, Merril's hall. Ladies free.

Finely fitted bags. Harris Trunk Co.

NEXT YEAR MAIDENS MAY WITH PROPRIETY PROPOSE MARRIAGE

Leap Year, the Result of an Attempt to Correct Calendar, Is Foundation for Quaint Custom.

BEWARE, all ye bachelors, for 1908 will be Leap Year. Just why it should be called "Leap Year" no man or book seems to know. It is just called that; and that is all there is to it. So fancy they see a reason for the term in the fact that the "year" sort of "leaps over" a day, because there are 366 days in a leap year. But this is flat against the fact that the year not only does not leap over a day—as would be the case if leap year had only 364 days—but actually has an extra day. The odd fact of the matter is that no adequate reason is known for the name "leap year."

Of course, what leap year is in reckoning years is too commonly known to mention. The calendar, as used by civilized people, is a badly patched-up affair. To keep it anywhere near the actions of the sun and stars and moon, the acts of the great timekeeper of nature, men had to invent about as poor and awkward a system as could be devised. The year—that is, from season to season—has been divided into 12 months, roughly corresponding to the changes of the moon. And each month has been given from 28 to 31 days for no logical reason whatever. In early Roman times there were only ten months, and this is why our twelfth month is called "December," or "tenth month." But Julius Caesar had to keep his name before the public to come for untold centuries, so he added an extra month, and modestly called it "July." Of course it would not do to let this month be behind in any way, so he gave it 31 days. Then along came Augustus Caesar, and not to be outdone by Julius, he also had to have a whole month to himself; hence we have "August." Still the sun and stars paid little attention to it, and things began to go wrong. The moon simply would show up full when the calendar said she should keep out of sight entirely. Although the orb has generally been credited as being far a while, but the calendar soon began to run in certain wise quarters that this habit is responsible for the feeling that there is a man in the moon.

The Pope took a hand in the game against time. He added one day to every fourth year, and things ran fairly well for a while, but the calendar soon began to work overtime. Then, to cool it down a bit, it was decided that every year that

the total footed to about the normal for the season of the year. Many of the transfers were for lots in the outskirts of the city where people of moderate means are rapidly acquiring sites for homes. A few important deals in the business or downtown sections were filed also, but on account of owners of these parcels showing no great inclination to let go their holdings, dealers find difficulty in finding sellers for customers who have standing orders to buy inside property. As a result, lots on streets leading from the middle of the so-called business center, not heretofore considered as in the market for business purposes, are now being inquired for by investors.

Portland buyers, as well as those from other points, are making investments in the Hood River country and in adjoining sections of that favored locality of the Columbia Valley. Apple culture, moreover, is becoming a leading industry in many other parts of Oregon, and unless some untoward circumstance overtakes the state, another year or two will

ended in double naught—"00"—should not be a leap year. And so the matter stands with the seasons slowly but surely putting Christmas in hot weather and Frosting the glorious Fourth. One nation has not yet accepted all this, and today Russia is about 14 days behind the rest of the world in reckoning time, as well as in some other things.

Odd as it may seem, the best system of computing time was recorded by the Assyrians. Their calendar stone has never been even approached by the mathematicians of any other race. They had certain months and weeks in each month, much on the order of our present system, but at the end of each year there was a certain length of time that did not count. In other words, it was regarded as a holiday.

But the most important thing connected with the extra long year is, as everybody knows, connected with the privilege of the fair sex to put their own private brand on any masculine human they may take a fancy to. Just where or how this valuable idea arose is unknown. It is said that certain countries—Scotland, for example—at one time had laws to this effect. Also it is said that certain measures were taken in France in the days before this into a law. But history is dumb on such a painful subject.

Feminine proposals are nothing new in Leap Year or otherwise. It is said on good authority that Eve set the example when she baited Adam with an apple, or lemon, as certain excellent authorities claim to late.

As no man ever told the truth about how he proposed, and still less about how many the demure dame accepted him to do it, all this must remain in obscurity. Every man some time in his life has had a coy proposal. In this every year seems to partake a trifle of Leap Year. If all the inside facts were known the number of proposals by either side would perhaps about balance each other. Usually it is a mutual affair—a sort of I'll-come-half-way-if-you-will—and suddenly it is all over. Just how it was done no one seems ever to remember. One thing is sure, however; Right after New Year a good many bachelors will have to take to the woods, not to escape proposals, but to saw wood, because they haven't any other job.

The Electrical Work in all its branches in the new Nortonia Hotel, Eleventh and Stark Streets, is being completed by the

Pacific Electric Engineering Co.

Consulting and Erecting Engineers.
213 Second St., Near Salmon.

W. P. FULLER & CO.

LARGEST DEALERS ON PACIFIC COAST IN Plate and Window Glass

THE NEW NORTONIA HOTEL Will Have

VAN EMON ELEVATOR EQUIPMENT

"Not in the Elevator Trust."

San Francisco, Portland, Seattle. N. B. Taylor, Manager, 513 Ch. of C.

The Steam Heating Apparatus for the New Nortonia Hotel is being installed by

Gardner & Kendall Heating Co.

HEATING AND VENTILATING ENGINEERS
Main 801. 40-42 Second St. Portland, Or.

The Cornice Work, Roofing, Metal Window Frames and Skylights on the new Nortonia Hotel are being completed by the

Portland Sheet Metal Works

(Incorporated.)
429 East Madison Street, Near East Seventh.
M. Reuter, President. Directors, G. D. Whitmer, Sec. and Treas. M. Reuter, G. D. Whitmer, J. Hanson.

The Tile Work in the new Nortonia Hotel is being done by

FRED W. WAGNER

Foreign and Domestic Tile
Special Designs on Application. Tile Work in All Its Branches.
SHOW ROOMS 363 STARK ST. PHONE MAIN 8339

THE ADAMANT COMPANY

Manufacturers of
HARD WALL PLASTER

Our Celebrated "Crown" Brand Hair Fibred Cement Plaster Used Throughout in Plastering the Nortonia Hotel.
FACTORY: Foot Fifteenth St.; Pacific Phone, M. 2109.
OFFICE: 433 Worcester Bldg.; Pacific Phone Main 715, Home A. 1212.

find enough fruit grown in this state to supply the leading markets of the country with the finest varieties known. Numerous small sales have been made during the past week by Otto, Crockett & Harrison. Among them are the following: Two lots in Highland Park, corner Ninth and Holbrook streets, to Adamson and Nelson, for \$800. Two modern houses will be erected on this property immediately. One lot on the corner of Twelfth and Manhattan streets, from H. E. Noble to W. R. Jenner, for \$255. Two lots on Fifteenth near Almsworth street, from D. J. Sharkey to John W. Griffith, for \$400.

The J. P. Sharkey Company report the following sales at Waverleigh: Fourteen lots to Galloway and Strong, for \$500. Four modern houses are already under construction on this property, while plans and specifications are being drawn for numerous others; four lots to Mrs. E. P. Walters who is building a modern residence; quarter block to Amos E. Bingham, who is building a \$3500 residence. A number of other single lots have also changed hands. Mr. Sharkey has let the contract to grade off the elevated portion of this beautiful tract. This undertaking will necessitate the moving of 16,000 cubic yards of dirt.

Harry L. Hamblet has bought 2 1/2 of lots 1 and 2 of block 232 from W. C. Gosselin for \$500.

In the week's transfers was recorded a deed to Henry Wagner for lot 8, block 212, Couch Addition, consideration \$6750.

E. Egan, the Japanese contractor, bought the week from Captain E. W. Spencer, lots 5 and 6, block 115, Couch Addition, for \$17,000.

PLAN TO REBUILD CHURCH

FORBES PRESBYTERIAN TO RISE FROM RUINS.

Congregation Is Busy Making Arrangements for New and Better Structure.

The building occupied by the Forbes Presbyterian Church, which stood on the corner of Gantenbein avenue and Sellwood street, and was destroyed by fire Wednesday, will be replaced with a much handsomer and larger structure, at a cost ranging from \$10,000 to \$15,000. This decision was reached before the ruins of the old building had ceased to burn and was more than ratified by the generous and remarkable response of the members in the way of substantial subscriptions to the meeting held yesterday morning in Woodman of the World Hall, on Russell street. At the close of the services the tellers announced that subscriptions had been received from the members and friends aggregating \$2060.25.

Of this sum, \$2210 had been subscribed by Saturday night, and at the services yesterday morning \$855 more was added, and a considerable number of the members had not been seen or

heard from. These subscriptions range from \$250 to \$500, the larger sum being from Rev. and Mrs. H. H. Pratt, the pastor and his wife. A great many subscriptions are for \$25, \$50 and \$100. The insurance on the property was \$5000, of which \$3000 has been received by the treasurer of the church. Within four days after the destruction of the church building over \$6000 is in sight for rebuilding purposes. Rev. Mr. Pratt spoke to a large congregation yesterday morning in Woodman Hall in a most optimistic spirit. He said that the resolutions adopted by the Portland Presbyterian offering sympathy and support, signed by Rev. E. M. Sharp. He announced that Rev. Henry Marcotte, of the Westminster Presbyterian Church, had offered \$100 from that church for the building. Messrs. Buehig had come, he said, from the Eugene Church, Tillamook and other places. The pastor of the First Presbyterian Church of Portland had tendered sympathy and pledged substantial assistance. W. M. Ladd, said Rev. Pratt has telephoned him to call on him for assistance. Mr. Pratt declared he had been surprised and gratified at the spirit of helpfulness displayed. He said that as he left the burning ruins Wednesday, a business man met him and expressed sympathy by handing him a \$10 gold piece as a starter for the building fund, which had continued to roll up like snowball, from the \$10 start. At the little gathering held at the home of the pastor, on Fargo street, where a few friends had met Thursday night, over \$2000 was subscribed and on that list was the name of Rev. W. O. Forbes, who started the church 25 years ago, for \$100.

Rev. Mr. Pratt mentioned the offers of help from the local churches of Albina. Some offered to divide time with the homeless church, but it had been deemed best to secure Woodman Hall for regular services, but he declared that these expressions of sympathy and offers of assistance were appreciated. Tears had been showered on the wreck and ruins of the old structure, because of the tender associations with the building. It was a handsome building, and well fitted for the use of the congregation, but its destruction, said Rev. Mr. Pratt, did not mean that the church had been destroyed, but only the building had gone down in the fire. A better structure would soon rise over the ruins and ashes of the old building, better arranged in every way for carrying on the work of the church. There were expressions from leading members of the church yesterday morning, and they were all for a better building. One leader declared that a \$10,000 building ought to be put up. Another said it ought to be of fire-proof material.

Rev. Mr. Pratt announced that there would be a congregational meeting next Thursday night in the Rodney-avenue Christian Church when the general character of the new building will be considered. The pastor urged that every member be loyal and attend the services held in the hall, inasmuch as the church needs the support and presence of every one in its effort to restore the home that had been destroyed.

Lighting Fixtures

For every kind of a room—the ballroom, dining-room, reception-room, dens, hall entrances and bedrooms. Every new and modern fixture. Artistic, beautiful and serviceable. At any price—but no matter what price—the very best of its kind for that price.

Electrical Work in All Its Branches Wire for Us, and We'll Wire for You

Both Phones

THE LARGEST ARRAY OF LIGHTING FIXTURES ON THE PACIFIC COAST

BARRETT'S

408-10-12 Morrison Street

WE RENT ELECTRIC SIGNS

Phone Main 8479

Portland Electric Sign Works

44 Second St. Between Ash and Pine

The Portland Tile & Mantel Company

Office—217 Marquam Building. PHONE MAIN 5873

Ceramic, Mosaic, Enameled and Encaustic Tile

WHOLESALE AND RETAIL

JAMES E. BARKER, Prop.
Warehouse—355 Burnside, near Park Street. Branch Office and Salesroom, 451 Empire Building, Seattle, Wash.

CEMENT, LIME, PLASTER

VIGARITE LIME, WHITE'S AND OTHER CEMENT, OCCIDENT CEMENT PLASTER

Geo. B. Rate & Co.

182 MADISON ST., WEST END OF BRIDGE.
Phones: Main 961, A 3981.

Chas. J. Soderberg

East Portland Fence & Wire Works

Manufacturers of wood, iron and steel fencing, bank, office and balcony railing, elevator cabs and enclosures, street signs and window guards, wire and iron work of every description. Telephone East 821, 295 EAST MORRISON ST., Portland, Or.

We Will Meet You Evenings by Appointment.

The Electrical Appliance Co.

Will Furnish You Electric and Gas Chandeliers.

Phones: Main 4884, A 3881. 490 Washington St.

Repair Work Given Prompt Attention—Founders, Machinists and Boiler-makers. Erection and Structural Work.

PHOENIX IRON WORKS

ENGINEERS

Office and Works Hawthorne Avenue and East Third Street. Phone East 29, PORTLAND, OREGON.

Store fronts changed, houses remodeled, general contracting and jobbing, cabinet work of all kinds. The Jas. I. Marshall Mfg. Co., Show Cases, Store and Office Fixtures. 289 Couch street. Phone Pacific 2181.

AND STILL THEY GO.

WHAT! WHY, BUILDING LOTS IN **Waverleigh**

\$225.00 and up, \$25.00 down, \$10.00 per month. Warranty deed and abstract with each lot. Title Perfect. If you must take your money out of your bank, put it in the Safe Bank.

Waverleigh

JOHN P. SHARKEY CO.

SIXTH AND WASHINGTON STREETS. A 2327—PHONES—Main 1550

JONESMORE

On the Montavilla carline. The best value for the money on the market today. Graded streets, sidewalks, Bull Run water; building restrictions. These lots are 50x100 feet.

\$300 to \$500—\$25 Down, \$10 Monthly

We will build for you. Agent at tract.

Geo. D. Schalk Phones: Main 392, A 2392. 264 Stark Street.