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NEWS OF THE BUSY HOME BUILDERS

PREDICTS RECORD NEXT YEAR

Omaha Man Says More Homes Than Ever Will Be Erected.

CENSOR OF ART IS WANTED

One Builder Suggests Bureau to Superintend Architectural Style of Houses is Badly Needed in American Cities.

There will be more houses erected in Omaha during the coming season than ever before," declared a man who keeps an eye on the situation and a finger on the building pulse of the city and who has the reputation of being a good prophet in this line. "I base my prediction on natural conditions and on a careful, sane analysis of the situation," he continued. "I am neither unduly optimistic nor visionary and would be willing to put up my oney against the money of any pessimist who was bold enough to back up his convictions with his cash,

"We broke a record in home bullding during the year which has just closed. We did this under the stimulus of great business growth. We expanded in all directions; our trade grew; our wholesale houses expanded; people flocked to the city; our old established citizens grew wealthy and built new and finer homes. "All these conditions still obtain. They've

had a panic in the east, where they had been building their financial and business houses on sand. Here we have had no panic except such rumblings from the one they experienced in the east. On the contrary we have had immense crops in the surrounding country; the farmers have the grain that the world is demanding; the railroads have all they can do; the wholesale houses are doing an undiminished business; people are coming to the city. Moreover, the recent collapse of the paper house of Wall street has made our people anxious to keep their money in the west and they know that It is perfectly safe in a house. Even those who fear the solidest bank are not afraid of their money if they have it in a home. If the home and when, after long service, renewal is is paid for and insured nothing can fake it away from them.

"These are a few of the reasons for which I believe the building record in Omaha is going to outdo anything yet seen during the coming season. The reports of architects, builders and contractors bear me out in my prophesy, too."

The artistic value of a properly built trellis has been demonstrated on a new house just completed on South Twentyfifth avenue. The house stands on rather a small lot and everything must be made use of. At the side is a tiny porch hardly more than five feet square. On this the trellis is built. It is of ample height and surrounds the porch on three sides, with a graceful doorway left on one side. The running perpendicularly with circular pieces at the top and a more complicated design immediately under the caves. The roof is of concave shape and made of copper. The arrangement adds beauty to the house, while its use is evident. It affords shelte from the wind and a protection to persons standing at the door. Seats could be added on each side if desired. There are several kinds of vines which can be trained over the trellis in the summer. Climbing rose bushes are also valuable in such a place.

"It is really a question in my criticise Omaha, for this city is fully as and rolls. beautiful as any other American city I was ever in. Nevertheless, the evil of indiscriminate building is very evident at a glance in going over any American city. Perhaps a neighborhood as built up with tasty houses and then some-person comes in with the most outlandish taste imaginable and erects an atrocity that would injustice to those people who are striving to maintain tone to their neighborhood. Besides, the person who crects the atrocity doesn't do it deliberately. His intentions all right. In fact, I have seen some such houses of which the poor deluded owner and builder was proud. He would point them out proudly to his friends, remark upon the originality of the design and execution and with modest pride inform you that the idea was his own. The neighbors regard that map as a pest and a nuisance and he regards his neighbors as unappreciative and ungrateful. Both are uncomfortable and the neighborhood

"Now, if we could adopt some such plan in American cities as they have in Europe all this would be obviated, the city would be in architectural harmony and everybody would be satisfied. Walk through a city like Brussels and even though you are not naturally finicky in the matter of architectural lines you would be delighted with the beauty of it all. It is like a poem or a restful piece of music. There are no jarring angles, no incongruities.

"We have a building inspector, whose duty it is to see that the proper kind of materials are put into buildings. Why should not we have a man skilled in home building architecture and landscape who would guide the activities of those who build, guide them into the right channels We cannot all be skilled in such scienceund arts, yet we all want to see the result of our efforts yield the greatest beauty Such a result is for the mutual benefit of the city and of the owners of the houses. The architectural manager, if I may so name him, would merely keep a guiding hand on the plans for houses. He would merely see that they did not vary too much from lines of architectural beauty. The interiors of the houses could be built entirely to suit the owners, for they alone would see them, and if they were not aesthetic they alone would be the sufferers. I hope to see a step taken toward this end before long."

A handsome home being erected in the West Farnam district is unique in having a wail in front in place of a fence. On top of the wall, which is about four feet high, to a small ornamental iron fence. This is to the style so universally popular in England and some of the continental countrium. It is a good idea from the architectural standpoint, as the wall and the pattern of the fence are each capable of almost infinite variation to suit the individual tastes. Some beautiful designs are wrought out by builders in England. Hodges and vines are sometimes combined to advantage with the wall and fence to make a beautiful and useful partition of the front yard of a house from the street.

Why It Pays to Use Good Paint. Owners of buildings should realize that it pays to use paint. A building or even a fence, costs money and repairs are expen-The only way to preserve material in andding is to protect it with paint. The weather and the sun then exert their

The Nation's Extravagances

WASHINGTON, Dec. 21.-The governors out in one conflagration. Boston will averand most timely move on the part of the

nere it is planned by Architect Pitzpatrick, the fire waste that it is believed will impel and the reduction of the fire tax. That fire department cost \$312,000, Rome, a city authority points out that of all our waste- of 500,060 people, had a loss of but \$56,000, fulness fire is one of the very costlicat and and its fire department cost \$50,000. Figures the only one in which human lives are also and comparisons that may well make the sacrificed. Over 5,000 lives have been destroyed by fire in a year's time, The tax fulness of their people. in actual combustion of buildings, in the maintenance of fire departments, and in them the cure that is proposed. He mainpremiums to insurance companies in the tains that if adequate legislation is enhope of recouping some of the damage, acted, compelling that all new buildings be amounts to over \$500,000,000 a year. A sum at least moderately well built and that the that is just barely equaled by the cost of old ones have such improvements made in new buildings erected in our most pros- them, involving little cost, but rendering perous year. No other nation on earth them less vulnerable to fire, this terrific permits of any such waste. Fire has eaten tax will be reduced more than one-half inup in twenty-five years' time over \$3,500,000,-000 worth of property, a sum that exceeds able to compare favorably with European the highest point ever reached by the cities within fifteeen years. The one and United States debt.

and even chtire sections of cfties are wiped ern, well built structures. destructive influences only upon the cheap,

easily renewable covering. As with the exterior, so with the interior paint is cheap, clean, cheerful and easily renewable, and when soiled can be washed: desired, a fresh coating makes it new sweet and bright.

Imitations of Hardwoods.

Perhaps no set of men appreciate the seriousness of the timber supply question more than those engaged in the manufacture of furniture. They have realized for some years that a pinch in the hardwood market is sure to come, and they have suc ceded in coping with the situation by the conomical use of material by the practice of vencering, and the imitation of the highest priced hardwoods.

During the last two years the great inrease in the price of hardwoods has created a strong demand for wood which can be used in imitation. The two woods that are most successfully imits ed are mahogany and oak, particularly the quartered oak trellis is made of square sticks of wood in the golden and darker finishes. Almost Omaha to live. Mr. Fitzgerald paid \$4,500 without exception, the manufacturer markets these imitations either as imitations or Atkisson, who have been doing railroad under some registered trade name, and does not pretend to deceive his customers,

ormerly used almost entirely, but the di- & Heyden cash for the property. Sanford his wood have led manufacturers to seek a street and Spencer street residences, maksubstitute which would lend itself more ing \$41,000 which the Chicagoan has inreadily to the stain than cherry, and, at the vested in Omaha within thirty days. Garame time, show the grain and hold the ret Brange bought a lot and two-thirds in gloss. For these reasons birch, especially the wholesaling district on Ninth and Dougcurly birch, maple, beech and gum are ex- las streets for \$15,000, while George Brens whether it would not be an advisable thing Even in the better grades of mahogany furestablish in American cities a bureau niture, birch and maple stained to a mahogof architecture and municipal beauty," said any finish are often used for posts and an Omaha property owner recently. "In frames, while genuine mahogany, in the making this suggestion I don't mean to form of veneer, is used for panels, tops,

In making imitation quartered oak, almost any wood can be used, since in this case, the original grain of the wood is first covered with a "filler" and then the quartering is printed in in dark ink by the impression of actual quartered oak rolls, or by a transfer from quarter oak prepared drive a person with architectural taste to said plain sawed oak are commonly used for this work. After the wood has been finished and polished, the imitation appears so real that only an expert can detect the difference.

> Certain woods used in furniture construcion are extremely expensive, owing to the difficulty of obtaining pieces with a good grain of sufficient size for working. Such for instance, is Circassian walnut. This which comes from the Ural mountains, is largely used in the form of veneers for chair backs, panels and tops in bedroom suites, table tops, etc., the balance of the piece of furniture being composed either of American or black wainut (natural finish), or of satin walnut, commonly known as red gum. The latter, while it does not often show the beautiful grain of the panel, is so near the color of plain Circassian walnut that only close scruting can detect the difference.-New York Evening Post.

of the several states have been invited by age \$1,500,000 in fire a year, while the averbut a trifle over \$150,000. Our fire tax here, May to discuss the nation's wastes and the cost of combustion only, exclusive of extravagances, its criminal predignlity with the cost of fire departments, etc., is over what have seemed to be inexhaustible \$2 per capita; in Europe it is less than 33 natural resources that are fast disappear- cents. In forty-three cities of Europe there ing, and to devise means of lessening this are but .85 fires per 1,000 people; in the appalling destruction. This is a spiendid United States there are 4.05 per 1,000. Here in Washington, 300,000 people, there were 846' fires last While these gentlemen are assembled year, with a loss of \$258,744, and the cost of maintaining its most excellent fire dethe executive of the Internatinal Society of partment was \$433,920. And Washington Building Commissioners, to submit for their stands well toward the head of the list of consideration some facts and figures anent American cities for low fire losses and economical management of department. In them to take the initiative in proposing Berlin, during the same period, a city of logislation to their several states looking 2,100,000 people, there were 2,090 fires, but to the betterment of building construction involving a loss of only \$169,306, and its

governors stop and think upon the waste-Mr. Fitspatrick will also point out to side of five years, and that we will be only thing to do now, since we have in-In Europe fires seldom extend beyond sisted for so long in building shoddly, is to the buildings in which they originate; in add no more firetraps and to replace them this country, whole city blocks of buildings as fast as they are destroyed, with med-

TIMELY REAL ESTATE-GOSSIP

Sales of Property Hold Up Well, with

FARMERS INVESTING IN LANDS

Several Large Sales Indicate They Are Converting Their Bumper Crops Into Real Prop-

erty.

As a start for the predicted period of ac tivity in real estate, the week closed with sales amounting to \$60,000 of city property. bought either for investment or as homes by those who will come to Omaha to live. The larger sales consisted in a home at 1906 Corby street, sold by Hastings & Heyden to D. Fitzgarald, a Milwaukee and St. Paul railroad contractor, who comes to cash for the residence. J. P. and Milton contract work in South Dakota, bought the double brick flat at 2207 and 2209 Day-For imitating mahogany, cherry was enport street for \$10,000, paying Hastings inished supply and the increased price of Peck of Chicago invested \$11,000 in Cass market, sold his home at 720 North Twentythird street to George Richardson for \$6,500.

> vere pull necessary for the country to get back to its normal condition. There is, however, one class of business in Omaha which has little to fear during the coming twelve months, if the actual inquiries of intended purchasers signify the 'extent of the real estate business to be cared for in the future. Not only in city property, but in farm lands, the people will pour in their money, and reports from local dealers indicate that there is a greater interest in the farm loan as an investment than at any other time in years. Similar inquiry is made for good mortgages on city property, and as soon as payments to the savings and loan associations become normal, the institutions will be again able to put out thousands of dollars on city real estate.

"The farmers have the money and are putting it into lands," said J. H. Osborn of the Osborn-Hanson Real Estate company. "They believe the wheels have \$5,500. slipped a little and the financial system is a little to the bad, but lands always look good to the farmers, and not a few are buying city property for the same reason The farmers have the actual cash and when they see what they want they pay for it. One of our customers went to the safety deposit vaults of an Omaha bank this week and secured the gold for a strip of Sarpy county land, and not infrequently

Total of \$60,000.

As evidence that the farmers are converting their bumper and high-priced crops into real estate, Mr. Osborn produced the papers for several farms which he has sold, some not far from Omaha. Henry Jewell of Lyons bought 125 acres near LaPlatte during the week, paying \$8,200 cash; C. P. Culver of Macedonia, Ia., bought a tract of seventy-six acres near LaPlatte for \$75 per acre; Claude Anderson of Red Oak, In: arrived in Omaha a week ago to look up a large tract of western land. The Osborn-Hanson company sold him 800 acres in Box Butte county for \$10 per acre, while J. V. Anderson of Forest City, Mo., paid \$60 per acre for a tract in western Nebraska. A South Daketa farm of 220 acres, in Edmonds county, was sold to Gus and Ed Hedgreen, Iowa farmers,

Frequent predictions are made of the se

One hundred persons have bought during | dealers first. The savings deposited with of the Burlington, thousands of acres of city real estate, and where would you get land in Western Nebraska and Wyoming. The land has brought from \$7 per acre for arid tracts to \$50 for those under the irrigation ditches, the total value of the lands sold being more than \$1,500,000.

S. I. Wiley, former general manager of the Omaha Electric company, is in the land business, and has disposed of thousands of acres in the Big Horn basin. He has sold within a short time 10,000 acres at an average of \$30 per acre. Large tracts stitutes a large share of the business near the town of Germania have been "grabbed" by the eastern farmers. O'Keefe Real Estate company of Omaha have also sold large tracts of western land along the Burlington southeast of Chev-

John O. Stromer bought the residence at 4237 Lake street, Clifton Hill, during the week of the O'Keefe agency, paying \$1,000. James H. Goodman bought a new home on Orchard Hill from Byron Hastings for \$3,300 and Mrs. Golda McCulloh bought the Harney street nome of Ernest Sweet for

To enlarge the campus of Creighton university permission has been secured to lose Twenty-fifth avenue, and the college has been buying small lots which are needed to complete the plan. Joseph Pellican sold a lot 36x150 to the university for \$650 during the week.

With as great deliberation as though the

we have had a big pile placed on the desk action of the exchange would establish postal savings banks or put the question on the shelf for some years to come, the Omaha Real Estate exchange is "fignting" over a set of resolutions, to be forwarded, if passed, to Nebraska congressmen and senators, asking their co-operation in securing the necessary legislation to establish

> the postal savings banks. For four weeks the exchange has discussed the postal savings bank question. Ex-Congressman J. L. Kennedy spoke in favor of the banks, as did also Postmaster Palmer, G. G. Wallace and others. Fred Shotwell, former private secretary to Mr. Kennedy prepared a paper on the subject and it was read by Mr. Payne of the firm of Payne & Bostwick. But all the time the argument was being presented favorable to the system, one sentence of Henry W. Yates', who spoke against the system, disturbed the real estate dealers. Mr. Yates said, "It would hurt the real estate your loans?"

Since Mr. Yates made his address it has been impossible to pass the resolution. Captain Palmer said the savings deposited in the postal savings banks would be placed at once in the national banks, and put back into circulation again, but that did not appear to help the real estate dealers, as national banks cannot loan money on the city property, which conthe private savings banks.

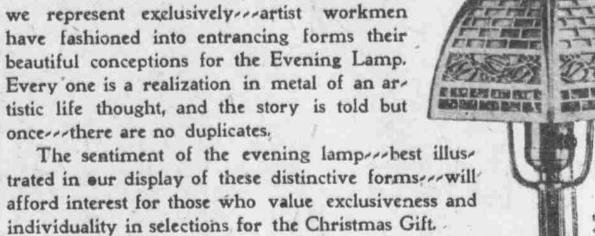
Opposed to the resolution of the Real Estate exchange are the heads of the building and loan associations and the savings banks, whose business would undoubtedly be injured by the postal savings banks. John F. Flack, G. M. Nattinger, A. P. Tukey and others "lined up" at the last meeting of the exchange to defeat the resolutions or see that no action was taken. Refore Mr. Flack could speak or a motion offered on the resolution, the meeting adjourned, and another "bettle" will result at the meeting Wednesday. The discussion serves to bring out a large number to the meetings each week, and standing room is about the best which can be offered at an exchange meeting.

Much speculation as to the demand for vacant lands and mortgages on vacant lands is indulged by Omaha real estate dealers, who believe that the fatture of some stocks to pay large dividends January I means increased interest in real eatate and real estate mortgages. It has frequently been found difficult even in Omaha to dispose of property which has no earning power, or to secure loans on vacant lots, with no earning power. "The fact that such land has no earning power does not signify that it has no mortgageable value," said a real estate dealer: "If I had a large amount of money to loan, 1 would make no other kind of mortgage loans except those on vacant lots. I would insist on basing the transactions on my own knowledge of the value, and would ba generous, but if I was compelled to foreclose, I would have some valuable real

"I have taken note of the fact that the corporations which have notes and mortgages as securities have not been disturbed about the sickly appearance which their securities made, when listed at the "market value." Even the most aristocratic and respectable bonds have had a crack under the ribs, but the good old substantial real estate mortgage just smiles and attends

A committee of the Omaha Real Estate exchange will be appointed to investigate the Loup river power project, endorsed last week by the Commercial club of Omaha, as entirely practical and something which means much for Omaha. A number of real estate dealers opposed such an endorsement, among them W. L. Selby, as an enterprise which would come into competition with the power companies fur nishing power from steam plants in Omaha, but the exchange decided to investigate the plan and "if it is good enough for the Commercial club to endorse, it ought to be good enough for us," was the comment of President W. T. Graham.

Toothpick in Body Five Weeks. Samaritan hospital in Philadelphia, on Thursday, Eugene Hersch, who will be burted from the home of his parents, carried fer you if he takes a shine to you. If a toothpick, which he had swallowed, in you're real good as'his body. During that time the wooden splinter penetrated his throat, passed down- Well, well, well, jest listen to the child. ward through his lung, finally penetrating How do I know! Why, bless ye, I know Capital.



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Between Farnam and Harney.

his liver. He died in extreme agony. According to friends Hersch was walking the streets during the latter part of October with a toothpick in his mouth, when a violent sneezing fit selzed him. When the sneeze had passed he found that he had swallowed the toothpick. He tried to dislodge it, but failed, and then, feeling no immediate pain, paid no further attention to it except to jokingly speak about it. On-November 25, however, he went to the hospital where an examination was made, and, late for an operation to save him.

NEW ROAD BUILDING METHOD

How - the Concrete on Ponen Hill is Managed by the Contractors,

Daily hauling its load of mirty-five tons of crushed rock up Ponca hill is a huge traction engine, which is doing the work of half a hundred horses, for small, indeed, would be the load a team of horses could lift up that steep grade. G. W. Craig & Co. has the contract from the county for macadamizing the Calhoun road, and the crushed rock and other material for this road must be lifted up the hill, which is one of the longest and steepest in Douglas county. Mr. Craig met the difficulty of the high hill country by buying a traction engine of twenty-two-horsepower, which daily does the work without complaint. The engine is in appearance above the wheels much similar to a railroad locomotive, and it drags behind it six and seven large wagons filled with crushed rock, the total load of rock averaging about thirty-five tons.

The engine carries in its own tank and tender a ton of coal and about twelve bar rels of water. It has double-speed gear, the fow gear being used in climbing the

IS THERE A SANTA CLAUS? If You Are in the Doubting Class, Read What This Believer

Says.

Why, land's sake, child, of course they s. I reckon I've saw him nigh onto hundred times myself-and he'll be here drecktly, too. He's lest a whoopin' down across them icebergs on the way here licketty split, an' you betchy he'll be here en time, too. Never knowed him to fall yit, an' I reckon they ain't nobody's had more ex-per-ience in these matters than No, course you ain't saw him yourself, but you got a purrer-ty fair idee how he looks, now hain't you? Sure! I knowed you had. Why, I ree-collect jest as well's twas yestiddy the first time I see him Let's see, what year was that? Um-m. Brother Jim was born in-well, if I hain't lean forgotten. Well, well, 'pears like my mem'ry's kind o' fallin' me on little things like that, but when it come

anything about him. I kin dee-scribe old Santy with my eve shet. Tail? No, not exactly tall. Kind of a little squatty roly poly feller, if I renember right, with the funniest little eyes ye ever see. Reg'lar little weasel eyes, but so full o' fun that they jest plum brim. For five weeks before his death at the over and spill out on his cheeks. Not what you'd call a real handsome man-but. O. powerful good satured. Jest do anythin'

to Santy Claus-you betchy I don't forget

How? How do I know he's comin'

Gold and Silver Plating

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the signs as well as I know beans. You with the aid of X-rays, the course of the know how a new Noey's ark Emelis, don't toothpick traced, at that time it was too ye? Well, that's one of the signs. Whenever you go down to the store and ketch a whiff o' new Noey's arks, you c'n make up your mind that old Santy's powerful imminent. And another thing, too. Along in the late fall when th' year's gettin' kinda old an' decrepid like, jest hobblin' along to'rd December, you c'n jest taste the Santy Claus feelin' in th' air. "You better begin gettin' ready," sez he, and off he goes, an' along comes a whole bunch of 'em, each getth' more an' more ex-asperated. I tell ye the excitement is jest about near the bustin' point by the twentyfourth of December. If Chris'mas had came two days later the strain would be too much. Old Nature would jest throw up both hands an' call in th' doctor. But you see they figgered 'n this, so Chris'mas comes two days earlier than it would it it ome two days later, an' so everybody nanages to live through it safely. Talk about excitement! Why, the buzz o' children talkin' an' the thumpin' of little hearts on the night afore Chris'mas is enough t' dum drown'd out the sound o' sleighbells, to say nothin' o' th' crunch o' fur boots on the housetops.-John L. McCutcheon in Appleton's.

SIZE OF A SQUARE MEAL Hungry Hobo Calls a Bluff and Stove Away Considerable

Grub. John Mendel "panhandled" a man on Main street. Des Moines, and the man approached thought he smelled whisky on the tramp's breath, so he said:

"I will buy you all the food you can eat, but will give you no money." "Lead me to it," replied the tramp, and the pair entered a nearby lunchroom "Can I order all I can eat?" asked the ramp, skeptically.

"Eat all you can and I'll pay for it." was the reply. Then began a gastronomic feat, "Six ichicken ples, half a dozen eggs on

creed, three orders of beans, and a cup of offee," said the tramp. In ten minutes the first order was gone and the tramp inquired hungrily: "Can I order more?"

"Eat all you can," replied the host. Pour soft boiled eggs, three cups of custard, and a couple more chicken ples, and a glass of milk," called the trams. "And some toast, well buttered," he said as an afterthought.

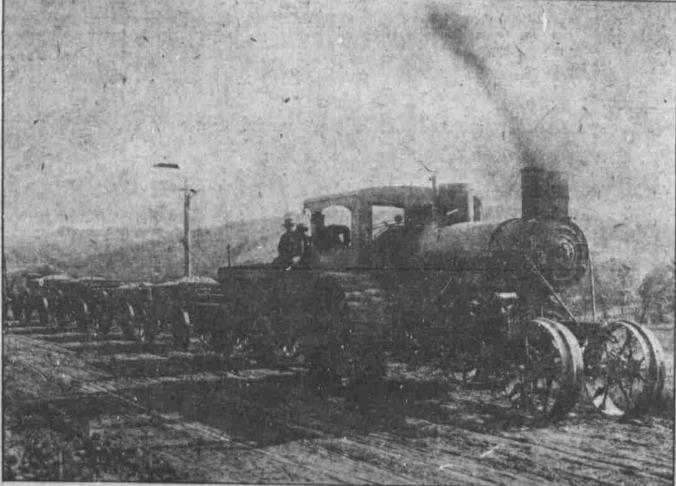
It took a quarter of an hour more for the hungry man to dispose of this order, and then came another. "Gimme a whole pumpkin pie, and a lot

of cheese, and some of those apply fritters, about half a dozen will be enough. By the time he had finished with this the lunchroom was crowded with spectators. Then he stowed away a big plate of bansnas and cream, two pieces of apple pie and another cup of coffee,

"Is that all you want?" asked the samaritan, who had begun to count his money. "Just one more piece of that pumpkin ste," said the tramp.

The bill amounted to \$3.85.-Des Moines

Building New Douglas County Highways



DAILY SCENE ON THE GREAT-PONCA HILLA