

# NEWS OF THE BUSY HOME BUILDERS

## NO PANIC WITH BUILDERS

Houses and Land Still Good Investment for Spare Money.

## TALK ON MISSION FURNITURE

Dealer Declares Stolid, Substantial Kind of Old is Being Replaced by Much that Will Not Stand Test of Use.

There may be a panic in the east, there may be crop failures somewhere in the world, there may be other torments of humanity in different parts of the world, but there is no evidence of such conditions among Omaha home builders. The records of the building inspector's office show an undiminished healthiness and a vigorous strength that gives no indication whatever of being undermined by panics or rumors of panics. The people have the money and if there are any who do not have confidence in banks the money flurry seems to be acting merely to spur them toward putting their cash into a house where panics and stringencies do not corrupt and where thieves cannot break through and steal the house and lot on which it stands. Builders and contractors have had no diminished activity in house building and the new orders received indicates that the work will be rushing throughout the winter.

"Home builders and furnishers should take care as to the material they put into their furniture as well as into their homes," said an Omaha cabinet maker. "The mission style of furniture has a great vogue at present, but, like many other things, it is being widely and very hastily imitated. The mere fact that a chair is made on straight lines with rigidly severe legs and back and is stained a more or less pronounced black does not make that chair a mission piece. Some people think they can take a pine board home and with a saw, a hammer and a few nails can turn out mission furniture at an amazing rate. This is apt to prove an expensive bit of economy. It is apt to be like Bill Nye's famous instructions, 'how to make a rocking chair out of tomato cans,' which the manufacturer is giving the era of enthusiasm for making all kinds of beautiful things out of barrels and cracker boxes and so forth.

"There is nothing that shows the quality that is in it more than a piece of furniture. And in the long run quality will win as surely in a chair as a chest as it will in human character and make-up. Look at the old mahogany furniture made by patient skilled handcraftsmen in the old days. Some of those carefully wrought center tables are now worth \$50 to \$100. Some of the fine sideboards are worth hundreds of dollars. All because they have the quality in the wood and the workmanship in the making.

"The same is true of the mission furniture. This was first made by patient, painstaking monks and when it was finished it had a character of its own, an air of homely stability and comfort that charmed and brought it into favor. But the cheap imitations that are made today are merely grotesque things to be laughed at. The moral of all this is to do well what you do and to have good quality in what you do have."

A new house near Twenty-fourth and Ebney streets has a model outdoor sleeping room set into the second floor in a manner that is charmingly artistic and architecturally economical. The house is a one and one-half story cottage. The design is low and wide. The roof slopes toward the street gently with long lines from apex to eaves. The sleeping porch is cut into this long sleeping room in a way that makes it look as though a giant had stuck a knife into the roof and pried up a liberal space for the sleeping porch. The porch is commodious, well ceiled and finished. The side of this sleeping room comes up to a height of probably three feet so that the sleeper cannot be seen from the street. A door leads from the dressing room to the sleeping porch. The latter is closed in with wire mosquito netting on the three open sides.

"Electricity is occupying a more honored position than ever before in Omaha homes," said E. J. Gillespie of the American Electric company. "People are beginning to realize the charming effects that can be secured by the proper use of electricity. The beauty of the fixtures manufactured today for electric lights makes the beauties of this species of illumination especially attractive. Most of the homes of the medium and finer class now being built in Omaha are being provided with electricity and they are being made doubly beautiful by the subtle quiet charms of electricity. Not only is it useful for illumination but for heating in a small way. It is also turned to doing other little labor saving tasks which are so small that if the wires were not already in the house these things could not be done."

A business man's home in the West Farnam district has several model bed rooms. He and his wife have paid special attention to this part of the house. One of the rooms they call the "ivy room" because the wall paper has the ivy design on it. Another is called the "hollyhock room" for the reason that it is decorated with wall paper of that design. Both are models of coziness. The windows extend nearly from the floor to the ceiling and are made with small panes of glass according to the olden day design. There are two curtains in front of each window. One of these is of lace and the other of opaque material to be drawn at night. There is a fire place in each room and several deep comfortable looking chairs. A few pictures of restful subjects and harmonious design are on the wall.

"A house should partake of the individuality of the builders and those who expect to live in it," said a local architect. "People must not be swayed by what is the prevailing style or mode. I do not think Omaha people are swayed by anything of this sort. They build the kind of houses they individually like and the result shows that their tastes are not freakish or governed by the dictates of mere fashion. A plain hard working sensible family living in a house with a lot of frillery and tropicery and Louey Kans and Louey Kattoras

## FOR CONSUMPTIVES

A specialist of a noted Eastern clinic gives the following formula as the best known formula for consumption. Mix two ounces of glycerine with eight ounces of good whiskey and add one-half ounce of Concentrated oil of pine. Take a teaspoonful or a tablespoonful every four hours.

Care should be taken to get the real Concentrated oil of pine, which comes only in one-half ounce vials sealed in round air-tight screw-top cases. The ingredients can be procured at any drug store. The above formula will also cure bad coughs and colds very quickly.

## TIMELY REAL ESTATE GOSSIP

Omaha Dealers Optimistic in Face of Present Conditions.

## CASH SALES ARE PLENTIFUL

Slight Falling Off in Amount of Transfers Declared to Be Due to Temporary Conditions Only.

Will real estate rise above the present financial flurry, or must the market come to a dead halt within the next three weeks, when the crucial test is to come? This is the question which Omaha real estate dealers have been asking the last week, when the market has been quiet and the records showed transfers placed on file of but \$22,000 for Douglas county, and a large part of the total consisted in country sales and the city sales fell off. Nearly all the sales made during the week have been placed on file and very little old stuff was recognized among the deeds filed.

In the transfers for Tuesday, which are given as \$155,800, the refilling of the deeds to the Range building, purchased some time ago by G. E. Shukert, amounting to \$127,500, which cannot be considered in estimating the week's sales. The result of the next three months of real estate dealing are expected by real estate men to be full of tremendous import for the future. Real estate work will be the panic or it will rise above it. C. C. George of George & Co. believes the light is breaking and that the real estate market stands on the rock of the country's prosperity. If the rock cannot be shaken the masses of business men will see that their fears are groundless.

When the reports of transfers for the first day of the week showed up around \$8,000, real estate men were getting a little uncertain, but have been pushing ahead, disregarding the fact that things were coming to a halt for a time. Then the next report came along with transfers of \$28,439 for the second day, \$8,754 for Wednesday, \$12,731 for Thursday and \$12,772 for Friday. But business was better Saturday, with the sun shining, and one firm made a sale of \$5,000, another of \$2,500 and a third of \$1,400, sending the week out with a whirr and a good outlook for the coming week.

"It's like watching a wave come in on the beach," said a real estate man. "Great crests of dark waves will swing in on the shore now and then, smash up the boats and beat against the lighthouses. Such waves can be compared to the panic of 1873. But the present wave will never reach the boats and lighthouses. Its force has already been checked. Half way up the beach it met a body of quiet water, which reduced its force, and by the time it reaches shore it breaks harmlessly on the lower beach. Such is the effect of the present panic on real estate. It looked like a monster wave for a time, but it has struck quiet water, and I predict that the wave will break harmlessly on the sand."

That real estate in Omaha has not been hurt by the panic or financial flurry more than to make the market temporarily quiet is shown by the offers received Saturday by dealers for unimproved property at a time when other forms of investment security were being slaughtered. As an instance, George & Co. offered the north-west corner of Twentieth and Hurt streets, for Mrs. J. E. Ellis Astorcorp, N. Y., and received four cash-offers for the property within forty-eight hours, selling it for cash to the first one who made the offer—William D. Giffin, who will improve it promptly.

Bankers and real estate men are unanimous in expressing the belief that it will only be necessary for the market to hold its own for a few weeks, or perhaps until after the holidays, and when recovery in other lines begins a new era of prosperity will dawn for the real estate dealers. "New prosperity is inevitable from the fact that the earning power of men and women is as great as it ever was, and they are making a greater effort to save," said a real estate dealer. "We have had any number of applications for paying from \$10 to \$25 per month on lots ranging in price from \$250 to \$1,000."

A few believe that the time has come when real estate will not bring as big returns in rentals and that after all America cannot expect to have holdings in real estate which will return 10 and 12 per cent when the older countries have reached a plane where 2 to 3 per cent is high. It is believed by a few who have had experience that real estate will continue to return from 5 to 15 per cent for many years, but gradually the lower plane must be reached.

A simpler form of warranty deed is sought by the real estate men of Omaha and President Graham of the Real Estate and Abstractors Association suggests a joint meeting of the attorneys, abstractors and real estate dealers of the city to agree on a short form which will not cost as much to record and will not be as apt to be picked to pieces by fault-finding attorneys. W. L. Selby has suggested that a mortgage release be secured which will not be as long

as a mortgage and cost as much to record as it usually charged for recording a mortgage. "But we will always have a lot of trouble with forms," said Mr. Selby, "as long as attorneys themselves differ as to the legality of deeds, mortgages and releases. I have submitted a deed to one attorney and had it accepted and the next attorney would turn the same instrument down. Lawyers and real estate men should get together on forms, but even then an attorney now and then would pick to pieces a deed which had been declared good by thirty others."

Real estate dealers of Omaha may ask the next legislature to reduce the fees fixed for filing or pass on some simple forms, such as are used in Iowa. Creighton's First addition will be the name given by the D. V. Sholes company to the new tract which will be placed on the market about January 1. The new addition is just west of Hanescon park, between that beauty spot and the Megeath addition. It will be one of the desirable residence districts of the city, within easy reach of the cars and overlooking the park and southern part of the city. Lots will sell from \$200 to \$1,000.

Reed Bros. have planned a new addition at Forty-eighth and Farnam street and will call it "Sunset." The addition will be sold only in 100-foot lots and the lots not sold to anyone who desires to build a residence costing less than \$5,000. The permanent improvements of the addition are well under way and lots will soon be on sale.

C. C. Carlberg has platted an addition of eleven lots on Thirty-eighth avenue, between Mason and Pacific streets. Five modern cottages will be erected on the property at once.

Sale of the fine lots in the new Dundee addition, for which George & Co. has the exclusive agency, continues and five new homes are under construction, all costing more than \$2,500 and one costing \$6,900. G. D. Patterson of the Pacific Express company has purchased two lots at Fifty-first and Underwood avenue for \$1,250. He will build a new home on the lots at once.

The beautiful residence of C. C. King at 1341 South Thirty-second street has been sold by a colored real estate agency to Mrs. Ida G. Caball, a colored woman from Missouri; who paid \$5,000 for the residence in the exclusive south-side residence district and when she occupies it, December 1, she will be alone in being the only colored person to secure a home in the district.

Bankers' troubles are not hindering the home building in the suburbs. The home builders and lot buyers are as active as ever, and those who have purchased lots are going ahead with improvements as rapidly as possible. Some who had contracted to buy lots on the installment plan have drawn money which they had in banks and paid for the lots. Only now and then is a deal called off by an intended purchaser and the financial flurry given as an excuse. Real estate dealers declare that those who refuse to go ahead with deals because of the much discussed money stringency are only the ones who are seeking to get out of the deals and use the financial flurry as an excuse.

N. P. Underhill has sold his place in Archer Place, South Omaha, to Kate McPherson for \$4,000. The home is one of the comfortable residences in the extreme limits of South Omaha, being almost as far out as Albright.

The Byron Reed company has sold to Louis Segal the residence at 1212 Burt street for \$2,500.

### LOVER SHY MARRIAGE FEE

Lacks Just Two Dollars of Enough to Buy a License to Wed.

Because he had only \$3 and his marriage license and marriage service cost \$5, David Condon was forced to leave his marriage certificate "in hock" with Marriage License Clerk Purdy until he could raise the other \$2. Condon applied for a license Friday to wed Maggie Eberly of Denver. After the document was issued he requested that Judge Leslie perform the marriage service and the judge did so. After they were made man and wife Condon produced the \$2, but was unable to take up the balance of the fee. As the county judge has no power to undo even his own ceremonies, he was powerless to do anything except accept Condon's offer to leave his certificate as a guarantee he would return and pay the \$2. The certificate is still in a desk in the office awaiting its owner. George Lasker and Agnes Stanley of Marne, Ia., were refused a marriage license Saturday morning because the bride-to-be had secured a divorce in Iowa only six weeks ago.

### Encouraging the Lawyer.

A North Carolina lawyer says that when Judge Buxton, of that state, made his first appearance at the bar as a young lawyer he was given charge by the state's solicitor, of the prosecution of a man charged with some misdemeanor. "It soon appeared that there was no evidence against the man, but Buxton did not back down and was willing when the jury brought in a verdict of 'guilty.'" "After the trial one of the jurors tapped the young attorney on the shoulder," Buxton, said he, "we didn't think the fellow was guilty, but at the same time, didn't like to discourage a young lawyer by acquitting him."—Lippincott's Magazine.

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### Where to Eat

**Table d'Hotel Dinner** ...AT...  
**The Chesapeake Cafe**  
SUNDAY: 11:30 a. m. to 8:00 p. m.  
1508-10 Howard Street  
Potter's Mandolin Orchestra

### TABLE D'HOTE DINNER

—TODAY AT—  
**The CALUMET**

## Heat-Fuel-Money-Wasted

### Some Common Sense Facts

FACT 1—If your basement is 75 to 85 degrees and by covering the pipes you reduce it to 60 to 70 degrees, what becomes of the heat? You save it and it passes on to the rooms; there can be no other place for it to go.

FACT 2—After the heating pipes in your basement are covered with Ambler Asbestos Air Cell covering the heat cannot radiate or escape, but is forced upstairs, where you want it.

FACT 3—Many heating plants are not successful because the furnace or boiler capacity is not sufficient to allow for the waste heat lost in the basement.

FACT 4—Uncovered heating pipes in your basement shrink your hard-wood floors on account of the excessive heat in the basement. To keep your floors looking right is worth the cost of covering alone.

FACT 5—It is difficult to keep your winter supply of vegetables and fruit when the pipes are not covered in the basement.

FACT 6—Some manufacturers of boilers recommend Ambler Air Cell covering for their boilers, because they know it increases the capacity of their boiler.

FACT 7—Millions of dollars are spent yearly for pipe covering because it saves more millions in fuel.

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## PARENTS

When you stop to think about it, you, of course, realize the grave danger that menaces your children when they play in the streets on which there are street car tracks, but do you think about it often enough?

And do you caution your children about it often enough?

Are you sure that YOUR children are not daily exposing themselves to the danger of being struck by a car—in fact, jeopardizing their lives.

Remember that when children are playing, their minds are engrossed with their play and they are utterly unheeded of approaching cars and frequently dart directly in front of them.

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HOW THE HOTEL LOYALL LOOKS TODAY.