

TIMELY REAL ESTATE TALK

Last Week Another Period of Quiescence in Local Market.

WAS A USEFUL BREATHING SPELL

While Transactions Are Not Numerous, Vast Amount of Work is Pushed on Number of New Buildings.

Last week was another period of quiescence in the local real estate market. That is, of comparative quiescence. Several observations were made by local dealers which are worth recording in regard to the situation. One was that the few days of quiet only allowed dealers and contractors to catch up with the big business of the previous week.

"People are just like these bugs that come out in spring on the sunny side of a wall," said a man. "When the weather is cloudy and the wind is blowing they don't seem to realize that tomorrow the sun may be shining and all the world be bright. It generally takes two or three days of pleasant weather to relieve them of the feeling which the clouds have fastened upon them and to bring them into the mood to buy."

The week has seen the pushing of work on all the buildings now in course of erection. The weather has in no way delayed the contractors and builders and they are catching up with the architects. The foundation of the big Cohn building on North Sixteenth street have been built nearly level with the ground. No building permit has been taken out yet for this structure, but it will probably be applied for during this week.

More and more buildings are being erected on the percentage plan in Omaha. This plan is now popular with both builders and contractors. Neither side runs any risk. By the terms of the contract the capitalist may buy the material for the structure if he wants to. He merely agrees to pay the contractor a certain percentage of the cost of the structure for his services.

The building record for 1907 is, up to the present, far and away in advance of the building for the same period last year. Particularly is this true with regard to cottages and the modest dwellings of the great substantial middle class. In 1906 700 dwellings were erected in Omaha. In 1907 there will be more than 1,100 erected if the present rate keeps up making due allowance for the fact that the spring and summer are the times of greatest activity in building.

The largest property deal of the week was the sale by Dumont & Son for R. S. Hall of a lot at Thirty-ninth and California streets to R. B. Busch of the firm of Crane & Co., for \$2,000. Mr. Busch will make arrangements to build a home there. The property is 180x126 feet and was bought by Mr. Hall a few years ago for the purpose of building a home. He decided later to buy the John H. Evans place on Farnam street and therefore did not build. Mr. Busch recently sold his home in Kountze place.

The influx of new residents of means to make their homes in Omaha continues to be felt and indicated on the real estate barometer. The expansion of Omaha's enterprises and the reaching out of its commercial arm is most surely felt in the great scarcity of houses in the city despite the great number of new dwellings and flats that have been erected in the last few years.

That there is a large part of the business district of Omaha down on the river bank below the Burlington tracks and south of Leavenworth street is not generally known to Omaha people. Paint and brick factories are flourishing there and two new enterprises are building at the present time. These are the Standard Distilling company and the Haskins Bros. & Co. The latter are erecting a two-story brick building at Second and Hickory streets. The expansion of the wholesale district has been decidedly along the banks of the river. Why is this? Observant men say it points to the time which surely must come when big steamers will ply up and down the river and will carry cargoes to and from the wholesale houses. It will then be of advantage to be located on the river bank. The expansion of the wholesale district in late years has been both south and north of its former center on Harney, Howard, Jackson and Jones streets and it has moved decidedly nearer the river.

Patrick addition, lying between Twenty-fourth and Twenty-sixth and between Lake and Miami streets, has been opened during the last week by George & Co. Among those who bought lots with the intention of building immediately are William Gentsman, who will build a grocery store; A. E. Kuhn, who will build a store; and Maud Moege, who will erect a residence on a lot facing Lake street.

An indication of the crowded condition

Examples of Fine New Homes That Are a Feature of Omaha's Growth



HOME OF M. C. HODGKIN, 411 LAFAYETTE AVENUE.



HOME OF G. F. EPENETER, 62 NORTH FORTIETH STREET.

of Omaha's retail business district is shown in the sketch made last week in search of a building in which a retail ladies' ready-to-wear garment store could be established.

The Commercial club read a communication from M. A. Alexander of Detroit on Wednesday stating he was ready to open a store here and could use one, two or three large floors in the heart of the business district. Efforts to find a suitable location for the house have failed so far. There are several buildings in process of erection, the completion of which will relieve the congested condition in the retail part of the city. These, however, will not be ready for occupancy before fall.

Among the week's sales by Shimer & Chase are these: William F. Murphy of the Updike Grain company to W. W. McBride of McCoy & Co., eight-room modern frame dwelling at Forty-first and Farnam streets, \$5,700; Anna Phillips to C. E. Swan, modern cottage at 1733 South Twenty-eighth street, \$2,250.

Fred G. Eckstrom of Denver has sold the seven-room modern house at 3023 Marcy street to George Victor of C. B. Liver & Co. for \$3,400.

A contract for considerable of the flooring in the Cudahy Packing company's fine new plant at South Omaha has just been completed by F. B. Burness; also the addition to the Haskins soap works. The Carpenter Paper company's new building is nearly completed, work being begun on the eighth and last floor during the last week.

Taxes in Omaha are said to be exceedingly low compared with other cities of similar size, and even smaller. A visitor from Sioux City recently pointed out that while a business property in Omaha renting for \$15,000 would pay taxes of considerably less than \$3,000 per annum, a similar property in Sioux City would have more than \$4,500 to pay each year. Similar conditions are known to exist in other cities of this country, and, of course, in foreign countries the taxes are very much in excess of what they are here. Therefore, Omaha can claim as low taxes as any city on the face of the globe.

A Lincoln real estate man called on an Omaha brother last week and pointed out that the real estate transfers in the Capital City were more than the transfers in Omaha. And then the Omaha man proceeded to tell the Lincoln man why was this.

"Here in Omaha," he said, "some of the dealers are getting into the habit of giving the nominal consideration, while in Lincoln the provincial custom still prevails, giving the actual value in the deed. Thus in Omaha we make a transfer for \$1 and other valuable consideration. Of course, if you take \$1 as the value of a transfer which may be \$50,000 or more, Lincoln's transfers would beat ours. Papillon's might do the same if we all followed the practice as they do in eastern

cities of nearly always giving only the nominal consideration in a transfer of property."

Hastings & Heyden last week sold the two modern flats at the northeast corner of Twenty-ninth and Harney streets for W. K. Potter to Daniel M. Hildebrand for \$14,500. These flats are considered a splendid investment proposition. They also sold the six three-story brick houses at the northwest corner of Twenty-first and Burdette streets for \$10,000 to W. B. Melkko, agent to William C. Norris. These flats are to be entirely remodelled and made into thoroughly modern, nicely finished apartments.

They also hold the large tract of vacant ground at the northwest corner of Twenty-fifth and Franklin streets to Dr. Paul H. Ellis, who will improve it by an expenditure of over \$15,000.

PIECE OF NO MAN'S LAND LEFT

Little Strip of Unlocated Real Estate Let Loose by Recent Deal.

An announcement is made at the city hall that at the recent meeting of the council H. E. Palmer & Son were sold a strip of land they did not want and the city has disposed of a small tract it can ill spare. The sale came in connection with the proposed construction of a building at Twentieth and Farnam streets. A careful survey shows there are eight feet of land shut out on Twentieth street at that point for which no one holds title. Four feet of the land is inside the fence at the northwest corner and the other four feet is under the sidewalk which runs along the fence. It is now alleged the resolution by which the land was sold specifies the four feet under the sidewalk, while the other four feet, that which connects with the property of Captain Palmer is still "no man's land" so far as the records show.

The matter was called to the attention of the councilman who introduced the resolution, but he would not be convinced of the error in the resolution. The fact was not mentioned to others and it was allowed to go through. The mayor signed the resolution, although his attention was called to the error. Considering the relations between the chief executive and the majority of the council it is thought he may have winked the other eye when attaching his name, but the resolution is now a law and a new one will be required to get matters in proper shape, according to the statement of those who have investigated.

SEIZED FISHING SCHOONER

Canadian Cruiser Takes American Vessel Near Halifax, Inside Three-Mile Limit.

HALIFAX, N. S., June 15.—The government cruiser Canada today seized the American fishing schooner Fannie E. Prescott on the charge of fishing inside the three-mile limit. The Canada is towing the Prescott to Halifax. The Prescott is owned in Boston.

POINTS OF CHILD LABOR LAW

Summary of New Statute by Deputy State Commissioner.

OF INTEREST JUST AT THIS TIME

Provisions Whipped Into Form for Employer, Employee and Guardian Who Are Anxious to Know Them.

Monday morning, marking the beginning of the first business week after the close of the schools for the year, will no doubt find a large demand on the part of children and their parents for permits for the child to work during the months of vacation. For the benefit of all persons interested, either as employers or guardians of children, the following summary of the child labor law has been prepared by the deputy labor commissioner:

1. Places where employment is prohibited: No child under 14 years of age shall be permitted to work in any theater, concert hall, or place of amusement, or any place where intoxicating liquors are sold, or in any mercantile institution, store, office, hotel, laundry, manufacturing establishment, bowling alley, passenger or freight elevator, factory or workshop, or as a messenger or driver therefor.

2. Employment during school hours: It is unlawful to employ any child under 14 years of age during the hours when the public schools are in session: A certificate must be kept on file; Children between 14 and 15 years of age may be employed in the places named above in No. 1, providing the employer keeps on file and accessible to the commissioner of labor, or his deputies, the trustee officer, and members of the State Board of Inspection, a certificate from the superintendent of schools giving the age of the child and showing that he or she has finished the eighth grade of the public schools or its equivalent, or as a regular attendant of a public school.

3. Employment dangerous to health or morals: No child under 16 years of age shall be employed in any work which is dangerous to life or limb, or in which its health may be injured or its morals degraded. Penalty of \$50 or imprisonment not exceeding ten days for parents or guardians who permit children under their care to engage in any employment in violation of this section.

4. Lists of children employed: Every employer of child labor must keep two complete lists of all such children employed, one on file and one conspicuously posted near the principal entrance of the building wherein the children are employed.

5. Certificate must be surrendered: Upon the termination of the employment of a child so registered, and whose certificate is so filed, such certificate shall be forthwith transmitted by the employer to the city or county superintendent of schools who shall thereon upon demand.

6. Limitation of hours to be employed: No child under 16 years of age shall be employed or compelled to work more than forty-eight hours a week, nor more than eight hours a day, nor before 6 o'clock a. m., nor after 8 o'clock p. m. Employers must post in a conspicuous place in all rooms where children are employed, a printed notice stating the hours required of them each day of the week and the time allowed for each meal.

7. Certificates required by law: Three certificates are provided for in this law,

namely: "School Attendance Certificate," Form M-No. 1; "Evening School Attendance Certificate," Form M-No. 2; and "Age and Schooling Certificate," Form M-No. 3. Otherwise referred to in the law as the "Employment Certificate." In case a child is an applicant for an employment certificate permitting him or her to work, and has finished the eighth grade of the public school, he or she should fill out and file certificate Form M-No. 1. In case, however, that the child has not finished the eighth grade of the public school, but is regularly attending an evening school, he or she should fill out and file certificate Form M-No. 2. In case, however, that the child is not attending school at all, he or she should fill out and file certificate Form M-No. 3 with the superintendent of schools, who will then issue the employment certificate, providing instruction is given in the evening school at least twenty weeks each year and three evenings each week and two hours each evening.

8. Weekly certificate required of child attending night school: When a child secures an employment certificate because of attendance at an evening school, he or she must furnish to his or her employer a weekly certificate showing continued regular attendance each week while said school is in session. Penalty: Whoever employs an employment of a child under his control in violation of this section shall be fined not more than \$20.

9. By whom employment certificates must be approved: An employment certificate shall be approved only by the superintendent of schools or by a person specifically authorized by him, or where there is no superintendent of schools by a person authorized by the school district officers.

10. Evidence of child's age must be produced: Where a child apparently under 16 years of age is employed and no certificate for said child is on file the commissioner of labor, or a trustee officer, or a member of the Board of Inspection may demand that the employer furnish, within ten days, evidence that said child is being employed in violation of the child labor law and the employer shall be prosecuted therefor.

11. Penalties: (a) Whoever employs a child in violation of section 2 of the act shall be fined not more than \$50 for each offense; and any parent or guardian permitting a child to be employed in violation of said section shall be fined not more than \$20. (b) Whoever employs a child under 16 years of age, and whoever, having under his control said child, is over 16 years of age, and whoever continues to violate the provisions of the foregoing sections after being notified by a trustee officer, a deputy commissioner of labor, or a member of the Board of Inspection, shall be fined from \$5 to \$20 for each day of the week and the time allowed for each meal.

(c) Any employer retaining employment of a child in violation of section 2 of the act shall be fined \$10. (d) Every person authorized or required to sign any

certificate or statement prescribed by sections 4 or 5 of the act, who knowingly certifies or makes oath to any material false statement therein, or who violates either of said sections shall be fined not to exceed \$50. (e) Any person obstructing officers authorized by the act to enforce it, or who shall fail or refuse to produce all certificates or lists when called for, shall be fined not to exceed \$50; or imprisoned not to exceed thirty days. (f) Any person violating section 12 of the act shall be fined not to exceed \$50 or imprisoned not exceeding ten days.

COMPLAINT OUT FOR DE WITT

Warrant Issued Charging Hotel Clerk with Taking Money of Employer.

Complaint was filed in police court Saturday and a warrant issued in the case of William H. De Witt, former clerk of the Bachelors' hotel, Twentieth and Farnam streets, the complaint being signed by Attorney William M. Gillet. It was cited in the instrument that De Witt had taken a sum amounting to \$53.50 belonging to Mary H. Counant, and the warrant was placed in the hands of the police for service. Nothing further has been heard from De Witt, though the police have succeeded on getting on his trail.

BIG DAM LETS WATERS LOOSE

Alarm Felt in Colorado for Residents Along Cache La Poudre River.

FORT COLLINS, Colo., June 15.—Great alarm is felt here over a report from up the river that the big dam at Chambers' lake, which has been holding back 70,000,000 cubic feet of water, has gone out and a wall of water five feet high is now rushing down the Cache la Poudre river. It is believed that all people living in the lowlands and on the river bank have escaped, but it is feared that many fishermen have been caught in the flood.

TEST FOR KOUNTZE ESTATE

Suit Filed to Determine Whether it Escapes Inheritance Tax.

APPRAISER ASKED OF THE COURT

County Wants to Be Sure Before Letting Bulk of Millionaire's Fortune Get Away Untaxed.

To test the question whether or not the greater part of the Herman Kountze estate shall escape taxation under the Nebraska inheritance tax law Deputy County Attorney Ellick Saturday morning filed an application with County Judge Leslie for the appointment of an appraiser to appraise the stocks and bonds included in the instrument of trust from Herman Kountze to A. F. Kountze. This instrument conveyed the bulk of the personal property and indirectly the real estate to A. F. Kountze in trust to be administered by him for the benefit of Herman Kountze during his life. At his death under the terms of the instrument the trust property was to be divided into seven parts, equal shares going to the widow and the six children. The face value of the stocks and bonds thus transferred is about \$2,000,000.

The real estate belonging to Mr. Kountze is indirectly represented in these stocks and bonds as it was transferred to the Texas Land company and the United States Real Estate and Trust company.

Answer is Filed. Isaac Congdon, representing Charles T. Kountze, filed an answer to the application of Mr. Ellick, denying the property is subject to taxation in Nebraska. He says when the trust instrument was signed August 15, 1904, all of the property represented by it was transferred from Nebraska to New York. After Mr. Kountze's death he says the property was appraised under the New York inheritance tax law and assessed there. He contends it is not subject to taxation in Nebraska, being outside the state. An attempt will be made to have a speedy hearing in order to determine the question.

The property listed in the instrument of trust referred to is: 6,500 shares stock, par \$100, Texas Land company. 1,214 shares stock, United Real Estate and Trust company. 1,500 shares stock, par \$100, Northern Coal and Coke company. 90 first mortgage 5 per cent bonds of \$1,000 each in Northern Coal and Coke company. 60,000 of 800 first mortgage 5 per cent bonds, \$1,000 each. 1,214 shares stock, par \$100, Ohio & Big Sandy Coal company. 1,045 shares stock, par \$100, The Kentucky Coal company.

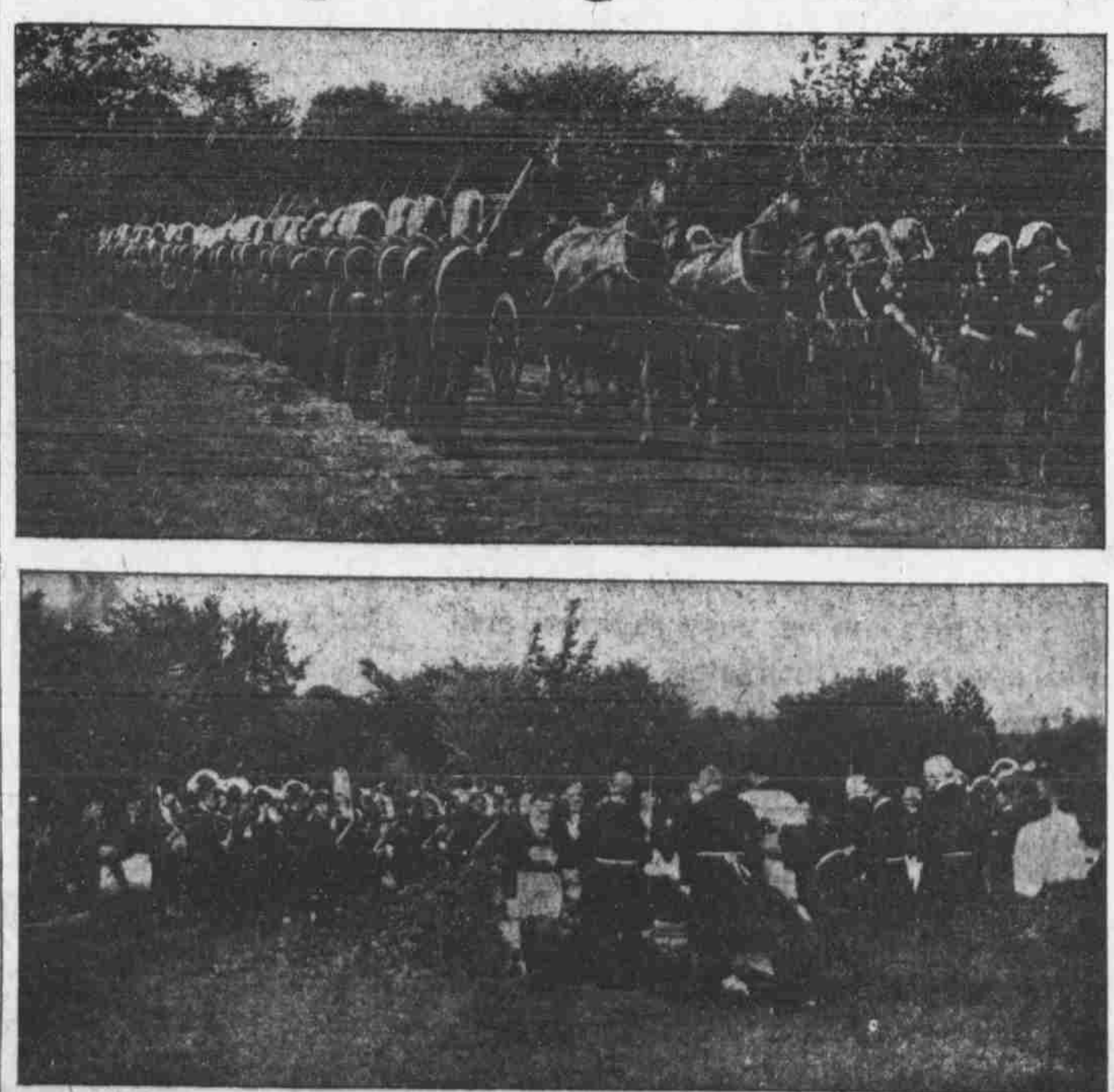
TWO BETRAYALS OF TRUST

W. H. Holmes Bound Over and W. E. Jones Arrested for Alleged Embezzlement.

William H. Holmes, the Omaha attorney who was arrested at Ogden and brought back to this city to stand trial on a charge of embezzlement from a client, was arraigned in police court Saturday morning. Holmes waived examination and was bound over to the district court, bonds being set at \$2,000.

Another instance of alleged betrayal of trust came to light Saturday morning when officers of Wells, Fargo & Co. swore out a complaint against Warren B. Jones, a former employee, charging him with the embezzlement of \$128.63 and a warrant was served on Jones by Officer Hell. Jones came to Omaha from the Des Moines office of the express company and rose to the position of cashier of the Omaha branch, but a few weeks ago resigned and went with the Waterloo Creamery company in a similar capacity. The embezzlement was committed in April, according to the complaint. Jones is married and lives at 529 South Twenty-fourth avenue.

When George W. Lininger Was Laid to Rest



NIGHTS TEMPLE RECEIVE THE CORTEGE AT THE SIDE OF THE GRAVE.

Patrick Place. A new Sub-Division at the northwest corner of 24th and Lake Sts. Most of the lots are covered with fine, large trees; 25th street from Lake to Miami and Ohio street from 24th to the west line of the Sub-Division will be graded. Lots from \$300.00 up, terms 1/4 cash, balance at 6%. Cut this plat out and look over the property today and pick out the lots you want, then see us

George & Co., Agents

1601 Farnam Street

