Cant Hooks.

### TIMELY REAL ESTATE TALK Modern Building Operations Call for Departures in Methods of Digging

Flood of Transfers Reminds Old Land Dealers of Boom Times.

VALUES ARE ON MORE SUBSTANTIAL BASIS

Interest in Real Estate Circles Centers on Negotiations for Lurge Office Building at Sixteenth and Harney.

liny old-time real estate dealers of maha had their memories Jozged last week and the hands of time turned buck by the volume of real estate transfers reried in the office of the county register deeds. The number of cates has been the increase for some time, and a normal and healthy increase, but the number of deeds recorded last Munday reached record prepartions and was a reminder of the "boom" times in real estate activity away back in 1889, when values were as high or higher than the level reached at the present prosperous stage.

The recent transfers were bonz fide sales for valuable considerations and were not tax sales, technical transfers, husband to wife transfers, sales for the purpose of clearing fitles or "wash sales." They were transfers of a character to cause rejoteing as to the present condition of realty market and to anger well for the future of Omaha "sod."

The transfers Monday are believed to be the largest for the last fifteen years in comparison with the number of investment transfers and not in the value of the property conveyed.

In this connection it is reported that prices have never reached the level attained in the "boom" days except for some residence property and practically all business realty. Many large plots of land bought in the day of extraordinary high values have been held at a loss with the vain hope that another boom would come, and are now being placed on the market either at a loss or at no material

Real estate men of the present day deplore the fictitious values placed on property during the last boom, but are confident that the present age will witness a ore substantial and lasting increase in

Large deals in real estate were few during the last week, although the demand and inquiry were good. Interest was centered during the first part of the week in the negotiations for the erection of the proposed six-story office building and store on the lot at the southeast corner of Sixcenth and Harney streets. The deal has seen delayed on account of the inability the owners of the corner and the proposed lessee to agree to the terms on which the new building shall be erected.

It was reported that the new building was to be built under an agreement that J. A. Swanson, formerly with the Berg-Swanson company, would take a lease for ninety-nine years at a fixed annual rental for store purposes and to pay rent on a basis of a valuation of \$2,000 a front foot

The tentative plans for the new building were drawn, the contractors secured and ready to begin the erection of the building immediately under an agreement to have it ready for occupancy by September 1, when the deal was temporarily blocked over a difference of \$1,600 per year in the rent to be paid by the lesses.

Negotiations are at a complete standstill, but it is probable that the difference existing between the parties concerned will e adjusted in the near future and the pullding go ahead as originally planned.

The action of the city health arrest and prosecution. Three deputy health officials have been making tours of inspection through the city and the work for a "spring house cleaning" in Omaha such as has never been witnessed

Many real estate brokers expressed themselves as heartily in accord with the movement for cleaning up all the vacant lots of the city, while others objected to the increase in their work of caring for the property of their clients.

Several interesting and amusing developments were the outcome of the orders from the health office in conflict with two or hree real estate agents. Notices of abatement were sent to at least three agents in one instance in respect to a certain piece of property upon which sale signs and been placed by the respective agents. The health commissioner's officials were evidently in as great doubt as to the identity of the chief agent for the vacant lot and played mafe by sending notices to all agents who had sale signs on the premises.

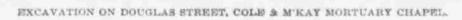
The enforcement of the orders will materially improve the general appearance of the city and will tend to enhance the value of the property and render it more easy

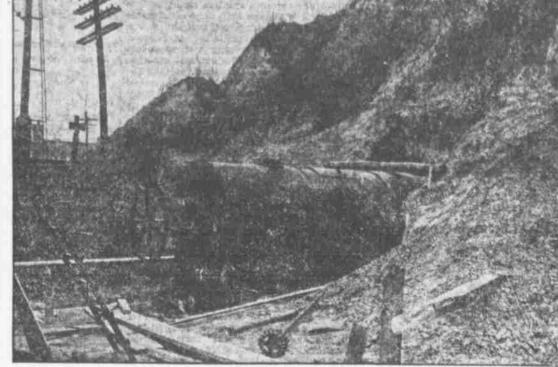
A. Frank has bought the sounce lot at the northeast corner of Twenty-lifth and Grant streets for \$1,000 from George G. Wallace. The lot is occupied by several small frame stores and cottages, one of which will be remodeled into a modern grocery establishment. Two lots in Monmouth park, near Thirty-sixth and Larimore streets, were sold by Mr. Wallace to Belle Dunham and Arthur Miller for \$400 Houses are being erected on both lots and were sold before completed. Olof Anderson, foreman for the street railway company, has brught a fot at the southcam corner of Twenty-seventh and Lake atrocts, opposite the barn of the traction company, from Mr. Wallace for 5500 and will move his house, which was built on the car company's premises, to the lot.

Frank B. Vierling of the Paxton & Vierling Iron Works company has bought three lots at the southwest corner of Twentysixth street and Poppleton avenue for \$2,50 from Edmund J. Shakeshaft. The lots have a frontage of 127 feet on Twentysixth street and are ninety-seven feet deep. The property will be improved by Mr. Vierfor investment purposes. Mr. Shakeshaft was formerly connected with a railroad company in this city and is now passenger agent for the Atchison. Topeka & Santa to Mr. Merling represented a part of Mr. bakeshaft's investments while a resident

est 11. James on Thirty-fifth street, near these new cars a matter of necessity. The of the round roof is to give additional there is in the entire country a more skillwill be occupied by the buyer for a home. case of a week it nearly always happens protection from danger from the outside, box cars, light weight passenger cars.

and Dodge streets for \$4,000 to Francis V. To guard against these dangers the roads truck frame. This is an idea of W. R. into railroad practice.





SETTING THE MIXER FOR THE HYDRAULIC WORK AT SITE OF NEW HAAR MANN PICKLE WORKS

atreets, sold it to E. T. Yates, the druggist, cash sales were a lot to J. F. Maxwell spring advances the demand increases in for \$5,500, and has bought the home of Mr. | near that bought by Mr. Drefold and two | like ratio until most brokers are without Yates at the southwest corner of Twentyfourth and Binney streets for \$3,500.

and downs of hotel business, the Thurston by a local architect. hotel, at the corner of Fifteenth and Jackture will be baught for every room; the Morton, hotel lobby and interior arrangement will be changed to meet the new demands of the business, a diving room will be installed cumstances and location will permit.

The large lot at the northwest corner of Ninth and Ha ney streets, which was bought last fall by Fatrianks, Morse & Co., will probably be improved this summer by the erection of a large, fireproof office building and warehouse. Estimates have been taken \$5,500 and will remodel the building for the reinforced concrete, and the new warehouse to Jacob Frank for \$3,000. will be ready for occupany by January 1. become imperative because of the greater volume of business transacted by the Fair-

facturing company, which sioner in ordering the cleaning of all va- present on the second floor of the building the Ames estate. cant lots of tin cans, refuse and rubbish at 1309 Howard street. Several sites have met with mingled favor and disfavor last been offered the company and taken under week by real estate brokers. The notices advisement, but a definite selection will day morning undr a penalty of abating business of the mitten company has outthe alleged nuisances on the lots in their grown the present insdequate quarters and care within five days or be subjected to a new two-story fireproof building of reinforced concrete is seriously contemplated.

> Sales of real estate for cold, hard cash this character were reported during the me a small cottage in a fair location that Omaha.

Wilson. The property was bought for a last west George & Co. sold a lot on is vacant and I'll rent it ten times within last wear George & Co. sold a lot on is vacant and I'll rent it ten times within SYNDICATES Under od avenue, between Fiftleth and two days, if such a thing were possible. Fift streets, for \$50 to Oscar F. They are simply not to be had." John O. Detweller, who recently bought Drefold. The deal was a cash transaction | The demand for homes of the character the home of J. J. Gibson on Wirt street, and the buyer intends to build an expensive referred to by the agent has become acute Two Deals for Investment Completed ing people all over the country seem to be between Twenty-first and Twenty-second residence on the lot this spring. Other with little prospect of its abatement. As lots at the northeast corner of Fifty-second one desirable small cottage on their lists TESTS OF CONCRETE ON NEW BUILDING and Cass streets to John Murtagh, sr., for \$1.200. Mr. Murtagh will erect a home to After many years' experience in the ups cost \$3,500, for which plans are being drawn situated south of Benson, has met with Company Building Warehouse for

son streets, was leased last week for a F. W. Smith, a rotired merchant, who to R. J. Sutton, who intends to erect a erm of five years by the Willow Springs recently moved to Omaha, has invested modern residence at a cost of about \$3,000, Brewing company and will be entirely about \$20,000 since making his permanent and E. Knapp bought a corner lot in the changed t character, as well as to cater to residence in the city, and, to further evince subdivision for \$500, upon which he plans a different class of trade. The lease was his confidence in the value of Omnha to build immediately. ade in the name of an employe of the realty, added to his holdings last week by Willow Springs company, who will have buying the new St. Louis brick flat at 2014 active charge of the hotel, and \$29,00 will Woolworth avenue from William Redgwick small homes are snapped up by buyers in for about seventy years on the lots at 1611be expended in improvements. New furnis for \$5.600, through the firm of Harrison & the present active real estate market, the 13-16 Howard street were sold for Dr. A.

northeast corner of Thirty-fifth and Dodge pointing, was sold a few days afterward story brick building of stores and flats, is in the old hardware building at the east streets to William Redgwick, who contem- to Mrs. Anna C. D. Brocker for \$1,400. Mr. owned by a Mr. Cook of Chicago and title mer president of the organization. of the main building and the entire hotel plates building a large apartment house. Wead also sold the two-story modern frame passed under the transaction only to the rehabilitated for the purpose of making or a row of St. Louis brick fluts on the bouse at 222 South Eleventh street to Dr. building and the long term lease. It is newspaper man and a veteran of the civil t a first-class hostelry insofar as the cir- site. The lots are about twenty feet below F. J. Kaial for \$1,900. grade and were bought at a very low price, The improvements will cost about \$30,000.

D. W. Dudgeon, the plumber, bought the new home of W. S. Wright on the west large lot and two-story frame store at Dodge street road, which will cost about was bought for investment purposes by a named Mrs. Besant, who had for years been 1412 Howard Street the northeast corner of Twenty-ninth and \$15,000. The specification, which were pre- syndicate of local persons headed by Mr. his co-worker, to succeed him, a preroga-Farnam streets from W. R. Homan for pared by Architect F. A. Henninger, are of Beaton. and warehouse. Estimates have been taken 18,500 and will remodel the building for the building for the building for the building for the building establishment. The building establishment orations of arts and crafts styles. The at 2210 and 2212 Farnam street, consisting Norman, as to the probable cost of such lishment. The home of Mr. Dudgeon at a building, which will be construted of 2727 Chicago street was sold by Mr. Homan

The erection of the new warehouse has Oliver W. Mink of Boston, former comptroller and receiver for the Union Pacific, was in Omaha during the last week in the banks Morse company and has entirely interests of the estate of the late Fredoutgrown the present structure at the erick L. Ames, which he represents, He northwest corner of Eleventh and Farnam was accompanied by Samuel Ames and Samuel Carr, both of Boston. The estate

Property in Haleyon Heights, which is ready sale during the last week. Two lots in the new residence subdivision were sold

As an example of the manner to which street which was bought last week by Harrison & Morton sold three lots at the F. D. Wead for \$1,150 and improved by

Contractor Joseph Kettnacker has been ground. awarded the contract for the erection of the The income derived from rentals of the D. W. Dudgeon, the plumber, bought the new home of W. S. Wright on the West stores and flats is about \$4.000 per year and states that on his deathbed he formally by local merchants and are being graded purposes. for the immediate erection of costly coun-

With the intent of establishing a large A site is being sought for a new factory Omaha and the visit of Mr. Mink was for Kranz of the Bowman-Kranz Lumber combuilding for the Omaha Mitten and Manu-facturing company, which is situated at local conditions concurning the property of and called on several real estate dealers. who have sites for sale or lease. It is probable that a deal for a site with suitable "I wish to goodness I had 100 small trackage facilities will be closed soon and houses on my list to rent and I'll bet you it is the intention of Mr. Kranz to open the were served on all real estate agents Tues- not be made for a few weeks at least. The \$1,000 to a cake of soap I'd have them new yard by May 1. The Bowman-Kranz rented in forty-eight hours," was the company has a large line of yards in manner in which one prominent real estate Kansas and Nebraska, with large forest broker expressed himself last week in re- reserves in Louislana, British Columbia started Saturday morning of the first floor gard to the rental situation as he em- and on the Pacific coast. Mr. Kranz has phasized his remarks by pounding his fist leased one of the new St. Louis brick flats on his desk. "Why, small houses of four, recently erected by Payne, Bostwick & Co., notices were the result of their strengous have ceased to be a novelty to Omaha real five and six rooms are scarcer this spring near Park avenue and Leavenworth streets estate brokers, and several transactions of than ever before," said the broker. "Show and will make his permanent residence in

Saturday by Omaha Parties.

Carpenter Paper Company Try Strength of Floors of Steel

and Composition.

An important sale of downtown business property was made Friday by George & Co. when the ground privilege and a lease house and lot at 2005 North Seventeenth F. Jonas to parties represented by A. J. society of the nomination of Mrs. Annie Beaton for \$25,000.

The ground, on which is situated a threewhat is technically termed a "ground rent" transaction, as no title is passed to the India from Chicago, where he had at

unique and original design and provide for Another sale of business property made exterior of the house will be of cement of a lot 44x132 feet and occupied by a twoand the interior finished entirely in hard story frame building of stores and flats, woods with heavy beam ceilings. The for a local syndicate represented by N. P. house is one of several to be erected this Dodge, jr., for \$12,000. The annual rental spring about one mile west of Dundee, of the building is about \$1,500 and sale was Several acreage tracts have been bought made to nonresident buyers for investment

> Tests at Carpenter Building. Tests are being made of the floors of the new building for the Carpenter Paper company at the southeast corner of Ninth and Harney streets by F. B. Burness of Sloux City, who was awarded the contract for its inforced concrete and the floors are being subjected to most rigid tests.

Two carloads of brick are piled on each

panel, which is a section of flooring containing about 250 square feet, to test the rigidity and strength of the beams, which are encased in solid concrete. Tests were of the new building and will not be completed until next Wednesday. Tests of the other floors will be continued immediately. A. P. Tukey & Son bought seven lots and small houses Friday from O. F. Davis & Co. for about \$5,000 and sold four of the houses to J. H. Marsh within a few hours The four houses bought by Mr. Marsh after being sold to Tukey & Son are near Thirtyfifth and Corby streets and were bought for investment. Two other lots and small cottages near Thirty-fourth and Corby streets were bought by Tukey & Son and the other house and lot purchased is situated near Thirty-sixth and Decatur

Sales reported during the last week by the Payne Investment company: The lot and seven-room house at 973 North Twentyseventh avenue, to Joseph Yousen, the tailor, for \$3,500; the Jacob William house at 618 South Twenty-ninth street, to Abraham Blotcky, for \$3,500; the lot and house at 2758 Webster street, for Charles Clifford to Frank Klaba of Humphrey, for \$2,500, as an investment; 2516 Maple street, for J. D. Perkins of Montana to J. A. McDermott, for \$1,000; a lot at Twenty-seventh and Webster streets to F. M. Navion, for \$800; a lot at Sixteenth and Madison streets to John M. Johnson, for \$1,500; a lot at Thirty-second and Franklin streets for \$100 to Gust Carlson and a lot at Fortieth and Franklin streets to H. R. Stringer for \$500.

streets.

SARATOGA HAS GREAT CHANCE

Wroming Promoters Believe the District Will Become Very Rich.

E. F. Richardson, attorney for the Western Federation of Miners, is in the city, with E. M. Cobb of Chicago, president of the Saratoga & Encampment railroad. They called at the Union Pacific headquarters for a conference with General Manager Mohler in reference to the new road which is now under construction. "The road starts at Walcott, 159 miles west of Cheyenne," said Mr. Cobb, "and goes south to Encampment, a distance of

completed by August 15.1 When asked what he thought of the

road graded twenty-four miles south from

the leading health resorts of the country loss of life in the mail cars has been so proof. It is equipped with the axle system. Owing to the multiplicity of steel-shaped because of the hot springs which are James H. Robertson, who is one of the great in recent years that public clamor as of electric lighting, a system which when transportation vehicles that have been there. It already has a large patronage,

the defense of Moyer, Haywood and Pettiwhich is soon to come on for hearing in Idaho. He has just returned from defend. ing Steve Adams in northern Idaho. "I expect to be in Boise May I, although

the trial will not open until May 9," said Mr. Richardson. "I expect the trial will last for two or three months, if the proseing people all over the country seem to be interested in the outcome of this trial thriftly householders. cution makes good on its promises. Workand I semetimes think more than in any trial eyer held, Beston, San Francisco,

THEOSOPHISTS ARE TO VOTE Olcott's Nomination of Mrs. Annie Besant Submitted to Mem-

bers of Cult.

New York and several other cities have

elected delegations of from three to nine

people to attend and keep track of the

KANSAS CITY, April 12.-An official announcement was received in this city today by a member of the local branch of the Resant of Adyar, India, as world president of the Theosophical society to succeed the late Colonel Henry Steele Olcott, the for-

Colonel Olcott, who was an old New York war, died recently following his return to tended the annual convention of the Ameri can section. The official announcement tive that he held. The nomination must be ratified by a two-thirds vote of the societie of the world. The vote is soon to be taken. Mrs. Besant is coming to America in June. She is a noted writer and lecturer.

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CONTRACTORS' SUPPLIES Wire Rope Blocks, Tackle Blocks, Manila Rope, Snatch Blocks, Timber Carriers.

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and Tools for All Trades.

# WallPaper **Specials**

10c white blank paper, this week, 50 15c choice bed room paper, this 7to 20c embessed gilt paper, this week, 10c

Molding, per foot,

109 S. 14th St.

### JOHNSON PLUMBING AND HEATING CO.

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tion are you giving the furnace for your house? It's strange isn't it that a man will put three to five thousand into a house and let the heating contract to the lowest bidder, regardless of what furnace he puts in or how he does the

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We are city agents for the old, reliable Sherwin-Williams' products. This firm has been manufacturing Mixed Paints at Cleveland, O., for nearly 50 years and during all this time their products have been considered the standard by the trade. Their goods can be found in every city and hamlet of the United States and Canada. Their assortment comprises everything needful for Painting, Varnishing or Enameling—

1 gal Outside and Inside Paint (covers | 1 gal Paint for Metal Surface | \$1.00 \$506 square feet). 40 shades to choose from | \$1.60 \$506 square feet). 40 shades to choose from | \$1.60 \$500 \$1.00 \$1

tive Circular. We sell Paint Brushes, too, Sherman & McConnell Drug Co. Cor. 16th and Codge, Gmaha. Going to have another good drug store soon at corner 16th and Harney.

### Wolfe-Lovett Electrical Co. Still doing business at the old location

1804 Farnam Street

Will remove soon to 1810 Farnam Contracting, Repairing and Supplies Douglas 1414.

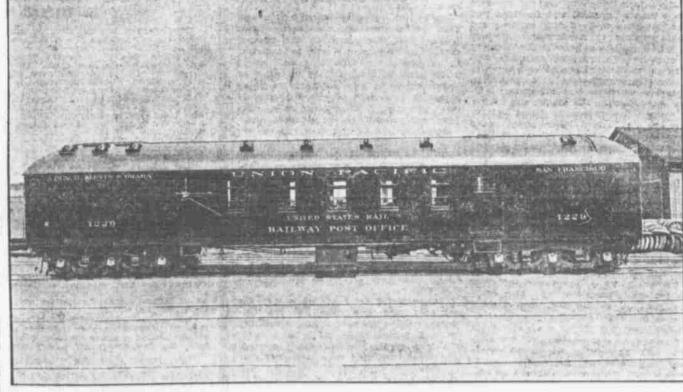
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## Departure in Car Construction by Union Pacific



Pacific which was placed on exhibition Wednesday near the headquarters building at Ninth and Farnam streets, and all were unanimous in declaring it a model of con-

Union Pacific. William R. Morand, the dancing instruc- loi, with the additional chance of burning an embankment without damage,

NEW ALL-STEEL MAIL CAR JUST BUILT AT THE OMAHA SHOPS OF THE UNION PACIFIC RAILWAY COMPANY. Hundreds of Omnha people visited the have been endeavoring to build a suitable McKeen, superintendent of motive power forty-five miles. We are building it as an new all-steel mail car built by the Union steel car which would meet all the requires of the Union Pacific, under whose sus outlet for that copper district and have the ments without being too heavy. The Union pervision this car has been built. So well Pacific officials think they have solved the pleased is he with the new truck frame Walcott and the ties laid. The rails have last week from the Omalia shops.

provements over the old wooden cars. The are of metal and the car is absolutely fire- looked into the subject.

the future all car trucks should be buil-Provided with every known convenience of steel and that the old wooden trucks as any postal car, and still has many im- proof, being of monolith. The letter cases also held by other railroad men who have

problem in the car which was turned out that he has formed the opinion that in started to arrive. The road should be ing by the erection of two large houses struction. This car was built at the Omaha for mall cars, this new model has a round should be replaced by stoel as fast as chances of a large output of copper from shops under instructions of A. L. Mebler, roof, with the Cottler exhaust ventilators, practicable. Mr. McKeen says he believes that district Mr. Cobb replied; "We are vice president and general manager of the the same that have been successfully used the truck is one of the most important showing what we think of it when we are on the Union Pacific gasoline motor cars. features in the safety of a car, and now willing to gamble \$4.50,000 in building this The car is a standard sixty-foot car and The all-steel mail car weighs 117,000 pounds that the utilization of steel shapes has road that it will hold out. We are sure Fe company at Kansas City. The lots sold the interior is patterned to meet all the as against the ordinary wooden car's proven so successful in practice it will there is plenty more or we would not be to Mr. Vierling represented a part of Mr. requirements of the government, the same weight of 80,000 pounds. The floor is fire-come into speedy use. This opinion is building that road. "Saratoga is destined to become one of

officers of the Cudahy Packing company, well as the need of protecting the mails the car is in motion charges a storage bat- turned out of the Omaha shop in the last but nothing to what it will be when the has bought the large house and lot of Ern- and the lives of the mail clerks has made tery which supplies the lights. The idea two or three years it is doubtful whether road is completed." Woalworth avenue, for \$5,256. The house mail car occupies the most dangerous post- strength, as an enormous increase in sta- ful lot of workmen on this class of work. Cobb is a brother of J. F. Stichardson, faces east on Thrity-fifth street and is tion on the train, being always carried just bility is given over the ordinary type of than those of the Union Pacific. The shops who was well known in Comn as local near the Field club. The sale was made behind the engines and in front of the long flat roof, thus adding to the safety of the have been building cylindrical, or Vander-representative of the Pullman commany. by the Byron Read company and the house line of heavy passenger cars, so that in car and giving the clerks almost absolute bill, locomotive tenders, light weight steel Mr. Richardson is the seeding attorney in the mall car is the worst damaged in the as the car is so built that it could roll over steel motor cars, steel weed burners, steel bone in the murder charge against them, locomotive cahs and semi-cylindrical ash or, has sold his two-story frame house at up from its proximity to the engine and An entirely new proposition is presented pans, all of which represent the intest the southwest corner of Twenty-seventh from the combustible material it carries, to the mechanical world in the cast steel ideas in the introduction of steel shapes