

SPRING THE HOME SEASON

Annual Quest for Suburban Retreats is on in Earnest.

PUT-OFF COLONY IS GROWING

Some New and Novel Cottages Are Going Up—Value of Shade Trees to Real Estate Men.

As observed before, spring is here. And with its advent many people who have been thinking during the entire winter of buying a home for themselves, who have been looking through catalogues, planning and counting their money, begin to come out of the hibernating retrograde and look about.

Especially is this true of those who feel the call of nature, who want to get as near to the "book of verses" underneath a bough of vine, a leaf of bread and thou" as near to this Utopian ideal as modern city life will allow.

There will be a large number of houses built in the outlying districts this summer, say the home builders and those who speak with authority on these affairs. The homes to be built will vary in price and pretentiousness, from the modest cottage of the young pair who have figured closely to the able to build it up to the elegant country place which are being built by some of the city's captains of industry and successful professional men of the automobile class.

The liberal extension of the street car lines toward the outlying parts of the city is proving a great incentive to building in the suburban district.

One of the handsomest homes being built near the Field club is the modern colonial style with some admixture of the New England modern style in the broad veranda, the tiled roof and the green shutters. The interior of the house is finished in Flemish oak. On entering from the front porch one finds a wide reception hall, which is finished in the paneled screen effect, forming a pleasing approach to the other rooms. The dining room is large and has a beamed ceiling and paneled wainscot. The house is square, two stories high with Moorish roof and very broad eaves.

Out at Cut-off lake colonies have already begun in the big colony which is growing very rapidly and getting bigger with every advancing season. There are two communities now, one on the Courtland beach side of the lake and the other on this side. Each is vying with the other in the erection of new cottages, though the Courtland beach side is by far the largest and its cottages are the most pretentious, some of them being marvels of comfort, elegance and completeness.

One firm which makes a business of building houses for sale to home-seekers has planted nearly 400 trees during the week just closed. These are about half fruit trees, placed in the back yards, and the rest were sturdy shade trees, elm, maple and boxelder, placed in the front yards.

"We consider this one of the best investments we have ever made," said a number of the firm. "We have set the trees out and they do the rest. They grow while we sleep and they beautify the property and enhance its value to a very remarkable degree. We shall set out more trees in the near future on other properties which we are building and on some of the vacant lots where we expect to build in the near future. Nebraska is a good climate for trees if you just take them right and care for them till they get their roots down into the soil a little."

Right Heating. There is a popular opinion that all that is necessary to do in the way of running the cellar cold water is to throw on the black diamonds, let the fire get well under way, shut it up, shake it down at night and empty the ashes Sunday morning. These are the very crude ideas of immature thought. The hot air furnace, like the locomotive, must be petted, groomed and cared for by a mechanic who makes it a labor of love, or he will never get out of it the gold pros to which the house is entitled. Quid pro quo in Latin for that variety of hot heat which, like that letter is longed for, but sometimes never comes. Hot air heat is a funny thing. It is just as well satisfied to go up the chimney or out into the cellar as into the drawing room or bath room, and there is always lingering around on the outside of the house a climate fresh come from Medicine Hat, or some other polar climate that, like the last fly of autumn, is anxious to get inside before the bell rings. To care for this arctic cold the hot air furnace man has accommodately arranged what is called a "cold air intake."

Cut it out! It may do for Louisiana, but it is not the thing for this climate. The first thing you want to do is to get a stout furnace surgeon and excise the cold air intake apparatus.

ponds. About 5,000,000 yards of the Arctic circle are trailing around the house, morning to get into the cold air intake.

Cut it out! It's chronic with hot air furnaces not to pass the heat along to the rooms on the windy side of the house. Mr. Householder, try nature's gentle way. Hot water heating is like the gulf stream—like the heart of the arteries! You can depend on the heat circulating steadily—that's why they exclusively use hot water and steam heating outfits in greenhouses, hospitals, sanitariums, laboratories, colleges. The even, cleanly warming of every foot of space in the building is a certainty—in all weather.

ELECTRICAL SHOW POPULAR

Space for the Big Display is Rapidly Being Taken by Exhibitors.

More than two-thirds of the space available at the Auditorium for the Electrical show has been sold and applications are coming in at such a rate as to indicate that all the space will soon be taken.

The First Annual Electrical Trades exposition by the Nebraska Electrical Trades association will be held May 4 to 9 and promises to be a revelation in the way of advances made in the use and handling of electricity. A large sum will be used in the decoration of the big building which will be a blaze of light. The festoons from the top of the building which were used at the Tatt banquet will be left as they were. The exhibitors are making an especial effort to show latest methods and effects of handling electricity. The effects of different illuminations on the different colors will be shown. A complete six-room cottage will be placed in the center of the arena floor to show the way of illumination for each room.

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MRS. NELSON SUES SAUERS

Wife of Milkman Drowned Demands Damages from East Omaha Saloon Keeper.

Mrs. Christina Nelson on behalf of herself and her three minor children, has brought suit in the United States circuit court for \$5,000 damages against James H. Sauer, a saloon keeper of East Omaha, and his bond, the United States Surety company, for the death of her husband, Carl Nelson, a milkman, who was drowned in Cut-off lake, January 29, while en route homeward over the ice, from the saloon of Sauer, where, as alleged in the petition, Nelson became so intoxicated as to be unable to know what he was doing. The plaintiffs are citizens of Iowa, while the saloon of the defendant is on Nebraska soil.

Pensacola Well Tied Up.

PENSACOLA, Fla., April 11.—Out of sixty-five men brought here to break the street car strike, less than half a score are able to get out today as a result of attacks made on them by strikers yesterday. There are about sixty at the police station with bruises and other hurts, ranging from scratches to serious wounds. No cars have been run yet and no effort to run them will be made before next week.

Loose Nail Wrecks Mail Train.

MARCELINA, Mo., April 11.—Atchison, Topeka & Santa Fe train No. 18 known as the California fast mail, which left Chicago yesterday morning at 9 a. m., was derailed at Leola, Mo., last night. The baggage, express and two passenger coaches left the track and four persons were injured. The wreck was caused by a loose nail.

March Building Record

Building for March in the principal cities was almost as active as it was in the corresponding month a year ago, but there was a considerable falling off in volume. Permits were taken out in forty-six cities, according to official reports to Construction News, for the construction of 14,037 buildings, involving a total estimated cost of \$38,064,093, against 14,127 buildings, at a total cost of \$37,338,344 for the same month

Table with columns: City, No. of Buildings, Cost, No. of Buildings, Cost, Gain, Loss. Lists cities like Chicago, New York, San Francisco, etc.

Only fifteen out of the forty-six cities show increases, and in this the west fares better than any section of the country. St. Joseph, which has not figured very extensively heretofore, has an increase of 110 per cent. Terre Haute 62, Indianapolis 53, Spokane 23, Portland and Denver each 31, Paterson (N. J.) 28, Baltimore 18, Chattanooga 12, Louisville 11, Kansas City 12, St. Paul 10, Tex., and Lincoln, Neb., each 6, Milwaukee 2 and New Orleans 42 per cent.

TIMELY REAL ESTATE GOSSIP

Residences Clear to Fort Crook Prophesied by Realty Man.

DEMAND FOR BUSINESS SITES

Several New Concerns Will Probably Acquire Omaha Property Within the Next Few Months and Others Will Enlarge.

"This city is simply growing in every direction to an extent which is little appreciated by those who do not have occasion to go from the north to the south side of it, who never get out west or visit South Omaha," said F. D. Wead after he returned from Albricht, where he looked over some lots and bought five.

"New homes are not only being erected and occupied but the old homes are being remodeled and occupied. We have some property for rent but there are but ten houses on our list at present. We have been renting almost as soon as we list a piece of property.

"The Union Pacific subdivision and Albricht's choice addition are filling up with new homes. I suppose I saw thirty new houses in course of construction and it looks like there will be residences from South Omaha to Ft. Crook some day.

"Among the residences and sites for homes which are selling the best, are the lots and homes on West Farnam street. There is simply an exodus of people from somewhere who are buying on West Farnam. But the buying is general. Out on the north side, even north of Ames avenue, the number of new homes indicates that there will be more erected this year than last, and 1,000 homes were built in Omaha during 1907."

The demands for business property and especially sites suitable for warehouses and factories, promise to be especially good during the coming season and with the industries promised the real estate dealers are "digging around" to get control of good warehouse property. Here are some of the industries and warehouses which may want to buy sites soon:

- Creamery Package Manufacturing company. Wool warehouses, one or more. Flouring mills. Manufacturers of Shredded Wheat Biscuits. D. J. O'Brien Candy company. Harness and Saddlery company, contemplating enlargements. Foundry company.

The Creamery Package Manufacturing company now occupies the building at Twelfth and Jones streets which has been secured by L. Hen & Sons for a cracker factory. The creamery package company is seeking a new house and may build a warehouse, as the business of the company in Omaha is immense and the terms of the lease under which they hold the present building are such as will make it imperative for them to seek a new location soon.

That the present year will see a movement in many of the old pieces of business property there is no doubt from the number of inquiries being received by the Commercial club, real estate exchange and firms. Few days pass without one or more business men from outside cities writing for information concerning the possibilities of locating in Omaha and several visit the city each week to "look over the situation."

An immense amount of advertising is being done by Omaha real estate dealers and they are reading a word. Hastings & Hayden began the publication of a small real estate paper during the week which they will call "The Home Buyer," and will be published at intervals. To show

George & Company have issued "Snapshots of Dundee," telling the advantages of the incorporated village which joins Omaha and showing good views of the suburb. The Happy Hollow club house and grounds come in for a large amount of illustration: the public school house at Dundee occupies half a page, together with views of the homes along the beautiful Underwood avenue.

Of all the subjects which have been discussed by the Omaha Real Estate exchange, none have attracted the attention nor caused the talk which the decision of the United States circuit court of appeals on the water works case has caused among the real estate men. And like the attorney, none of the dealers have figured out a way to prevent the city paying the \$5,000,000 for the water plant nor a way for raising the money.

"All I can see is a judgment against the city for the amount, on which we will be compelled to pay 7 per cent interest," said W. T. Graham. "I have nothing to suggest, except that I would like to see the water company what is owed for hydrant rentals, and the franchise of the water company extended for twenty-five years, if that would prevent the judgment being placed against the city. I believe the taxpayers and people would vote the bonds to buy the water works before they would pay 7 per cent interest on a judgment."

"Personally I do not know that \$5,000,000 is an enormous price to pay for the water to plant. When we consider that it extends east Omaha and to South Omaha, the plant has cost some money, and there is no joke about it, but I shudder to contemplate the water works system passing into the control of the city when it is very hard to deal with city employees."

Hayden Bros. Easter Offerings in Pianos. A Mighty Drop in Prices. A Mighty Collection of Quality Pianos. A mighty purchase of standard instruments at a mighty low figure has enabled Hayden Bros. to continue the World's Greatest value giving piano sale.

RHEUMATISM. ACCEPT THE LIBERAL OFFER BEING MADE BY SHERMAN & MCCONNELL DRUG CO. AND OWL DRUG CO. TEST RHEOIDS WITH-OUT EXPENSE.

Mineral Waters. The mineral water business has for many years been a specialty with our firm. We buy our waters direct from the springs or if a foreign water, direct from the importer.

FENCES. IRON-WIRE. Cheaper than wood. ANCHOR FENCE MFG. CO. 307 NORTH 17TH STREET Phone Red 414.

CERTIFICATE OF PUBLICATION. State of Nebraska, Office of Auditor of Public Accounts, Lincoln, February 1, 1908. It is hereby certified that the National Surety Insurance company of New York, in the state of New York, has complied with the insurance law of this state applicable to such companies and is therefore authorized to continue the business of burglary, fidelity and surety insurance in this state for the current year ending January 31, 1908.

For the baker and candy maker. Bakers and confectioners find no method of supplying power to their mixing, kneading and stamping machinery, so cleanly, or desirable, as the electric motor.

Omaha Electric Light & Power Co. Tel. Doug. 1062. Y. M. C. A. Building.

PUBLIC LAND OPENING. 245,000 acres of irrigated Government Land in Big Horn Basin, Wyoming, will be thrown open for settlement May 12, under the Carey Act, affording opportunity to secure an irrigated farm at low cost on easy payments.

BEAUTIFY YOUR LAWN. With our Iron and Wire Fences, Trellises and Arbors for vines, flower gardens, chairs, settees, vases, tree guards, niching posts, window guards, barn fixtures and chicken fences.

Five splendid offices. There are five offices and only five, which are not occupied at the present time. If you want an office in the best building in Omaha, now is the time to make your selection.

Table with columns: Room No., Description, Price. Lists rooms like ROOM 214, SUITE 320, ROOM 648, SUITE 432, ROOM 644.