

**Building Boom
... is Still On**

Real estate men are happy; buyers are happy; owners are joyful; builders are plentiful; and all are busy.

Not even in boom days was city property selling at higher figures than now. And the virtue of the present values is that they are solid. In those far days they were inflated.

The peculiar feature of the situation is that notwithstanding the fact that carpenters and masons are busy all over the city and houses are daily coming to completion the demand for rental property is none the less strong. The reason is that people are thronging to town from other parts of the state and also from other states. Some of these are building; renters, too, are building. Together they strike a balance of activity and houses are scarce.

This is the time of year when real estate transactions reach the ebbing point. The lull has prevailed several weeks and will continue several more. Things are in the hands of workmen now, rather than with the agents. It is just the common summer dullness to be found existing in all lines of business to more or less extent. People are out of town. They are off to the resorts that guarantee the least perspiration and depression. Those who are passing the time in the shade of their own cool trees are not busy buying land for houses, but building on what they have

already bought. When the other folks come back again and fall weather of some degree of coolness arrives the trade will revive. Real estate men predict that it will continue strong all winter.

People have faith in Lincoln property. The owners show it by keeping shy of the market. Others show it by searching them out. There was a time and it was only a short number of years ago, when it was boasted by the enemies of Lincoln that the whole town was for sale. It wasn't hard either for a real estate man to step out of his office and in a little while find a piece of property of any description for anybody who wanted either to buy or to rent. Now nine men out of ten refuse to set any price on their property. They don't want to sell. They are contented to stay where they are. And what lots and houses are for sale at all have easy command of big prices. Lots which found a hard market at \$300 less than seven years ago now bring \$800 or \$1,000 like finding it.

No part of the city is devoid of new buildings in course of construction, but the most of them are in southeast Lincoln. It is there, too, that lots are the highest and the buildings that are going up represent the heaviest investments. There are several good reasons why home builders are hungering for possessions out this direction.

First, there is no other direction that may be called of gilt edged desirability. On the west and southwest the town is bounded by the bottoms and the humbler classes. There is good land

south but a prejudice exists against it. Several years ago the titles to it became entangled. Considerable litigation resulted. Though they have enjoyed the removal of all kinks since, the courts did not fit their rulings to include prejudice also.

North of O street beyond the line of the university come the railroad tracks. They act as a bar to the fashionable element in that direction. In east Lincoln there are good properties, but to get to them the Rock Island tracks must be crossed. A great many would go any direction to dodge railroad tracks. Southeast is the handiest.

That part of town is young and high and handsome. The pavement of Seventeenth street penetrates it admirably. South of F street the trees may not be as large as elsewhere in the city, but that fact is not such an objection as to lessen the value of holdings there. In fact to go west from Seventeenth street, keeping a reasonable distance south of F street, one will encounter property worth much less than that east of Seventeenth street and north of F. Not that this southern belt is inexpensive. Far from it. Ask anybody who has burrowed into his bank account to build there. But it is not so costly as that on the east side.

When the university students begin to come back rents are likely to stiffen again appreciably. Room for a couple of thousand students must be found somewhere. The consequent crowding gives rise to a certain increase in rentals. Real estate men like to have the

students here. They do not believe for a minute that the university is a detriment to the town. More food must be bought, more clothing must be handled, nearly every line of business feels the good of the presence of students in greater or less degree. As for rents nobody knows better than the renter himself that all this new construction has not lowered them in the least. No desirable house in town can be had for less than \$8 or \$10. It is difficult to get them at any price.

Values were never at a more wholesome pitch. No better evidence could be asked than the fact that so few are willing to set any price on their property. It is a condition of which the real estate men are proud.

Rounder—There are two kinds of girls a fellow should never flirt with. Saphead—Ya-as?

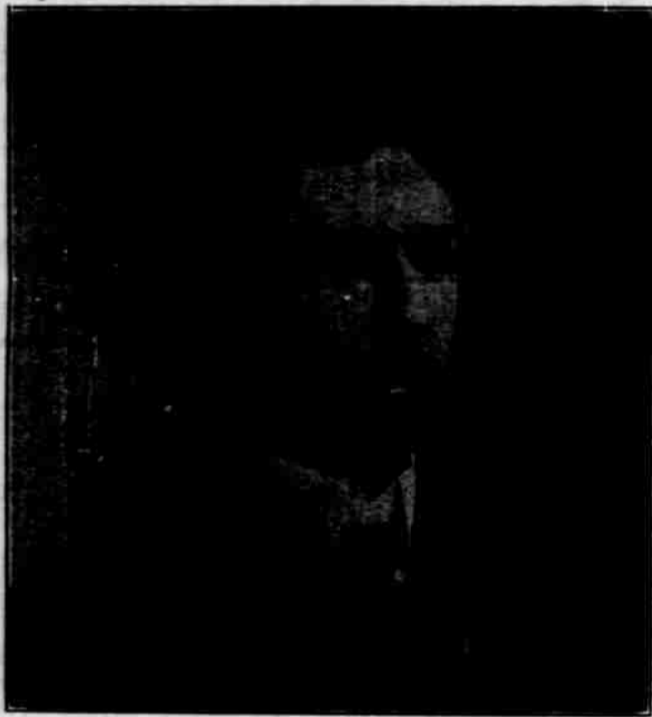
Rounder—Girls who are so young they don't know any better and girls who are so old they mean business.

European—Faugh! Your American girls lack grace. They don't know what to do with their hands.

American—It certainly looks that way, when they bestow them upon foreigners.

Chaufferon—Percy Perker is having awfully tough luck with his new auto. "Sudden Death"—ran down another child yesterday.

Carr—Jove! That is tough! Why he hasn't got a single adult to his credit, has he?



U. G. POWELL.

Good bread rules the world or comes pretty near doing it. It is the work of making good materials that enter into good bread that we write about Mr. U. G. Powell, the subject of this sketch. He graduated from the high school of Dayton, Ohio, his native state, and afterwards took a commercial or business course in one of the excellent colleges of that city.

In 1882 he came to Nebraska City with his parents. He soon found employment with one of the largest grain companies in that portion of the state. He went to Brownville and became a telegraph operator and in 1885 he was employed by the Western Union Telegraph company at Nebraska City. In 1886 he accepted the position of stenographer and operator for Fitzgerald, Lloyd & Co. of West Lincoln.

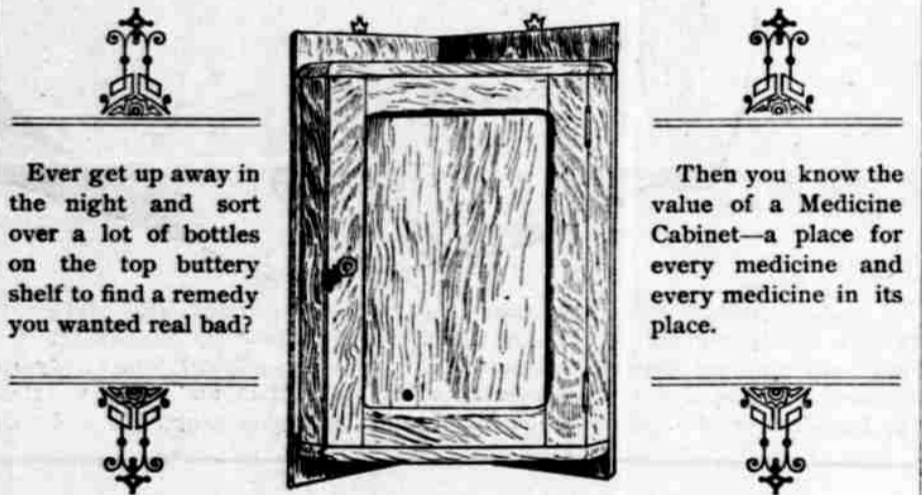
The next year he entered the employ of the B. & M. telegraph department and worked for that company eleven years. He became convinced from observation and experience that he no longer desired to work for a corporation and in 1898 he opened a small feed mill at 420 North Ninth street in this city and became his own boss.

For a long time it was presumed that good wheat flour and milling products could not be made to advantage in this city, but the enterprise and ability of Mr. Powell have proven it otherwise as may be evinced by the big local trade this mill enjoys. In January, 1900, Mr. Powell was one of the organizers of the Lincoln Mill company, which purchased the plant operated by Seeley & Son on North Ninth street.

Mr. Powell was elected secretary-treasurer and general manager of the new company, which has given to this city a flouring mill second to none in this part of the state. Its success has shown that a mill can be successfully operated here as the products of the Lincoln Mill company go into the competitive markets of the world to sell its output. It is a fact that ought to be appreciated by the people of this part of the state that this mill has shipped over 1,000,000 pounds of flour within the past year to Liverpool, London, Glasgow and Rotterdam, the principal markets of Europe. The leading brands of flour made by this company are the "Capital" and "Honest Abe," which are well known to every housewife in Lincoln and contiguous territory.

Mr. Powell is serving his first term as councilman from the Third ward and resides at 1234 T street. He is chairman of the finance committee of the council and so far has proved to be the right man in the right place. Mr. Powell is also a member of several secret and fraternal societies and is a strong promoter of education.

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