

TIMELY REAL ESTATE TALK

Business for the Year Runs Ahead of Last Year's Record.

INTEREST IN ALL SORTS OF PROPERTY

Dealers Find Matters Quite Lively and Look for a Busy Winter in the Line of Trades.

In looking over the record of real estate transfers for this year and last, the fact becomes prominent that they are running considerably heavier this year. They exceed 1905 by about \$200,000 or \$300,000 a month, with the exception of May, when they were heavier than the same month a year ago by over \$1,000,000.

Building permits amounted to \$26,150, or about \$300,000 more than the previous month. In October of 1906 the figures were \$24,700 and in 1901 they were \$13,300. One hundred permits were issued last month, the majority of them being for the construction of homes ranging in cost from \$1,500 to \$5,000.

S. P. Bostwick brought a copy of the Daily Real Estate Gazette, dated May 24, 1907, to the Real Estate exchange meeting last Wednesday. It is a breezy sheet of four pages, giving all the real estate news of the day. Business was evidently lively in those days, for the transactions for May 22 were given at \$128,121, and dozens and dozens of realty agents advertised long lists of property for sale, two or three of them taking each a whole column.

The Real Estate exchange is to select a new set of officers two weeks from next Wednesday. The following may have been placed in nomination: President, S. P. Bostwick; vice president, W. L. Selby, Byron Hastings, Charles Saunders and G. M. Nattlinger; treasurer, George Morton, J. W. Robbins and W. H. Gates; secretary, Harry A. Tukey; executive committee of three, Byron Hastings, Charles Saunders, S. C. Curtis, George Wallace and E. A. Benson. Other nominations may be made at the next meeting.

That all the bricklayers in Omaha are at work and the contractors need twenty-five to forty more shows that building activity in the city is holding up. Some of the contractors on the larger jobs expected to get men when the Byrne & Hammer and the Parlin, Orendorff & Martin warehouses were finished, but these men were no sooner through their work on these structures than they were taken to smaller buildings scattered over the city—stores and flats—which owners wish to complete before freezing weather. The Rome hotel, the Carpenter Paper company's building, the M. E. Smith & Co. building and the United States Supply company's warehouses are the largest structures now under way.

Those interested in knowing what was paid for property in the city announced for the Union Pacific headquarters acquired some information if they noted the real estate transfers recorded last week. The records say that the first property, which is the west forty-four feet of lot 6, brought \$12,000 and the east twenty-two feet of the same lot, known as the Willis block, brought \$11,000.

Friday a deed was recorded transferring the Evans home at Thirty-third and Farnam streets from Lizzie P. Evans to Florence W. Hall. The consideration named was \$28,000.

E. Callahan will build a row of brick houses at the northwest corner of Twenty-fourth street and Capitol avenue. He recently paid \$6,000 for the site and the seven-room house on it, which will have to be removed.

Franklin Banker of Boston was in Omaha a few days ago looking after his real estate interests. He said Omaha had come to look very metropolitan since he visited the city a number of years ago. "Omaha enjoys a steady growth which warrants investment," he said.

President Green of the Real Estate exchange threatens to have Fred D. Wead, W. G. Ure and W. T. Graham excluded from membership next Wednesday, and consequently, there promises to be a large attendance of the boys who want to see the fun. There have been some lively

Immense Warehouses of M. E. Smith & Co. in the New Jobbing District



FARNAM STREET FRONT OF ONE BUILDING.

DOUGLAS STREET FRONT OF SECOND BUILDING.

discussions in the exchange in the last few months, but this little incident, though it is treated solely as a joke by the majority, promises the liveliest time yet.

Mrs. F. H. Davis proposes to erect at Sixteenth and Jackson streets a two-story brick store and flat building, 73x135 feet.

N. P. Dodge says he is selling many houses to people who are coming from Nebraska and Iowa towns and the country to make their homes in Omaha. Most of them, he says, have been in the class of \$3,000 homes and better. Mr. Dodge also remarks a large sale of acreage property. It was not long ago he platted and placed on the market 120 acres north of Krug park, building three good residences in order to start a building movement.

Miss Mary Crotty has bought from F. D. Wead a house at 2811 Charles street, paying \$1,500. Mr. Wead sold two lots in Springdale reserve, Grandview addition, to A. L. Meyer for investment.

The Jennings-Hyde company has leased 1,500 square feet of floor space in the new Ballrigg-Wead building at Twentieth and Farnam.

Among the sales reported for the week was 165 acres in Washington county at \$90 per acre cash by the banking house of A. Castetter, Blair, to B. H. J. Jungbluth, who owns the adjoining land. The sale was made through the firm of J. H. DuMont & Son, who are closing out for the bank the Blanchard farm of 890 acres.

Among the purchases of residence property reported last week were the following: Harry C. Miller, cashier of the South Omaha National bank, bought the large house built by W. B. Bell at 1134 South Twenty-ninth street; B. L. Reese of the International Harvester company bought a large brick residence built by G. N. Hicks on Pacific street between Thirty-first and Thirty-second; Joseph Krupka secured six lots and a house in Grandview addition; Sadie L. Berberon of St. Louis purchased for investment two houses and lots at 3827 and 3831 Decatur street; Herbert Willis bought residence property at 3434 Blondo street; Kate R. Wiley paid \$1,800 for a residence at 2506 Pierce street, W. C. Tabor \$4,100 for a house at 2215 Webster street, Helen Golden \$1,500 for a residence at the northwest corner of Twenty-fifth and Grant streets.

Conveniently located trackage property for coal and building material yards is becoming a scarce article in Omaha. There is no scarcity of building sites with track facilities, but the price puts them beyond consideration for yard purposes. This fact is illustrated by the experience of the T. F. Swift Coal company in seeking a business site. The company was organized last March and has just secured a location after seven months' diligent search. A number of desirable locations between William street on the south and Clark street on the north were investigated with unsatisfactory results. Finally the company decided to climb the heights on South Sixteenth street at the end of the viaduct and connect with the Burlington tracks. Here the company has secured nine city lots, an area of nearly two acres, at an average price of \$2,500 a lot. The tract embraces nearly all of block 256, original city plat, and a fractional part of adjoining

lots on the south, fronting on Sixteenth, Pierce and Fifteenth streets. The ground is much higher than the grade of surrounding streets and some 30,000 yards of earth will have to be removed before it is ready for business. This grading will be done with a steam shovel and the work will begin as soon as the Burlington extends a spur track to the site. The manager and chief stockholder of the company is Thomas F. Swift, youngest son of Omaha's pioneer, Thomas Swift, and for many years associated with the Coal Hill Coal company.

The contract for the erection of the new \$45,000 First Christian church at Twenty-sixth and Harney streets is to be let in a few days. This is getting to be a neighborhood of churches, and to this fact some of the citizens point with pride. A block south of the Christian church site, at Twenty-sixth and St. Mary's avenue is the new All Saints' church, now in course of construction, and over on Farnam street, at Twenty-sixth avenue, is the magnificent stone structure of the Kountze Memorial church.

And still Rome Miller extends his interests in hotels. He has bought from R. S. Hall a half interest in the Murray hotel property at the northwest corner of Fourteenth and Harney streets. The other half interest is owned by Mrs. N. P. Brown, who operates and who will continue to operate the hotel. This lot is 60x125 feet and the building is six stories in height.

WOMAN SOLVED A PROBLEM

Design and Construction of a Home in Which Servants Are Not Needed.

CONVENTIONAL NOTIONS THROWN AWAY

Six Essential Requirements Carried Out in Spite of Architects and Builders—Equipped with Every Convenience.

In spite of opposition on the part of architects and builders, a Mrs. William A. Glanzer of Chicago, has succeeded in having built according to her plans a unique home which is to solve the servant problem. For several years she struggled with the problem of keeping good servants and was worried, for the cook refused to wash, to scrub, or clean, and the household and laundress equally were unobliging.

APPEAL FOR CITY WORK HOUSE

Judge Crawford Writes to County Board Asking it to Take Initiative.

Police Judge Bryce Crawford has written a letter to the county commissioners asking them to take the initiative in establishing a work house for the correction of county and city prisoners. He calls attention to the insufficient accommodations at the county and city jails and declares that no pretense of corrective or reformatory work can be done in them. They are sufficient, he said, for prisoners awaiting trial, but ought not to be used for persons undergoing punishment for crime. Continuing, he says:

CRUSADE AMONG THE DAIRIES

Health Commissioner Conducts Campaign of Cleanliness Among Men Selling Milk.

Health Commissioner J. H. Connell is on a campaign of cleanliness among the large dairy companies of the city. It is not so much the quality of the milk that is now occupying the commissioner, but the conditions under which it is handled. Saturday morning he wrote to the Waterloo Milk and Creamery company stating that that company's product must show vast improvement, and that, quickly, or he would take steps to close the Omaha plant.

COAL TRUST SHOWS ITS HAND

Wants Civil Suit Postponed Until After the Trial of Criminal Cases.

That the policy of the alleged Coal trust will be to have the hearing of the civil suit postponed until after the trial of the criminal cases was disclosed Saturday morning, when County Attorney Slabough appeared before Judge Troup and asked that the civil cases be set for immediate hearing. The attorneys for the accused coal dealers were present and opposed the motion, asserting it would prejudice the criminal case if the injunction suit were to be heard first.

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It was after one of these household difficulties that Mrs. Glanzer began to plan her servantless house with the help of her husband, and these were the requirements: 1. There always must be plenty of hot water, summer and winter. 2. There must be a most cheerful kitchen which could be built. There must be few rooms to take care of. 3. Everything must be arranged to make work easy so there would be no need of servants. 4. There must be plenty of windows and light, and the house must be airy. 5. It was in fact to be an ideal home for only two people, husband and wife.

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of the house. The architect didn't, but it was her house and she had her way. She says that "most kitchens have for view garbage boxes, and it isn't any wonder that women hate working in them." Her kitchen, which opens directly off the living room, "so that when she has company she can talk and cook at the same time," is a marvel of convenience.

Kitchen Equipment. It has four south windows, one on the east side and one on the west side, and is as light, sunny and airy as it is possible for a kitchen to be. It contains one large enameled sink with a removable drip board that easily can be cleaned and sun dried, and the whole side is lined with cupboards and compartments, some with glass doors and some with wooden ones so that all the mistress has to do is to reach up over the long working table, or counter as it might be called, that is below them and get what she desires. Then there are several bins for flour, spice boxes and the like, all built within reach so that there is no need of extra steps. The gas range stands conveniently close to the work table. There is an office stool that Mrs. Glanzer sits on when washing dishes or preparing vegetables, and near the range is a great "comfy" looking rocking chair to rest in while the cooking is progressing. The kitchen fixtures are curved so there are neither fixtures nor crevasses where dirt can lodge.

The big screened in porch in back of the kitchen and opens from off that room and also from off the long hall that leads into the living room. The ice box stands between the kitchen and the porch, and from the porch leads the little rustic bridge across the ravine that takes one to the beautiful little octagonal summer house. Near the kitchen are the steps that lead into the basement, where there is a tiny and convenient laundry with set tubs and the heater that is used for keeping the water hot, summer and winter, and which can be used also for boiling the clothes. The rest of the basement is yet unfinished, and should its owner decide there is space for several rooms down there besides the billiard room contemplated.

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BOARD SUGGESTS NEW MOTTO

Commission May Adopt Douglas County Jail for County Prisoners.

PRISON NOT BIG ENOUGH FOR FOREIGNERS

Members of Board Opposed to Crowding Cells with Men from Other Portions of the State. "The Douglas county jail for Douglas county prisoners" is the motto the county commissioners are thinking of adopting with reference to the keeping of prisoners from federal court and other counties in the local battle. A resolution asking the sheriff to report all prisoners not chargeable to Douglas county now in jail and the number of days they have been there was introduced into the committee of the whole at a meeting Saturday. In the discussion some of the members declared in favor of barring out prisoners from other counties, inasmuch as the jail is entirely inadequate for local prisoners. They were suspicious, however, that under the law they would have no authority to prohibit the sheriff from taking federal and other foreign prisoners and postponed action until the legal aspect of the case can be looked into.

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DENTISTRY

TOOTH TALK NO. 78

While we all are inclined to live our lives along the line of the least resistance we are practically up against an obstacle when it comes to dental work. We have inherited unsound teeth. They must be catered to and taken care of.

If you follow the line of the least resistance concerning your dental work it will take you through my office. I work easily, deftly, I give less pain than any dentist anywhere. I know this and stand ready to prove it. No charge for examination.

DR. PICKES, DENTIST, 338 Bee Bldg. Phone, Douglas 537.



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Omaha Loan and Building Association

and a year from now it will have increased 6 per cent in size. That dollar ten years hence will have grown so big and fat that you won't recognize it. Keep planting other dollars and you will have enough money to start in business or tide you over a bad spell, should hard luck befall you. We solicit small and large accounts. New location S. E. Cor. 16th and Douglas Sts. G. W. LOOMIS, Pres. G. M. NATTINGER, Secy.

Shimer & Chase Co. Builders of Modern Houses

"Be it ever so humble There's no place like home." Your means must determine the size of your investment. Happiness and contentment is quite as often found in a cottage as in a palace. Draw a pencil sketch of the house you would build. We develop ideas and relieve you of all the details of construction.

SHIMER & CHASE CO. Building Sites, Suburban Acres, Homes 1609 Farnam, Grand Floor, Douglas 3967

GRAND JURY AWAITS BALLOTS

Will Not Adjourn Until After the Election Tuesday to Look Out for Fraud.

The county grand jury Saturday afternoon decided to remain in session until after the election Tuesday in order to be able to give a prompt hearing in any charges of irregularity that may be made. This decision was reached after the grand jury had met to present its final report to Judge Sutton. Judge Ben Baker appeared before the grand jury and urged it not to adjourn now. Owing to the bitter fight on between the two telephone companies over the granting of a franchise to the independent company it was decided to hold on until after election.

METZ BROS. LET CONTRACT

Brewers Award Thirty-Thousand-Dollar Job of Erecting Bottling Works.

The Metz Bros. Brewing company let the contract to Thomas Herd Saturday for the construction of a new 180,000 bottling house on the ground where the old bottling house now stands, on the north side of Leavenworth street. The tearing down of the old structure will begin Monday, though the rear part of it will be left for carrying on operations while the new building is being constructed. Electrical machinery is to be used extensively in the new plant.

Advertisement for Huteson Optical Co. featuring 'Sho-not Invisible Double Vision Lenses'. The ad includes an illustration of a pair of eyes and text describing the benefits of their lenses, such as being 'exclusive makers of this new type of double vision lens' and providing 'delightful results'.

Advertisement for 'The Coffee Masquerade' featuring Mocha and Java coffee. The ad includes an illustration of coffee cans and text describing the coffee as 'the largest coffee dealers in the world' and 'always to buy the old-fashioned Arbuckle's ARIOSA Coffee'.

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