

TIMELY REAL ESTATE TALK

Purchase of Site by Hamm Brewing Company Biggest Deal of Week.

PARK AT CUT-OFF LAKE IS POPULAR

How to Secure Public Improvement at that Pretty Body of Water Has Much Support in the Neighborhood.

One of the interesting developments of the past week in real estate circles was the purchase of the Theodore Hamm Brewing Company into Omaha by the purchase from the late Mr. Cole of his building at 1039 and 1023 Douglas street, now occupied by Chase & Spence merchants, and the building and lot at 115 South Eleventh street, which will be used by the new firm for a warehouse and distributing depot for its products, has a frontage of forty-four feet on Douglas street, forty-six on Eleventh street, and tracks on the alley at the north of the L-shaped plot of sixty-six feet. The site was made through the D. V. Sholes company for \$18,000 and, it is reported, that Mr. Cole obtained a neat profit, as he bought the Eleventh street lot from the Schitts Brewing company for \$2,000.

Negotiations have been pending for some time and several sites were inspected by John J. Ahern, the auditor for the Hamm company, and E. P. Roberts, a St. Paul realty broker, who transacts business of that nature for the new brewery. The deal excited considerable comment by reason of the fact that the Eleventh street lot was bought by Mr. Cole from the Schitts Brewing company. The new brewing company will tear down the old transfer company's building and erect a three or four-story mill storage plant and stables.

A proposed parking around Cut-Off which is being seriously considered by a commission, has attracted much interest among real estate operators, who see opportunity for profitable investment in the lake if the plans are carried to completion. The plans under discussion are to acquire a 600-foot strip of land around the lake on the west side of the city, extending from the west end of the Cut-Off to Locust street. The proposed excavation on this new park would be about 20 and would result in greatly enhancing the value and beauty of the suburban additions in the northern part of the city. The land is not owned by the city, but its purchase is being strongly urged and abetted by citizens in the immediate neighborhood and the Fifth Ward Improvement club.

Philanthropic women of Omaha have come to the front with a project for the rental of the residence of the late Herman Kuntze at Forest Hill for use as a girls' home. The fine residence will be remodeled so as to meet requirements for the new purpose to which it is to be put. Nearly half the equipment of the house has been donated and will be formally opened May 1. The house was rented through George & Co. and carried with it the use of as much of the grounds surrounding the residence as can be used and will prove highly suitable for a home of the character in question. Accommodations will be had for fifty girls and visitors and the rooms are rented at a nominal rate, as low as \$1.00 a week, to meet the current expense. Mrs. Joseph M. Cudahy has been very active in promoting the home, which is not to be in the nature of a charitable institution, but a home where a working girl with moderate means can secure comfortable and refined surroundings.

Dr. M. M. Loomis has sold his double house and lot on Lake street, between twenty-third and Twenty-fourth streets.

Early Spring Day Scenes on Down Town Streets of Omaha Show City Full of Life



LOOKING EAST FROM SIXTEENTH AND FARNAM STREETS.



AT SIXTEENTH AND DOUGLAS STREETS.

through J. H. Dumont & Son, to Ross Riegel, who bought for investment purposes, and paid \$4,500 for the property. Dumont & Son have sold a lot for W. T. Graham on Hawthorne avenue between Thirty-sixth and Thirty-eighth streets to H. P. Swenson for \$50, who contemplates building a home this spring. Mrs. Bettie Schull has bought two cottages near Thirty-third and Hamilton streets, through J. H. Dumont & Son, for investment purposes, paying \$2,350 for the home of M. Sorenson and \$2,150 for the house and lot adjoining of H. R. Eaton.

Preparations have been made to enter actively upon the work of building the new Northwestern freight depot and office building at the corner of Fourteenth and Davenport streets by Contractor John H. Hart. Sheds for the storage and shelter of building material have been erected on the site and will be filled as soon as the material can be secured, as it has been bought by the contractor. Tracks have been laid to the sheds and a large force of carpenters, masons and other skilled mechanics began the work of laying the foundations of the large building last week. The preliminary work in grading the site and building out stone abutments has been entirely completed by the railroad company. The improvements will cost about \$125,000 and will consist of a brick freight depot thirty-five wide by 665 feet long and an office building measuring 60x90 feet.

Among recent sales made by C. G. Cariberg were two houses and lots on North Twentieth street for James A. Burhans of Chicago, who has acquired extensive holdings of Omaha real estate. The eight-room, modern house of Mr. Burhans at 274 North Twentieth street was sold to Dr. F. E. Fitzgerald for \$27,000 for a home, and the seven-room house at 272 North Twentieth street was sold to Joseph W. Peters for investment purposes. Mr. Burhans re-invested by buying a lot and five-room cottage at 1517 North Thirty-fifth street for \$1,250. Other sales reported by Mr. Cariberg are the five-room cottage at 2717 Mer-

dith street, for Harry E. Conrad to M. C. Ahlquist, for investment, at the reported price of \$1,700; the cottage of H. A. Scott at 3712 North Seventeenth street, to Fred Ingersoll, for \$1,700, and seven lots in Parkland Place, for the Westland Realty company to A. M. Smith and Roy C. Nichols, for improvement.

The largest single investor in Omaha real estate during the last few weeks has been E. M. F. Leffang, a prominent banker of Lexington, who has bought over \$30,000 worth of valuable inside property in less than ten days. Mr. Leffang bought the home of Mrs. Fanny Reichenberg on Thirty-seventh street for \$16,000, which he will occupy about May 1, when he intends to make Omaha his permanent residence, and followed this purchase by buying the two-story brick flats and stores at the southwest corner of Twenty-fourth and Hamilton streets last Friday for \$15,000 from S. Vangrovich. The last sale was made through Robinson & Wolf, who are acquiring an enviable reputation for large deals, and Mr. Leffang's interests, as in former purchases, were safeguarded by F. D. Ward.

The bluff on the site of the new Haarman pickle factory on Marcy street between Twelfth and Thirteenth streets, will be attacked early Monday morning by a hundred workmen, who will be divided into two shifts for continuous excavation. The night shift of laborers will work by the light of several electric arc lamps and at least two power shovels will be utilized in removing the bluff, which is fifty feet high. The excavating for the new building will cost \$25,000 and the contract for the work was let last Thursday, while the building proper will cost over \$100,000. It will be eight stories in height and constructed throughout of reinforced concrete by the Trussed Concrete Steel company, which was given the contract a few weeks ago by Haarman Brothers.

Members of the First Church of Christ, Scientist, who have met for some time at Chamber's academy, have recently decided upon the erection of a handsome edifice to cost about \$50,000 and have a seating

capacity of 700, on the site recently secured at the northeast corner of Twenty-fourth and St. Mary's avenue. The question has been under consideration for some time and a formal meeting was held last week to begin active work toward securing the funds necessary for the new church home. Many churches have been built or purchased recently by Christian Scientists, mostly in the east, and the movement in this city is along general lines indicated from eastern officials in an effort to secure more churches in all parts of the country.

Mrs. Emma Stehr has bought two houses and a double lot at Nineteenth and Grace streets from the Byron Reed company for \$3,000 and will occupy one of the houses, retaining the other for rental purposes. The Byron Reed company has also sold a full lot at Thirtieth and Seward streets to Ole C. Peterson, who contemplates erecting a modern home on the premises.

Specifications for the new Cohn building at Sixteenth and Davenport streets were placed in the hands of contractors for bids Saturday by Architect John Latenser and the contract will be let immediately upon the submission of all bids, which will be in a week or ten days. Excavating for the new building has been in operation for ten days by a large force of workmen and will be completed within a short time.

The Carpenter Paper company has decided to build one more story to its new building on the Corns site at Ninth and Harney streets, which will make the new building eight stories in height when completed and will avert the necessity for building a separate factory building as had been planned. The company owns a vacant lot adjoining the new building, which was to have been used for the factory, and will retain the lot for other purposes.

C. M. Eaton, the stove merchant, has bought the house and lot at 1523 Lethrop street which was formerly owned by Admiral George Dewey, for \$3,500, through W. H. Gates. A mortgage on the property was foreclosed by a brother of Admiral Dewey, by which the latter came into possession of the premises. As a concomitant deal, Mr. Eaton sold his home at 1213 Pinkney street to W. E. Aaker, of the International Harvester company.

A new real estate firm, known as the Douglas Investment company, is soon to begin operation in Omaha, its articles of incorporation have been filed by Clement

L. West, E. E. Howell and Jerome B. Farber for the purpose. The corporation has a capital of \$50,000.

Sales reported during the last week by Hastings & Heyden: A house and lot at 2919 Spring street, to C. E. Ober, for a home; the residence at 438 Franklin street, to George B. Buhler, late secretary to Senator Millard; the new cottage near Twenty-third and Manderson streets, to Thomas W. Allen, for a home; the new cottage east of Twentieth street, on Ames avenue, to S. A. Dutcher; a lot in Kountze Place, on Spencer street between Nineteenth and Twentieth streets, to E. M. Conover; a house and lot on Florence boulevard, north of Ames avenue, to H. H. Knapp, for a home; a lot in Sulphur Springs addition, on Emmet street, near Sherman avenue, to L. D. Boyd, who will erect a home, and two lots in Kountze Place, on Blaney street between Sixteenth and Eighteenth streets, to E. L. Morgan, for improvement by the building of cottages. It is reported by Hastings & Heyden that many sales are being made on the easy-payment plan, which has proven advantageous to the small investor.

Charles H. Brown has sold his lot on North Thirtieth-second avenue, between Farnam and Dodge streets, to Jay E. White, president of the German Mutual Fire Insurance company, who will build a \$6,000 residence on the lot during the coming summer.

Great activity is reported in Dundee real estate and sales during the last week by the firm of Bonson & Carmichael would aggregate several thousands of dollars. The firm in question sold two lots at the southeast corner of Fifty-first and Cass streets to W. E. Hitchcock, who will build soon, and the adjoining lots to Arthur S. Peck, who contemplates erecting a \$6,000 residence. Other sales were a lot at Fifty-first and Dodge streets to E. M. Kitchen; the house and lot at Fifteenth and Webster streets to C. H. Volmer; a lot at Forty-ninth and Webster streets to Miss Mable Harte, upon which a fine home is being built; a lot to W. P. Harte for a home at Forty-ninth and Dodge streets; a lot near Fifteenth and Dodge streets to William Salisbury, upon which a modern residence will be erected, and two lots to E. B. Jones for investment near Fifteenth and Cuming streets. E. E. Thomas bought an eight-room modern house at Forty-ninth and Dodge streets and Mrs. Alice LeVoy a seven-room house in the same neighborhood.

DEAL ON FOR LARGE HOTEL

Offer Made by Philadelphia Men for Sixteenth and Harney Corner.

PROPOSE TEN STORIES AND FIREPROOF

George & Co. Admit Negotiations Are on, but Decline to Say Which Proposition Will Be Accepted.

Philadelphia capitalists are negotiating with George & Co. for the southeast corner of Sixteenth and Harney streets, which has been vacant so long, and if present plans materialize the property will be improved by the erection of a ten-story, fireproof hotel at a cost of over \$300,000 for mere construction.

It is considered certain the sale of all or part of the corner lot will be made, as the same capitalists are figuring on buying half of the lot at least, in case the whole cannot be secured, for the purpose of building a six-story department store, but the hotel will be built if a satisfactory agreement can be reached for the whole corner.

Several members of the eastern syndicate have been in Omaha recently to look over the general hotel situation as well as to inspect the lots under consideration and they made offers for the whole lot and half of the premises, which are being given careful consideration by the owners. It is believed the deal will go through and this confidence is so evident that plans and specifications have been prepared for the capitalists by a prominent architect firm of Omaha for the hotel. Tentative plans also have been drawn for the proposed six-story department store, but the latter will only be used in case the entire corner cannot be secured at a reasonable figure.

What the Plans Call For. The specifications for the hotel are for a strictly modern building. It probably will be constructed entirely of reinforced concrete, but this has not been definitely decided upon. It will be ten full stories in height with a large basement for cold storage rooms, the hotel kitchen, supply rooms and private laundry. The interior decorations will be most elaborate, a lobby and full room of white marble with gold trimmings being proposed. The exterior of the building will be in

harmony with the architectural style of the other fine buildings in the vicinity, but of a more elaborate style, distinctive of eastern hostilities. The ten-story building, exclusive of interior decorations, plumbing, electrical work and elevators, will cost at least \$200,000, and it is highly probable the completed structure, when ready for business, counting the lot, will represent an expenditure of over \$1,000,000.

The lot on which the new hotel will be erected is owned by a local syndicate, which is being represented in the negotiations by George & Co. It is 90x135 feet, having a frontage of 135 feet on the Sixteenth street side. The syndicate bought the property about five years ago from Guy C. Barton, E. M. Morahan and C. E. Yost and has held it for investment. The price fixed by the syndicate for the entire corner is \$200,000, and it is understood the sale will be made at that figure if made at all.

George Admits Deal Is On. When asked if the sale had been consummated by the Philadelphia capitalists, C. E. George of George & Co. said: "I will admit that negotiations are under way, but cannot state with whom. Several persons are negotiating for the corner and have submitted offers within the last week, but none of them has been accepted. Options have been given several times, as the lot probably is the most desirable business lot in the city, but nothing definite has been accomplished. In any event I could not give you the names of any of the persons who have made offers for the corner. I can't say anything further about it."

One of the Philadelphia representatives was in Omaha late last week and has returned to confer with other members of the syndicate, but the deal will not be closed for at least a week or ten days. The distinct offers made by the Philadelphia men were for the lot adjoining the store of Miller, Stewart & Beaton Carpet company, which has a frontage of 60 feet on Sixteenth street and is 29 feet deep. The second offer was for the entire corner, 135x29 feet and the hotel could not be erected unless the latter offer is accepted by the local syndicate, which would prefer to sell only the single lot and retain the balance at the corner of Sixteenth and Harney streets. If either deal is made, construction of the new hotel or department store would be begun immediately, as the specifications for both tentative structures are nearly completed by the firm of architects engaged. The new hotel would be one of the largest and costliest in the west and would fill a long-felt want in Omaha.

Engineer Commits Suicide. FORT WAYNE, Ind., March 30.—David P. Murphy, an engineer on the Grand Rapids & Indiana railroad, committed suicide today by swallowing carbolic acid. It is believed the suicide of "Chick" Stahl, the Boston American baseball player, who was an intimate friend of Murphy's, had some effect in giving a suicidal impulse to Murphy's mind. He left a note saying: "Bury me beside 'Chick.'"

Fatal Furnace Explosion. —Steva Zrnek is dead and Frank Helsing is thought to be fatally burned as the result of an explosion at the Lovellville furnace, eight miles east, today. Six other workmen were severely burned. The explosion was caused by a "blow" in the furnace which blew out the bell.

The Equitable Life Assurance Society

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We have audited the books and accounts of The Equitable Life Assurance Society of the United States, both at its Home Office and its principal Domestic and Foreign Agencies for the year ending December 31, 1906.

We have examined the Bonds and Stocks owned by the Society and the Secured Loans, together with the Collateral held as security therefor, and we are of the opinion that these Assets are fully worth the value at which they are stated; we have also verified the Cash Balances, both Domestic and Foreign, by certificates from the various depositories or by actual count, and we have examined the records of Overdue Premiums and Agents' Advances and Balances and are satisfied that sufficient reserve has been made for possible losses thereon.

We have tested the clerical accuracy of the General Insurance Reserve, as certified by the Actuary of the Society, which exceeds the amount required by the Insurance Department of the State of New York, by the sum of \$1,468,187. We also find that full provision has been made for all other Liabilities.

And WE HEREBY CERTIFY that in our opinion the statement of Assets and Liabilities correctly set forth the true financial condition of the Society at December 31, 1906; that statements of Receipts of Disbursements are correct, and that these statements are in agreement with the books of the Society. HASKINS & SELLS, Certified Public Accountants, New York, February 25, 1907.

H. D. NEELY, Manager for Nebraska 402-3-4-5 Merchants National Bank Building, OMAHA. WM. HENRY SKOWN, Cashier. George M. Cooper, H. Fay Neely, General Agents, Omaha. Joe Klein, General Agent, Lincoln, Neb.

Judge William Altstadt and His Great-Grandson



Mrs. Anna Adams, Guy C. Spencer and Baby Murray Spencer. Judge William Altstadt and Family of which Judge Altstadt is Proud.

life is to have grand-children and great-grand-children. Political or social honors, the judge believes, are but circumstances compared to this filial relation that binds the ties of earthly relationship. Baby Spencer is 18 months of age and the other day was brought to visit his mother's grand-father. The judge held the youngster on his lap and the youngster articulated something which sounded to the judge like "grandpa." The articulation might not have been perfect, but the recognition was there, and that was as music to the ears of "Der Schudja." The judge likes music and the best of music to him is the sound of a child's voice. Murray Spencer, the youngest of the group of four generations, is the son of Guy C. Spencer, an artist of considerable ability in newspaper work. Baby Spencer already given to speaking these words with penitence and the judge thinks may yet get his name in the hall of fame. To say anything of the judge himself would be like twice told tales, because "Der Schudja" has been written up on both sides of the Platé and even down along the Pappo, where he has a strong clientele. William Altstadt was married in Paris, France, on April 15, 1867, to Sophia Land. He moved to Omaha on April 17, 1867. He is one of the unique characters of Nebraska for his fame is not confined to the fourth floor of the Paxton block, where his temple of justice is located, but even in the state capital the name of Altstadt is one to conjure with. When it is known that the rotund figure and beaming countenance of Judge Altstadt is in Lincoln, there is a general stir among the folks who wear out shoe leather down in dear old Lincoln town. The name of Altstadt was not included in the "Who's Who" book of Lincoln until

the judge reversed a decision of the Nebraska supreme court. He was the first judge in this state to have the temerity to reverse a supreme court decision, and although the judge's reversion did not stick, that did not bother him. He just went about his business conscious of the right, fairness of the results, and lit a fresh cigar. And so after the judge reversed the supreme court decision, Lincoln people accorded his presence with much acclaim; he would be met at the Lincoln depot with a band, hotel men would dust up their best linens and newspaper reporters would line up for the judge's opinion on every subject from potato planting to the fumigation of tainted money. The judge's philosophy of life is to abstain from worry of any kind. Make the best of today and the chances are tomorrow and still you will win. In the judge's rule of life "I just don't think about tomorrow," said the judge the other afternoon. "I sleep well every night and eat three meals every day, and am getting younger all the time," he added. Mr. Altstadt is younger than the average man at 75-years-old in spirit. He is short and obese and presents a remarkable appearance on the bench. Mr. Altstadt was identified with journalism in the early days. About the same time The Bee was established he started a paper called "The Dutch Flea," which represented those who were fighting for an "open Saturday." This was in 1871. Mr. Altstadt one day was about to go out into the state of Nebraska in the interests of his sheet, when he met the late Edward Rosewater, who then and there engaged Mr. Altstadt to solicit for The Bee. Mr. Altstadt was the first solicitor for The Bee. Finally The Bee stung the Flea, but Mr. Altstadt always points with pride to his early association with The Bee

DENTISTRY

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I remove nerves in 20 to 30 minutes, and quite painlessly. In fact, after it is all over, many patients have asked, "When will you take out the nerve, Doctor?"

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