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TIMELY REAL ESTATE TALK

Houses Built to Sell are Generally Built Well.

WHAT DEALER SAYS ON TOPIC

Popular Prejudice is Unfounded and Examination of Building Will Prove the Mistake in this Direction.

"Have you any houses to sell that weren't built to sell?" asked a woman the other day as she walked into a real estate office. She is one of many. A strange prejudice, in many, many cases an unjust prejudice, exists against houses built by investors and home building companies. If the customer learns a house was built to sell, he doesn't want it; he passes to another at once.

"This sort of thing is nonsense," says a real estate man. "The way to tell whether or not a house is well built is to examine it in detail. Many a house put up by a home building concern is better than thousands erected by people for homes for themselves. I know a man who makes a good living by building a house for a home, selling and building again, selling and building, and so on ad infinitum. He builds 'for a home' and actually moves in, but the fact is he builds to sell."

Thirty-five out of the fifty lots placed on sale by Hastings & Heyden in Curtis & Stone's addition have been sold. This addition is north of Fort Omaha.

David M. Hildebrand has bought from William E. Potter, receiver, two St. Louis flats at Park avenue and Haney streets, for \$4,000. The transaction was made through Hastings & Heyden. This firm has sold one of its new houses on Twenty-second street, between Laird and Sprague streets, to Mr. Taft of St. Joseph, who is coming to Omaha to live. It has also sold to E. McDougall a five-room cottage now in course of construction at Twenty-third and Manderson streets. The firm sold to Duff Green nineteen feet on the south side of Haney street, near Twenty-sixth, adjoining the flats Mr. Green bought recently for \$1,000. This ground belonged to Bert Sherbondy.

E. J. Heyden has begun the erection of a new house for himself in Kountze Reserve, at the corner of Nineteenth and Spencer streets. It will be of eight rooms and will cost \$4,000. The living room will be clear across the front of the house, its dimensions being twenty-five feet by thirteen feet six inches. In addition there will be a den, a back parlor, a dining room and kitchen on the first floor. Mr. Heyden was describing his house to a number of real estate men and his remarks brought up the subject of the large living room which has become so popular in the last few years. Some men go so far with the idea that they have but three rooms on the lower floor, a kitchen and a dining room and a huge living room, taking up in some cases more space than the other two rooms combined. The opinion expressed by Mr. Heyden's friends, and it agreed with his own opinion, was that the big living room idea is a good one, provided there are at least three other rooms on the lower floor.

Hastings & Heyden have begun work on five new houses at Twenty-fifth and Franklin streets. All but two or three of the houses the firm has built this summer have been sold. Some were sold before the foundation was completed, which shows the demand for residences in Omaha.

Eighteen houses are now in course of construction in Boulevard terrace and Field Club addition, both in the immediate vicinity of the Field club. Nineteen houses are under way in Kountze Place. Nine are being put in that portion of Sulphur Springs addition east of Sherman avenue. These are just a few. Other additions could be canvassed and they would be found enjoying the same growth.

Speaking of the Field club district, R. C. Peters & Co., last week bought six lots in Boulevard terrace, on which they will ultimately build houses. This firm is now having plans drawn for five residences, which they will build on another group of lots in the same neighborhood.

Bids were received Saturday for the construction of the four-story addition to the Merchants' National bank building at Thirtieth and Farnam streets. The contract will be awarded in about two weeks. The building will cost about \$46,000 and its completion is promised about the last of October. The first floor will be occupied by the Omaha Gas company, the second floor by the bank, the third floor by the street railway company and the fourth floor by the Columbia Fire insurance company.

A. R. Riegel has bought from Mrs. Sarah Vangrovetich the large dwelling house at the southwest corner of Twentieth and California streets, paying \$10,000. The house was formerly the home of Walter H. Sanford of the Union Pacific.

Dr. S. D. Mercer will erect modern brick flats adjoining the Cambridge hotel on the north. Chris Jensen has bought the two small houses on the lot, 368 and 219 North Thirteenth street, and will remove them.

Work is to be resumed on the Catholic cathedral at Fortieth and Cumming streets. At present the foundation is completed to the water board. The Roman Catholic building board a few days ago took out a permit to construct a section of the superstructure costing \$25,000. On the same day Mrs. Catherine B. Nash took out a permit to erect a \$17,000 chapel adjoining the cathedral.

Speculation is rife as to who has the option on the Drexel stone yard at Fifth and Jones streets. It is not thought to be the street car company, as the location, on account of numerous railway tracks, would not be desirable for street car barns. D. V. Sholes, who sold the option for the eastern owners, says the holder is an Omaha mercantile house, which will build if it closes the deal.

The Omaha & Council Bluffs Street Railway company continues to keep the realty men guessing as to the probable location of its new car barns. The option which the company had on David Cole's property at the southwest corner of Tenth and Bancroft streets has expired and there is now no thought of that location. The trouble in this instance was the fact that the owners of the adjoining lot would not sell, and David Cole's lot was not large enough for the barn. There are rumors of other options along South Tenth street.

W. P. Devereil, the contractor, will begin work Monday on the new two-story addition to the bottling works of the Metz Brewing company at Sixth and Leavenworth streets.

Deeds made by David Cole to the Hamm Brewing company for a part of lot 5, in block 103, which is near Eleventh and Douglas streets, mention the consideration as \$15,000. Mr. Cole cleared the nice little

Memorial to a Great Poet



PROPOSED MONUMENT TO FREDERICK VON SCHILLER TO BE UNVEILED AT RIVERVIEW PARK SUNDAY, JULY 14, BY THE LOCAL SCHILLER MONUMENT ASSOCIATION.

sum of \$4,000 on the lot. He also got a rental revenue on it during the three months he held it.

That Omaha is beginning to get more recognition from eastern capital is the declaration of local realty and investment men. Inquiries from the east regarding the field for investment in Omaha are coming in larger numbers this summer than ever before.

"In recent years this city has been slighted by the eastern capitalists," said an investment agent. "They invested here once, but after the collapse of the boom they shied away. In the last few years they have been pouring their money into Seattle and Los Angeles and other far western cities. They have left Omaha unnoticed for many years, but now they are beginning to awaken to a realization of its steady growth. They see also that property is cheap here as compared with property in other cities of the same size, and they show a disposition to let loose some of their money."

DRINKING FOUNTAIN IS HERE

Gift of National Humane Alliance Waits on Disposal of the City.

The fountain for man and beast donated to Omaha by the National Humane Alliance of New York has reached the city and is now in a car on the Burlington tracks awaiting delivery to the city engineer, who is to have it erected at the intersection of Capitol avenue and Seventeenth street.

AUTOS MUST PAY THE LICENSE

Fee Prescribed by Ordinance Will Be Collected from All in Public Service.

The city license inspector has started to strictly enforce the new ordinance governing the licensing of automobiles used for carrying passengers. The ordinance was passed at the last session of the council over the veto of the mayor and prescribes a license of \$25 a year for each machine and \$5 for each chauffeur. Previous to the passage of this ordinance the fees required were \$30 for each machine and \$10 for each chauffeur. This was admitted by the city authorities to be excessive and the inspector was given to understand that no trouble would be made for him if he winked at violations pending a reduction in fees. The mayor vetoed the license because it did not prescribe that guaranty companies could sign bonds, nor does it prescribe a bond for machine owners. He desired these changes, but the council did not meet him. Saturday morning the inspector made a round of the garage and salesrooms and

informed managers that after Monday morning no machines would be permitted to operate without the required license and number. At one place he met considerable complaint and the statement that no such machines were maintained at that place. The inspector informed the manager that any machine from that garage found carrying passengers would be immediately stopped and the chauffeur arrested unless license was paid before passengers were taken.

FIRST DIRT FOR BUILDING

Y. W. C. A. Officers Make Start on the New Home for the Association.

Good luck will follow the fortunes of the Young Women's Christian association, for on the spot where the first dirt was turned for the new building Mrs. Emma F. Byers picked up a horseshoe, "all rusty and full of nail holes." It will be preserved at association headquarters as a memento of the occasion.

The ceremony of breaking ground took place Saturday morning. After a prayer by Mrs. Tilden, chairman of the building committee, and some verses of scripture repeated by various members of the committee, Mrs. W. P. Harford, president of the association, turned a spadeful of earth. A wagon drove up and Mrs. Byers threw a spadeful of dirt into it. Then the other officers of the association and members of the building committee tried their hand at dirt tossing. Miss Clayton of Los Angeles, formerly recording secretary of the Omaha association, did her share of the work. Mrs. Harford made a short address. The spot she used will be kept and placed in the new building. It was bought new for the ceremony.

CONCERT AT HANSCOM PARK

Program to Be Rendered by Green's Band Under the Trees Sunday Afternoon.

George Green and his band will render the following program at Hanscom Park Sunday, July 7:

PART I.
March—The High School Cadets...Soum
Selection (comic opera)—The Umpire...Howard
Hermosillo (Mexican mazurka)...Schub
Dearly (comic solo) by Dr. Laird...Kumner
PART II.
Sacred Potpourri...Kling
Waltz—The Jolly Dutchman...Bennett
Tune, song and dance (a solo)...Williams
Selection (comic opera)—The Governor's Son...Cowan
Special March—The Teddy Bears...Strawn
PART III.
March—Electric Wave...Barton
La Chansonette (air in ancient style)...Ellenberg
Idyl—The Mill in the Forest (by request)
March—The Lake Front...Vandercock

BUSY DAYS FOR THE ICEMEN

Working Overtime, but Managing to Keep Up with the Rush of Orders.

The hot weather is keeping the overworked iceman in a frenzy of business. Every wagon in the city is kept going for ten and sometimes twelve hours a day without stops and even at that the demand is scarcely satisfied. Dealers say there is enough ice on hand and it is not likely that there will be a raise in price.

A representative of the People's Ice and Coal company said Friday morning: "This hot weather is forcing us to run at our full capacity. All the wagons are in use and we have to work overtime to give people all the ice they want. We can do it, however, for we have the ice available."

ASPHALT FOR REPAIR PLANT

City Gets Carload of Material After Much Vexatious Delay.

UNION PACIFIC OFFICIALS HELP

Delivery of Car Expedited After it Reaches Ogden and Local Plant Can Now Tackle Holes in Streets.

A car of asphalt has reached Omaha for the city repair plant. The car left the California asphalt beds June 14 and made the trip in the unusual time of twenty-two days.

For a week or more no one was certain that the car would ever arrive and for more than two weeks the repair plant has been borrowing material and running with reduced forces awaiting the arrival of this car. Just where the asphalt has been waiting may never be known. In the first place shipment was delayed by fire in the factory. The first material sent out after the fire was consigned to Omaha. The bill of lading arrived on time, but the car did not. A tracer failed to show that any car had ever been sent, but a car bearing the number designated on the way bill was said to have been sent on a different mission. This peculiarity of California car accounting so interested the general of-

scers of the Union Pacific that they centered attention upon the production of the car in Omaha in good shape. It was finally discovered at Ogden, where it had failed to connect with the lines east. It was then sent as a rush order from the Utah division point and was to have arrived at its destination last Monday morning. It did not.

Company Busy Second Time. Once more the officials became interested and after some delay and numerous reports the car was found on a side track at Cheyenne, where it had been resting from its rapid journey from Ogden. Again it was started on its way and Saturday morning notice was sent to the man who holds the contract for hauling asphalt that it had arrived and would be delivered to the repair plant Saturday afternoon.

While this car was awaiting recognition along the line the contractor was being urged to produce the goods. In desperation he telegraphed for another car and then for another. At the present time there are five cars loaded with asphalt somewhere between the fields and Omaha and they will all arrive within the next week. The amount shipped will be taken by the repair plant, and for the first time since operations began this season the city engineers will not be short of material.

Building Permits. Gus Carlson, frame dwelling, Thirty-third and Franklin streets, \$1,600; D. C. Corrigan, triple brick dwelling Twenty-third and Webster streets, \$12,000; Dr. A. Johnson, frame dwelling, Twentieth and Wirt streets, \$4,000; Paul C. Olson, frame dwelling, thirty-third and Ohio streets, \$3,000.



Modern house, as shown in above cut, east front, paved street, convenient to street car, lot 56x165.

1036 South 32nd Street, \$5,000
ALFRED C. KENNEDY
209 First National Bank Building Telephone Douglas 782