THE OMAHA SUNDAY BEE: DECEMBER 1, 1907.

Local Dealing is Quiet, but Dealers INVESTMENTS AS in Good Spirits. Architecture in Europe SMALL HOMES STILL NEEDED Tany Omahans Finds Safe Place for Money in Buildings. After an extensive study of the architec- | very much larger than Chicago. And all Omaha Expert Thinks Influx Into ture of the principal buildings in some of of the other cities I visited have grown City Will More Than Fill the in similar perpertion. the larger cities of Europe, John Latenser LASTER FOR OUTSIDE WORK "Generally speaking, buildings are not New Five and Six-Room has come back to America impressed with high. I do not remember having seen a the artistic temperment of the Europeans Cottages, building of more than air stories, but the as expressed in their streets and buildings. **Enterproof** Preparation Perfected in buildings are made to harmonize with each The result is in marked contrast to the other and no building is permitted to be Germany Promises to Become Despite the spirit of Omaha real estate choatic locations of structures in American Popular Here as House conspicuous among its neighbors by having men, who have been fightly bravely for a cities without any attempt to secure a genmore stories. month, to prevent a surrender to the preerally artistic effect. Mr. Latenser was Covering. "Not only are the buildings limited in sent conditions, the real estate situation in accompanied on his trip by Mrs. Latenser height, but their architecture is made to Omaha is quiet. A few of the firms which and their two children. They visited Berconform to the architecture or scheme If some of the eastern financial plungers say so are F. D. Wead, Byron Reed com lin, Zurich, Milan, Rome, Maples, Venice, established for a certain street, boulevard pany, A. P. Tukey & Son, Reed Bros., who are now said to be terrified by the Vienna and Paris. He stopped one day in or avenue. In other words, European citles undertake to control the esthetic D. V. Sholes company and R. C. Peters & ecent happenings in the money world Stuttgart to visit once more the school of come to Omaha and have a look architecture he attended twenty-five years about the city and have a talk with the ago

ontractors, builders and architects and "Some of these cities I had known twenrith the people who are going right ahead ty-five years ago," he said, "and I went aufiding homes, they would both be back expecting again to admire and study mazed and probably have their confidence the beautiful old buildings and the deestored. They would probably turn over velopment of the architectural styles of) new leaf, buy a little lot in Omaha, sulld a house thereon and live happily ated. Modern buildings occupied places of municipal government would not permit wer afterward, walking in the virtuous aths which lead to prosperity, secure and central position, rivalling the best buildings of former times. table, in the rich west.

files.

by the despotic king.

can standing close by.

NEWS OF THE BUSY HOME BUILDERS

"I have taken contracts for new houses arring the last week," said a contractor rho does a moderate business. "The men rant the houses put up this winter and I set a bonus if I have them completed bepre a certain date. One is a flat and the ther three are dwellings to cost from 8,000 to \$6,500. These people have the noney in the bank and I get paid as fast is I do the work. There isn't a bit of nortgage in the buildings. Right there is me feature of the present situation. Peosidered a nocessary part of them. do are not building houses on the installnen plan so much, nor are they borrowing

noney to do it. Those who are letting new ontracts are people who have been faving up their coin for this very purpose. They sel sure that their savings will be secure a Omaha property and are putting them o this purpose as rapidly as possible. And guess they are wise in doing so. Prop-

HOMES

rty can't abscond, and if you have it mid for and insured, it is absolutely safe md yon need not worry, no matter how swry affairs may be in the financial world. I you own your own house, moreover, can give the proud landlord the ley tare and likewise the cold shoulder. These we a few reasons why the house building n Omaha has been doing business and will sontinue doing business at the old stand in a my opinion, even if the money flurry hould get much worse than it now promses to be.'

That houses with an exterior finish of flaster will become more and more comnon in this part of the country is the minion of more than one experienced imaha builder. Plaster is becoming heaper, while lumber is going up, and a good quality of stone cannot be secured lose enough to make it eligible to a place m a building material in Omaha. In Curope plaster is an exterior finish for touses has been used for years and is intensively apparent today. A watergood preparation has been perfected in lermany which removes one objection to daster, which was that in a driving rain t sometimes allowed water to seep through und rot the timber studding.

The method of applying the exterior plaser most approved by experienced users of his substance consists in covering the aper, which costs less than 1 cent a present time

quare foot. Over this is nailed wire inth. used to keep it away

in the United States no such attempt has ever been made. Our municipal government means to control only the safety and possi- to extend the check system. bly the sanitary features of the buildings. "A new hotel is being constructed in the different periods and centuries, but to Vienna of immense dimensions and in spite my surprise I found the old cities rejuven- of all the efforts of the proprietor, the

even the addition of a roof garden with a covering in addition to the established "The group of buildings which impress street. me most was that formed by the opera street. "The result is that after one has see height of the buildings on that particular

palace, the Hofberg theater, the House of the symmetrical, harmonious and well Parliament and the Ringstrasse in Vienna. balanced avenues, boulevards and squares Each of these buildings has its own beau- of Europe the frregular choatic appearance tiful setting in green sod, flowers and of a street in New York, for instance, trees, but they all seem to blend together as makes it appear as if the taller and more if some relation existed between them. In gigantic buildings were selfishly destroyfact, immense importance is given to the ing and minimizing their smaller neigh-"The Louvre in Paris with the portions of help thinking that the eternal fitness of chance for a reduction."

the Tulieries still remaining and forming things has been violated, that there is no the hindmost.

"Whatever criticism we might express 'After the deluge,' said the magnificent of European cities and their way of doing Louis when he constructed his kingly palace at Versailles and he was right; such artistic. The artistic temperment prevails. buildings as those could only be constructed "Wherever you go the artist is honored. They will mention the name of the archi-"The group of buildings which form the testifies to the regal entourage and bearing monument, but they never mention the of the doges of the old republic. Palaces man who put up the money.

"The most conspicuous modern building in Paris today is probably the Grand Opera tarf. house, the site for which alone cost 83,-000.000 francs. The architect, Mr. Garnier, shows the work of the greatest painters died a few years ago. A monument to his memory, which I estimated has cost at

least 250,000 francs has already been erected in front of the opera house, his bust crownperfect building, although it has passed lines, the plan of the entire opera house, the collseum and lets his mind survey its know, the location for this monument,

selected by the French government, is the "But as I said modern work comes for most prominent in the court of the Louvre. its claim. A monument is being crected in facing the Tullaries gardens. You rememorations, 32,000,000 francs. Both of these ment of the magnificent gift of France to

"In all of the other cities visited modern but the statue on top of the pedestal is is making it his home.

feature of the individual building, con- Co. All of these firms are doing sequently of the whole city. With us here some business, but it is far from what it was just thirty days ago, when the banks suspended full cash payment and decided

> While hundreds of the much needed "five or six-room" cottages are being erected in Omaha, the demand for such homes is so great that the rent will not be reduced because of the number. This is the opinion of ex-President Bostwick of the Omaha Real Estate exchange.

"Ecopie are coming to Omaha so fast that the houses are rented or sold almost before the first brick is laid," said Mr. "I have seen scores of the Bostwick. homes erected within the last year and every one is supplied with a tenant. believe they would be kept full by the new families coming to the city, without setting of all public buildings. Artistic ap- bors. And when one finds a twenty or a single native moving. As long as this proaches, foregrounds and parking are con- twenty-five-story building over-towering a is true, the rent will not be less. I believe beautiful church, spire and all, one cannot it will hold steady and do not see a single

It is estimated that the building for the harmony, symmetry or sympathy in such year will total more than \$4,500,000. Not a street architecture, but that it simply small part of this immense fortune has means each one for itself and never mind been devoted to the building of small

Making landscape that will be marketthings we can find no fault in matters able city property, is not always easy work. The McCague Investment company owns a tract on Thirteenth street, which it proposes to make attractive by moving tect, the sculptor, the painter who helped 20,000 cubic yards of earth. The D. V setting for St. Marks' church at Venice in the creation of a magnificent building or Sholes company has let a contract for the moving of some 50,000 cubic yards in the Creighton First addition. The McCague work is in the Mid-City addition in Clon-

Of all the real estate which seems to be nost in demand by outside buyers, the South Dakota farms and the lands beneath the irrigation ditch in the North Platte valley, are the first choice, accord "The immense Pantheon takes you back indicating the liberal, industrial and fine ing to J. H. Osborne of the Osborne-Hanto the times before Christ, but it is still a arts, etc. On the shaft is inlaid with gold son company, who has just returned from a trip through the west. Mr. Osborne says "I came near forgetting to speak about the number who are looking at farm lands again visited Rome in the centuries gone the monument of Lafayette, one of the is not less than in other years, and he by. One who walks through the ruins of heroes of our war of liberation. As you believes the "city buyers" of farm lands have increased since last year.

North Seventeenth street, from Manderson to Ames avenue, is an addition to the Rome in memory of Victor Immanuel, the ber the money for this monument was to city now appreciated. A year ago the lots estimated cost of which is 52,000,000 france. be contributed in part by the children of were vacant north of Manderson except The Palace of Justice and Justice and Within a year coment The Palace of Justice now being finished the United States and the monument was for three houses. Within a year cement in Rome will cost, without interior dec- to be a gift to France in acknowledge- sidewalks have gone in, from Manderson to Ames avenue, and a continuous line structures are intended to be monuments fit the United States of the Goddess of Liberty of beautiful cottages marks the sites where for the Eternal City and all of the artistic ability of Italy is being brought into play "The pedestal for the Lafayette statue" road track or terminal elevator if the land Nearly every heathing boards with waterproof roofing to make them worthy monuments of the was built of American granite and has been was really ever occupied. Nearly every completed. It is about fifteen feet in height, home has been erected by the owner, who holes in West Dodge street, which have Looking back over twenty years George see where the tendency of Omaha real estate was to do other than advance, and that it should double on property within the same time. Twenty years ago in Noworth much more money: before we will have boom times again in building. The men who are far-sighted streats, near 20th, \$1,200 to \$3,000 each. enough and have acquired wisdom are the 1 Lots in Lows's addition, \$500 to \$600 each;



trips of wood being role and an idea missing. The status was there, but it was rom the paper somewhat, so as to give a of the growth of the cities can be had of plaster of paris and gilt and it has linging space for the plaster. 'The plaster when it is remembered, for instance, that since disintegrated so that nothing re- P. Bemis remarked recently that he did not s applied in three coats, first a brown Berlin and Chicago in 1865 had about the mains of it. The French government has same population and that Berlin now is kindly removed the remnants." aoriar coat, guaged with 20 per cent of ement mortar and containing plenty of

one complete building with the Tulleries'

gardens as a foreground is an architectural

dream and the counterpart of its grandeur

can only be found in the palace of Versa-

built four centuries apart during the exis-

tence of the republic were made to har-

"The interior of St. Peters at Rome

and the greatest architects of all times,

but the grandeur of the exterior is some-

what marred by the immensity of the Vati-

through confingations, which again and

history can not help but be moved.

nonize and compliment each other.

air or fiber. After this has dried the scond coat, made of cement and lime, is ut on, and then the finishing coat, conalning coarse sand and fine gravel for the ough cast surface. The last coat can be

inted with colored sand or a little mineral ploring matter.

This type of material, used with the halfimbered style, makes a very pretty effect and sets off the plainness of the plaster, which is not to the taste of some people. hough to others it is charming in itself.

A hardware dealer reports a notably inreased demand for fancy knockers in bills Building Inspectors' society, an organiza-& hardware for new Omaha houses. There tion that keeps in closest touch with buildstistic knocker that sets off to advantage house that is finished along tasty subtantial lines. Moreover, the knocker has ur forefathers. A knocker, aside from its sries to run down or weaken and wear out ande in all designs from quaint old Meant and plain designs.

"Mintakes are sometimes made by inex-"Ministakes are sometimes made by made erienced persons in building the fireplaces which are coming into such favor again," ald a builder. "The people find that the replace smokes and is susceptible to wery vagrant breeze that happens to blow nwn ft. The reason for this is a fault in eristruction, a disregard of a fundamental aw aid a principle well known to most milders. The freplace has not been pro-tided with a proper throat" and 'smoko heif." Some people have the idea that the fager the chimney the better will be the reaft and they build the chimney large on materials, and while wages have not erienced persons in building the fireplaces raft and they build the chimney large nd of the same size throughout. The broat should be a few inches above the sch of the fireplace and should be comaratively narrow. The part of the chim my wall which juts in to form the throat a called the shelf and when a wind blows nown it provides a shelf against the breeze o that the smoke does not blow out into he room."

"One of the most wasteful things about home is the pipes leading from the steam a hot water plant to the living rooms." mid J. H. Brown, jr., manager of the imaha branch of Kesaley & Mattinon. 'People don't grasp the economics of this wohlem as they should. They spend money in securing what is claimed to be the most conomical method or system of heating heir homes and then overlook the pipes, which are of great importance because of he large surface they have exposed to the ar. Half the trouble with refractory and innatisfactory heating systems can be raced to exposed iron pipes. The proper aethod to remedy this is to cover them rith asbestos material made for the purions. This keeps the heat in and sends it dong and through the pipes to the upfairs rooms where it is wanted. Home milders should take this into considera-

Electric wiring contract for the new postffice building at Nebraska City has been iwarded the American Electric company.

The electric fixtures and wiring for O. E. thukert, at Fifteenth and Harney streets, vill be done by the American Electric empany.

mus electric wiring contract for the new

engine house at Twenty-fourth and Laks will it be brought home to them that real streets has been awarded the American estate and building constitute infinitely Electric company. mafer investments and it will not be long

ONE EFFECT OF STRINGENCY, building. The men who are far-sighted

of Washington, the executive officer of the

To build now would be wise and to build well at all times is wiser still. The safest an atmosphere of solidity about an ing matters all over the country, that au- and most reasonable investment in buildthority asserts that the present is a most ing is a structure that cannot be deopportune time for people to build. The stroyed or even damaged materially by money stringency has developed some pe- fire, a thoroughly fireproof building. And a air of the old-fashioned about it and cultar effects upon the building situation. a thoroughly fireproof building is one ada a touch of "the good old days" of Just prior to the so-called panic everything whose frame is of steel, whose outer walls was at the highest, not only materials but are of brick and terra-cotta, whose floors rnamental value, has a usefulness not labor. Wages were at the highest point and partitions are of brick or hollow tile. onnonaned by the bell. It never gets out ever reached and the amount of work dons or concrete, protected with tile, whose sevf order as a bell may and it has no bat- in a day was the lowest ever given. Labor eral stories are separated and constituto was excedingly independent and the result distinct units; whose windows, pretected s an electrical bell has. The knockers are was that buildings cost anywhere from 20 against external attack, keep fire out, and to 60 per cent more than they did a very whose entire construction is thoroughly man heads to Dianas, Hons, eagles ram- few years ago. Tightening of money has and sensibly executed. To all sensible inscared people generally; manufacturers are vestors I should say, "Build now and anxious to get rid of their stock and get build well." some money in and are making low prices

The Gypsy's Curse.

Money Depression Results in Lower-ing of Cost of Build-ing. WASHINGTON, Nov. 20.—In an inter-view just given by Architect Fitxpairick of Washington, the executive officer of the Building Inspectors' society, an organiza-To build now would be wise and to build Hore de autour de acquired wisdom are the ones who will close up contracts and "cinch" their building operations and get started at once. Those who want to wait and see and postpone building contem-plated structures for a year or so will pay forced expenditure. To build now would be wise and to build St. Dots in Lower a dation, sold to pase each to sold to pase each very easy terms. Lot on Seward st., near list, \$600. 2 lots, (10 reet south front)' on Hamilton st., near Poor Claire convent, \$1,700. 180 feet west front, on 24th st., near Far-nem, \$125 per foot. Corner lot on Burt st., near Lowe ave., 66 feet 8. front, \$700. Easy terms. Lot on Virginia ave., near Leavenworth st. \$2,000.

Lot on Virginia ave., near Leavenworth st., \$2,000. 3 acres in West Omaha, \$3,000. Lot on Howard st., (65x132 feet), \$24,000. Corner, 4x122, on Harney st., \$20,000. Corner lots on Seward st., 3 block from Poor Claire convent, \$750: easy terms. 44 feet east front on S. 13th st., \$11,000. 125 feet east front on S. 13th st., \$11,000. Four-story and basement brick store, 30 feet front on Harney st., \$30,000. 2 houses and lots on Farmam, near 26th st., south front, \$4,500. House of 7 rooms, lot 60x127 feet, on Saun-ders, near Cuming, \$2,500. House of 7 rooms, clistern, etc., lot 454x 132, on S. 17th st., \$1,500: monthly payments. So acres, 4 miles west of city, \$100 per acres.

acre. Lots in South Omaha, \$400 to \$750. Lot 22x120, on Dodge, near 12th st., \$4,500. Lot in Cortlandt Place, \$5,000, one block from St. Mary's ave. House and full lot on Hamilton st., near 28th, \$3,500. Only about \$0 per cent of the number

of people who went to Canada from the United States are making the venture this year, according to Omaha real estate dealers, who have been heavily interested in Canada lands. Despite the fact that Canada is well developed, and the telephone service is the equal of if not superior to the rural lines of the United States, it is not a popular country with the farmers of the United States, and little by little the number seeking homes there has dimin-Ished. Financial conditions in western



been complained of several times by people living west of the city. The matter was taken up at a meeting of the road committee and motion after motion relating to the method of repairing the road was lost. or, if passed, reconsidered and killed, If vember, Mr. Bemis advertised some of the was only after the board had spent most following lots in The Bee. Today they are of the forenoon in debate, some of which was heated, that a motion was finally passed, directing Chairman Ure of the road committee and County Surveyor Beal to employ E. D. Van Court to do the work at a cost not to exceed 50 cents per lineal foot.

The controversy was mainly between Kennard, who wanted the board to employ E. D. Van Court to do the work, and Ure, who did not want the hands of the committee tied by any provisions who was to be employed. Mr. Kennard declared Van Court was the only contractor who could do the work satisfactorily and at once. Ure declared if the board directed the employment of any one contractor it would be at the mercy of that contractor. After one of the numerous motions had been. put, Kennard tacked on an amendment providing that Van Court be employed.

"I don't know why you are so anxious to have Van Court do this work," said Ure. "You have no right to make any such instnuations," said Kennard, jumping to his feet and striking the table with his fist. "You know as well as I do why. It's because I want the work done right and at once."

"Well, if you are going to do it that way I will pull out and let you appoint some one else to work with the county engineer. 'That a right." said Kennard, "make boy's play of it. If you can't have your own way don't play.

"It's boy's play for you to make a remark like that," said Ure.

After things had quieted down the board wiped out everything it had done so far and ended the skirmishing by passing the motion for the committee to employ Van Court at not more than 50 cents a foot.

BUCKINGHAM NOT ON ORIENT Too High Priced for Company to Af-

inson.

"No, Mr. Everett Buckingham is not going to work for the Orient road," said Edward Dickinson, general manager and vice president of the Orient road and former general manager of the Union Paclfic. "Not that we would not like to have Mr. Buckingham, but I know he has several offers for his services which will pay him more than we can afford to pay at present. It looks to me from what I can learn that Mr. Buckingham will be general manager of the Union stock yards at South Omaha. When we get our line a little further along I would like to have several

"The Orient road has no large financial institution back of it, but is being built by the people, and as a consequence we have not had to stop work during the last lew weeks when other roads have been knocking off. It is purely a people propogition, and we have already expended over \$15,006,000 in finding the way and in organization and building. Today we have built and in operation 785 miles of road and by the first of the year will have 750 possible when we started to build." miles. In addition to that we have 350 mlins graded and ready for ralls. We have fifty-five locomotives, 2,660 freight cars and

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mountains, a feat which was considered im-

Pepper Cured Hiccoughs.

fifty-five locomotives, 2,600 freight cars and forty passenger coaches, and Friday I placed an order for 6,000 ions of rails. "In Mexico we tap the daly real timber district in that country and have already delivered 600,600 ties for the Mexican Cen-tral road. We are compelled under gov-ernment requirements in Mexico to build a certain number of miles of road each

became weaker and weaker and could not cat or sleep. It was in this condition that be appeared at the Hahnemann hospital the other evening. "Here is something that you never tried," and Dr. Peters. He gave the man a pinch of pepper. The man was hiccoughing vio-iently at the time, but mannaged to inhair the stimulant. Tears came from his eyes as he did, and he messed violently. He sneezed again and when he was through energy the hiccoughs were gone.-Phila-deiphia Inquirer.

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