

TIMELY REAL ESTATE TALK

Annual Problem for Rental Agents is Now Looming Up Big.

HOUSE HUNTING SEASON SOON OPENS

Demand for Cottages of Five and Six Rooms Already Exceeds Supply and the Other Kind Are Scarce Too.

It will not be long until the beginning of the season of house hunting. People who rent houses will begin to change about and others will come from the country to make their home in the city.

This is the time when the rental agent begins to wonder whether he will have enough houses to meet the demand. Last year he did not, and as far as five and six-room houses are concerned, he does not expect to have enough this year. Of the larger houses there are plenty just at present.

Real estate men say the building of dwellings is continually lagging behind the growth of the city. Hundreds of new houses were erected last year and yet the housebuilding firms are laying plans for more extensive operations this season.

Those who think taxes high in Omaha must have been astonished when they read the statements of D. T. Gilman, president of the Sioux City Real Estate exchange, on taxes in Sioux City. In that city, he says, a piece of business property yielding an annual rental of \$9,000 is taxed for city, county and state purposes to the amount of \$1,200, while property of the same earning capacity in Omaha is taxed at \$1,400. In Sioux City the school district levy tax is 40 mills, as compared with 18 mills in Omaha.

J. B. Evans of Salt Lake City, formerly of Omaha, is considered by the real estate men of Omaha a very lucky man. This conclusion was drawn naturally after Mr. Evans remarked before the Real Estate exchange last Wednesday that in every transaction he had made in the west he had doubled his money. Scarcely a man was present who did not remember having lost on real estate, and many remembered where Mr. Evans had lost, back in the years of general financial depression. However, they all are making money now. Mr. Evans was once in the real estate business in Omaha.

The talk of completing the Auditorium begins to assume a more definite form of promise. Architect John Latenser, acting under authority from the board of directors of the Auditorium, will receive bids next Tuesday. Something more than \$5,000 has been subscribed and the canvassing

Land Marks and Eye Sores That Will Give Way to Modern Buildings



WHERE THE NEW COHEN BLOCK WILL STAND.

committee sees its way clear to secure the remainder of the necessary \$40,000.

Jobbing houses, with few exceptions, are not vacant for long in Omaha. The M. Spiesberger & Son company moved a short time ago into its new quarters on Farnam street, leaving the Horbach building at 116-7 Harney street. This was scarcely vacated until it was snapped up by the Nebraska Electric company, as it needed three times the room it had at the northeast corner of Thirteenth and Harney streets. Now the Singer Manufacturing company, which had its stock in different warehouses about the city, has taken the building vacated by the Nebraska Electric company.

As far as the Omaha Real Estate exchange is concerned, it will not agitate this year the establishment of a legal rate of commission on realty; neither will it ask the legislature to pass a law compelling the payment of such commissions in cases where verbal contract only is made. The real estate men frequently lose their commissions where they have no written contracts, but the exchange says a law to compel payment would cause endless complications and squabbles, as every agent

who even suggested a piece of property to the buyer would be after the seller for commission. The Omaha thought otherwise on the subject at one time and tried to have a bill on the subject introduced in the legislature, but, as W. L. Selby said, it didn't even get a pleasant look.

The agitation for reduced street car fares receives a setback now and then from the protests of property owners in the outlying portions of the city who want to see the car lines extended. The Fontanelli Park Improvement club has gone on record as preferring extension of lines to reduced fares. It fears the street car company will not make the extensions if its revenues are cut short. The club passed resolutions after a "whereas" which says: "It is very important to the city as a whole that men of small means shall be given encouragement to build homes on the low-priced lands in the outlying districts."

A well known and reputable colored man, junior in one of the principal buildings of Omaha, said Tuesday morning: "I am up against a very serious proposition. The lease I have had on my house expired February 1 and I have been notified that the lease will not be renewed. I have put in about all the time I can spare during the last few days trying to secure another house. All the real estate men I have thus far approached tell me they cannot rent to colored people. What am I to do? I think I am a pretty decent man, have a wife and two small children, that go to school, and I pay some personal taxes. I have many houses that I might be able to get are in such a shape that they are not fit for a human being to live in. We colored people are human and have some little pride. We are Christians, too, and it seems to me that we are entitled to some consideration. I pay my rent promptly and am trying to make good citizens out of my children. The question is a serious one with me, and I understand that there are some other good, respectable colored men, in the same box I am. It seems to me that the question is one that ought to be taken up by the Real Estate exchange, and that something be done for the colored people who are trying to lead decent lives."

Some of the real estate men who are interested in the development of the district far south of Thirteenth street, are trying to persuade the Stora Brewing company to establish a park in the neighborhood. It is said the Stora company has consented to consider the proposition, but has made no decision. Krug park was laid out by brewery interest, and recently Metz Bros. Brewing company bought Ruser's park, with the idea that it might be decided to use it as a pleasure resort.

New firms in the real estate and insurance business are always an indication of a healthy real estate market. The new firm of Birkett & Tebbens has been organized. Charles Birkett has been in this line of business for about five years and was formerly with the First National bank. Philip J. Tebbens was for many years with the Omaha National bank and, more recently, has been with N. P. Dodge & Co. They have opened an office at 423 Bee building, and will be ready for business after February 15.

Reed Bros. have just sold to Hastings & Heyden eight houses on Thirty-seventh street, between Dodge and Davenport. These houses are to be all remodelled at once and made in first class condition and put on the market again in the spring.

Hastings & Heyden have just sold to Lillian C. Ellis, six lots on Twenty-ninth and Pinkney streets. The same were bought for investment and will probably be re-sold or improved during the summer.

GOOD ADVICE FROM FRANCE

American Builders Chided for Not Using Better Material in Expensive Buildings.

WASHINGTON, Feb. 9.—An international authority, writing in a recent issue of La Construction Moderne, Paris, commenting upon our terrific annual fire waste and our mode of more or less flimsy construction of buildings, and having the lesson of San Francisco particularly in mind, gives some timely advice that our architects and builders would do well to heed. Says the writer: "In the crowded city districts Americans should avoid granite, marble, sand or limestone for exterior work. These crumble and disintegrate under fire. Brick and terra cotta constitute far preferable materials where surrounding fire is so imminent. The framework, the skeleton, should be of steel, well coated with cement as protection against rust and covered with brick or hollow tile as a protection against fire. The floors and partitions should also be of brick or hollow fireproofing tile. Or, if there is any special advantage in it, reinforced concrete construction may be used, but it, in turn, similarly to the steel, should be fully protected with brick or hollow tile. To claim that concrete is itself fireproof is folly. Particularly the concrete generally made in the United States, which is in many respects inferior to the French, largely on account of the difference in labor conditions. As a matter of fact in the United States actual collapse of reinforced concrete buildings even when not exposed to fire, are not unusual.

Wood should be used most sparingly, even in decoration of buildings. Marble and plaster and paint are much more effective and less dangerous. Windows should be glazed with wire glass. Elevators and stairways should be enclosed and the principal stairway should be so planned as to constitute in itself the ordinary and natural escape from a building in case of panic or real danger. The greatest intelligence should be brought to bear in de-

signing a building so that nothing but incombustible material is used and so combined as to minimize the fire damage, to prevent a building that is only "fireproof" in part does not merit the appellation at all. As a chain is only as strong as its weakest link so is a building only as fireproof as is its most vulnerable part."

CANADA PAYS PRETTY PENNY

Government Ownership Proves Quite Costly in Case of a Single Railroad.

OTTAWA, Ont., Feb. 9.—It is only by juggling with figures that the advocates of the municipal ownership of public utilities can give even the appearance of profit to their pet system. Investigation of city-owned traction lines in England proves that the profits are largely fictitious, and now we have an example of this nearer home. The world in general and Canada in particular has been led to believe that the Intercolonial railway, the line owned by the dominion, paid a handsome profit, but it appears that this profit is on paper only, and that the figures when analyzed in reality show an immense deficit.

By a child-like attempt at deception the promoters of state ownership in Canada credit money received to the railway, while the rolling stock, etc., paid for by the government, is not charged against the road. For the last four fiscal years the road has lost \$1,000,000 a year, and during that time the government has not received a penny of interest on the loans it has made in the line. Compared with the Canadian Pacific the Intercolonial's running expenses are about \$5,000 per mile greater, while its per mile earnings are over \$1,200 less. Compared with the Grand Trunk the government line earns \$1,000 less per mile, while its expenses are \$200 per mile more. To operate each mile of the government road it costs 125 per cent of the earnings per mile. This enormous proposition is almost double that of the other two lines and vastly more than the proposition of the average privately owned road.

Nor are the financial conditions of the Intercolonial likely to improve, for the government is about to pursue the almost suicidal policy of paralleling it in part with a second road at a cost of \$20,000,000. There is absolutely no industrial, geographic or financial reason why this second road should be constructed. There is but one reason for building it, and that is political. It will be used as a means of employing the government's political friends, just as the Intercolonial is. Every broken-down government adherent, every "statesman" of the day, every politician interested in the minion is foisted into the payroll of the unfortunate road. Of course, a few practical railroad men are retained, but they are buried in the mass of men holding office for political reasons only.

New Cruiser Ready. NEWPORT NEWS, Va., Feb. 9.—The new cruiser St. Louis which went to sea several days ago, returned to the harbor today. The board of inspection is expected to reach here from Washington Monday and the cruiser is scheduled to go to sea then for its final acceptance trial.

Harrison Starts for Chicago. LOS ANGELES, Feb. 9.—Carter H. Harrison, former mayor of Chicago, who has been spending the winter at Pasadena, leaves this evening for Chicago, where he will accept the democratic nomination for mayor if tendered this.

Building Record for January

Building operations for January, 1907, \$38,677,587 for January last year. This shows a decrease as compared with the corresponding month of 1906. According to the reports of Construction News from thirty-eight principal cities of the United States, the operations for January, 1907, show a total of \$38,677,587, as compared with

CITY.	No. Bldgs.
New York, Borough of Manhattan	531
Brooklyn	729
Chicago	494
St. Louis	1,600
Los Angeles, Cal.	514
Washington	262
Detroit	277
Cleveland	207
Pittsburg	104
Philadelphia	197
Newark	110
Cincinnati	305
Indianapolis	123
Atlanta, Ga.	231
San Francisco	22
Kansas City	206
Minneapolis	163
Buffalo, N. Y.	123
Milwaukee	95
Louisville	135
New Orleans	121
St. Paul	140
Worcester	49
Columbus	84
Dallas	161
Rochester, N. Y.	70
San Antonio	20
Baltimore	45
Salt Lake City	19
San Francisco	219
Duluth	66
Grand Rapids	43
Lincoln, Neb.	64
Albany	21
Paterson, N. J.	22
Hartford	27
Portland	218
Davenport	145
Total	8,144

It will be noted that the decrease is largely due to the decreased operations in New York City, where the business has fallen off 48 per cent. Excluding New York the operations are on a par with last year for the entire country. Some of the smaller cities are making a very good showing.

QUAINT FEATURES OF LIFE

Some of the Quirer Things that Actually Happened During 1906.

WOMAN KILLED IN A BARGAIN RUSH

Trained Mare Runs Down a Horse Thief, a Walter Falls Dead When Given a Tip and Other Events Equally Strange.

Curious happenings of the year 1906 were numerous and as varied as the peculiarities of the population. Some remarkable events were pulled off, not of the history making class, but such as serve as garnishments for the routine bill of fare dished up day after day. Human nature provides the basis of the scenes, repertorial art the frame and the easel.

One thousand women nearly mobbed a store in St. Joseph, Mo., one day in August in a wild scramble for dish pan bargains. Scores were injured, two fatally, but the survivors are ready for another rush as soon as the wreckage has been cleared away. The proprietors would make a hit by adding to their next announcement of bargains: "Ambulances in waiting, and all injured in the crush will be entitled to a rebate on their purchases."

Managers of a swindling game in Kansas City disappeared with the spoils, leaving on the door a card inscribed with large letters, "Goodbye, suckers, goodbye."

John Zuk, accused of being a horse thief, was caught by C. E. Rogers, a Montana horse trader, through the use of a trained mare which, like a blood hound, took the scent of the stolen animal and led the owner direct to it. Rogers, with a herd of sixty horses, was camping near the drainage canal in Lockport when he and his men were aroused early Sunday morning by the sound of the horses. With a shout that he would soon have the thief, Rogers mounted the mare, which promptly took the scent. For nineteen miles they went west, and finally the thief and the horse were caught.

Larkin Pogue, aged 21, a waiter, was given a \$ bill as a tip recently by Henry C. Cripe. Cripe Pogue took a look at the bill, then fell to the floor unconscious and died a few minutes later.

The coroner declared the man died from the shock, superinduced by surprise and amazement at receiving such a large fee.

A Chicago woman, who had prayed for a husband since her fruitless years, before a place saint, presumably interested in such matters, disgusted at last, threw the idol from the window. That did the business. When the man with the broken head opened his eyes it was to gaze into those of the unwilling spinster, then playing nurse—and the wedding followed.

One lover has carried his proposal to New York from Buenos Aires, and another over in London, took advantage of his dentist's trade to send his heart-deep proposition neatly engraved on the plate of a set of false teeth. Both won out.

Christmas Tree for Cats.

Charles Rogers, of Elizabeth, N. J., who has no children, rigged up a Christmas tree for his pet cat, Maria.

Besides all the Christmas gewgaws, he strung lines of sardines and mice, that leaped and frolicked from the ends of the tree.

SITE OF THE UNION PACIFIC HEADQUARTERS.

But, then, he is the son of a Hindoo father and an Illinois mother.

In August the "hello lady" on the line between Merced and Wolfboro, N. H., heard the voice of a two-hour-old subscriber. The news of his arrival in the world came first, and then his infantile indorsement traveled across Lake Winnepesaukee.

Mrs. Christian Koch of Brooklyn killed the ashes of her body when cremated, as fertilizer for a rose bush on her son's grave; Mrs. Isabel Kremer, at Westminster, England, left her cork leg to the parish poor warden, and a woman of Florence, Italy, bequeathed \$3,500 to the staff of a local newspaper "in gratitude for having been so often entertained by their writings."

In Milwaukee one Martens, playing shoot to frighten some negroes, fell downstairs in the dark and became a ghost. And a fellow named Durene, living near Quebec, in the belief that the rope by which a suicide has hung himself will bring a later owner luck, stole such a rope, only to fall to his death the next minute through the rotten flooring of the balcony.

In Colusa county, California, Miss Florence Barker ran against her father for school trustee and won out in spite of the fact that he was standing to succeed himself. She did it because she heard he was going to oust a teacher who was her girlhood intimate.

October saw Mrs. May Foster of Kokomo, Ind., publicly baptizing her husband in the creek of Woodlawn school house, while not many weeks earlier had come word out of Bavaria of three mothers-in-law living happily under the roof of the common son-in-law. More than this, each mother-in-law had her own mother, while the host had his, his wife (No. 3) and four daughters—twelve of the gentler sex to one mere man!

It did not take the kitten long to find the mice. With a bound she went after them, and for a time cat, mice, tree, candles, and flame made Christmas merry and exciting in the Rogers home.

After the neighbors helped to put out the fire Rogers declared he would never again have a Christmas tree for the cat.

"I'll wait until I have a better cause for such an ornament," he said.

Up in Biddford, Me., an honest farmer had a dream, reminding him that he owed a neighbor a dollar. Both had forgotten it, but having figured that the loan was of twenty-six years' standing, it was formally closed up.

Donald Burns, keeper of the birdhouse in New York zoo, took a serpent's tooth from his right thumb. That was last October—but the original bite which had presented the man with the sharp little memento bore date of 1887, and was inflicted on the left forefinger.

A land deal of unusual interest took place at Bradensburg, Ky., when "Doc" Prather of "Dead Horse Hollow," near Faysville, this county, purchased the farm belonging to Judge W. A. Bartlett and B. F. Bewley, near Irvington, known as the John L. Henry place, the consideration being \$10,150. A feature that made the transaction novel was that the purchase price was paid in gold. The money instead of being drawn from bank was dug from another earth, where it had been placed by Prather for "safe keeping."

Overjoyed at seeing her mother, whom she visited in anticipation of Christmas, Miss Daisy English, of Atlantic City, N. J., a young and pretty girl, crushed her parent to her breast with such fervid embrace that she broke one of the older woman's ribs.

The German ship Hathor brought to Seattle last a thrilling story of the rescue of the women passengers of the British steamship Beacon. Grange off Bahia, when the Britisher had taken fire. The meager cable report of the rescue did not tell of the saving of the boatload of women to pieces in the frenzy of the man-eaters to reach the occupants.

The school of sharks, thrashing for blood, and children from a school of sharks that had followed the passengers for hours and which threatened at times to dash the boats hoisted about the boats for hours. When the Hathor arrived alongside, according to Captain Brockwood, the sharks became enraged and threatened about the water, maddened by the interference that cheated them of their prey.

Once, when one of the women was being hoisted from a small boat, a huge shark, emboldened by hunger, leaped at her feet. The woman narrowly escaped injury from the shark's teeth, which other sharks tried to leap into one of the boats. Two of the women swooned and were carried unconscious to the Hathor's deck.

Hoodoo Numbers. Wilmington, Del., produced the champion 13 story. Francis E. Davis, with 13 letters in his name, was arrested by Patrolman Francis G. Green (dite) at 10:15 on January 12, the call going in from box 12. At 9:15 next day he was arraigned before Edwin R. Cochran (12 letters again), and his fine and costs totaled at exactly 13.

Miss Margaret Schind of Cleveland, on August 25, sent invitations to 23 friends to attend her 23 birthday party, September 23, at 23 East Twenty-third street. An orchestra of 23 pieces discoursed exactly 23 sweet dances from behind 23 palms.

The other hoodoo digits came up twice in April, once when a Baltimore keeper was charged with stealing 13 chickens; again at St. Louis, where a base ball "fan" fell dead of heart disease during the 13th inning of the St. Louis-Pittsburg game.

Chicago and Kansas City give two of the best of the year's baroque yarns. In one case three saloon keepers, were fined \$7,500, to be paid the orphan of a man who had died of drink; and in the other, a certain Selby Jones was sentenced to get drunk and stay so. Poor Jones was later arrested in Chicago for stealing, in order to raise the wherewithal to carry out the Kansas City sentence.

TIMES ON SCHOOL AFFAIRS

Thunderer Says San Francisco Incident Has Been Provoked by Perverse Politicians.

LONDON, Feb. 9.—(Special.)—The London Times, which has been paying a great deal of attention recently to the controversy between the United States and Japan over the California school question, prints the following editorial leader, commenting upon the statement of policy of the Japanese prime minister:

The incident which has been provoked by the pervacity of the local politicians and by the prejudices of the population of the state of California has not as yet been permanently closed. The prime minister of Japan touched upon this delicate subject in a recent debate with the lower house of the Diet, and it is indicative of his nation, but also with an undertone of firmness which cannot be mistaken, that the government of the emperor have taken, he affirms, all proper measures on the subject. That we believe in unquestionably the case and it is even said they have gone so far as to let it be known in Washington that it is their policy to discourage emigration to the Pacific coast. The Marquis Saionji fully recognizes the strenuous situation of the general demoralization prevailing in that city which must enhance the difficulties of the general government in dealing with a delicate international question. The Japanese prime minister declares he has no intention of conceding a suitable adjustment of the difficulty; and he adds, not without significance, that their confidence is based not only on the interests of justice and humanity, but also upon treaty stipulations. He says that the Japanese government has asserted its rights, but it is at the same time quietly resolved to uphold them in their integrity.



Keep your ambition to make money on the increase and save some of it. No matter how little it may be, keep up the practice. Continue to live on less than you make and put by the capital which will one day mean independence to you. If you want to be a money saver, make the wise move to day and open an account with our strong institution, where your cash will be saved. We pay six per cent on Savings Accounts, and make monthly payment homestead loans, which are easily paid.

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February 4, '07.

Mr. H. D. Neely, Manager, Omaha, Neb.

My Dear Sir:--

Regarding my \$5,000 Twenty year deferred dividend policy, No. 244,280, written by yourself February 18, 1887, I elect to accept the cash value, a sum in excess of all premiums paid.

You have written all the members of our firm large amounts. My confidence in you and your great Company has never been shaken, and now, after more than twenty years of unbroken friendship and business dealings, I have taken an additional new policy with you in the sum of \$20,000.00.

I think this letter is an answer to your question this morning, "Are you satisfied?"

Yours very truly,

Ernest Brandeis

H. D. NEELY, Manager for Nebraska

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